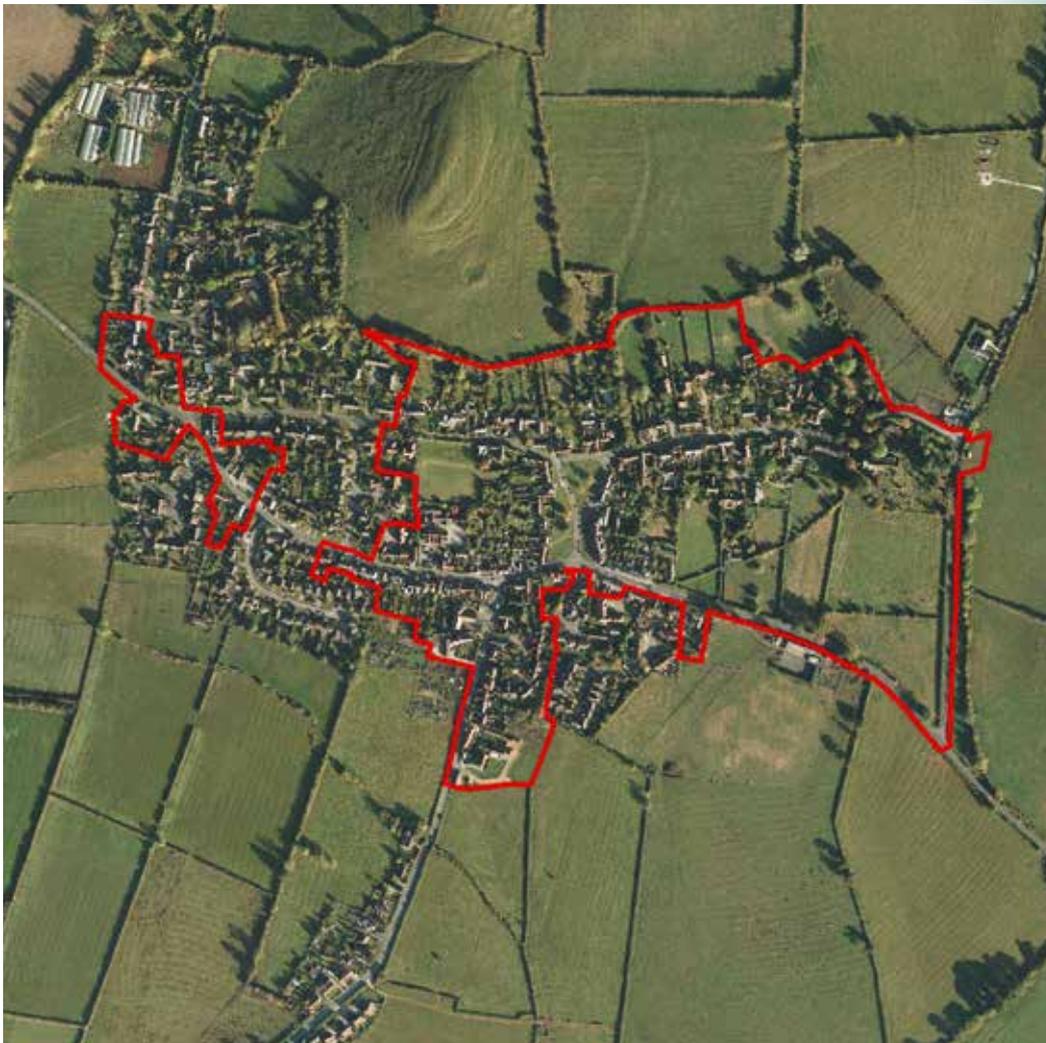


Quainton Conservation Area



Aerial Photography © Getmapping plc.

*Designated by the Cabinet on behalf
of the Council on 10 November 2015
following public consultation*

**Quainton
Conservation
Area Review
2015**



Holy Cross and St. Mary's Church

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Designated by the Cabinet on behalf of the Council

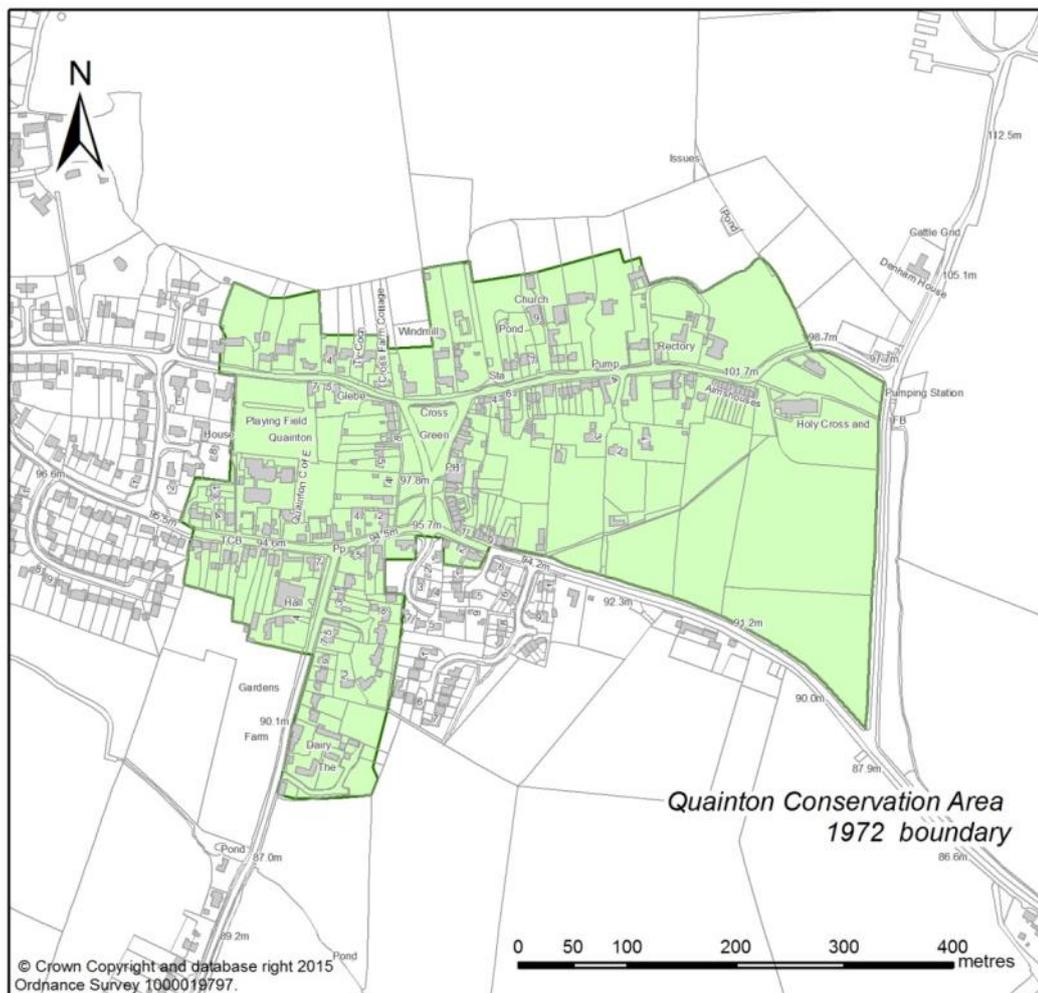
10 November 2015 following public consultation

Information contained within this report is correct at the time of going to print

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CHAPTER 1 – Introduction

A Conservation Area was designated in Quinton in 1972. It has not been reviewed since. Conservation Area designations must be reviewed from ‘time to time’ in order to ensure that they are still appropriate, and that the designated Conservation Area boundaries are up to date. The plan below shows the original 1972 Conservation Area boundary in Quinton.



In February 2015, Aylesbury Vale District Council was asked by Quinton Parish Council to look at reviewing the Conservation Area within the village.

Quinton Conservation Area has now been reviewed and this new Conservation Area Appraisal has been produced. This appraisal identifies those elements which make the Conservation Area special and worthy of designation. This document also outlines a number of proposed changes to the 1972 Conservation Area boundary.

It is acknowledged that this document cannot be comprehensive and where buildings, features and spaces etc. have not been specifically identified, it should not be assumed that they are of no significance.

At the time of publication the process of public consultation adopted in the production of this document conformed with Aylesbury Vale District Council's Statement of Community Involvement, as adopted in October 2006.

CHAPTER 2 – Planning Policy

The Planning (Listed Building and Conservation Areas) Act 1990 states that the local planning authority must:

- determine which parts of their district are of ‘special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’
- designate those areas as Conservation Areas
- review past designations and determine whether they are still appropriate
- designate any further areas which are now considered to be of interest

The process of review and designation of Conservation Areas adopted by AVDC is laid out in the AVDC Conservation Areas Supplementary Planning Document (March 2011) and is in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. The process has also been laid out with regard to general principles in the National Planning Policy Framework 2012 (and associated guidance).

As part of the designation and review a Conservation Area appraisal is produced. This appraisal is written with help from the local community and:

- explains the reasons and justifications for the designation
- defines the special architectural and historic interest of the area
- increases public awareness of the historic built environment
- informs decisions relating to design and development
- informs decisions regarding the management of the area
- guides the form and content of new development
- aids decision making in relation to planning appeals

The purpose of Conservation Area designation is to acknowledge the special character of an area. Designation is not intended to prevent future development of an area, nor would it be desirable or constructive to do so as it would inhibit the natural growth of the settlement. However, new development within historic areas should not be allowed to obscure the special interest of a place, and designation, along with other forms of protection, must inform planning decisions relating to the historic environment.

In the UK householders have Permitted Development Rights which allow them to undertake certain works to their homes without the need for Planning Permission. Within Conservation Areas some permitted development rights are restricted. This means that applications for planning permission will be required for certain types of work not normally needing consent. A list of the types of development controlled by Conservation Area designation is contained on Aylesbury Vale District Council's (AVDC's) website.

Also contained on the AVDC website is a list of Planning Policies contained within Aylesbury Vale District Council's Local Plan (January 2004) which relate to Conservation Areas and the management of the historic environment.

CHAPTER 3 – Summary

There are many aspects to Quinton that make it distinctive and worthy of Conservation Area designation, but perhaps the most fundamental is its setting. Quinton is picturesquely located on the lower slopes of Quinton Hill and due to its elevated position, spectacular panoramic views can be gained from numerous



View of Quinton from south east

vantage points throughout the village. The elevated position of Quinton also renders it visually prominent in views from the surrounding landscape.

The village boasts two built landmarks - Holy Cross and St. Mary's Church at the eastern edge of the village and Quinton Windmill above The Green. Both these buildings make strong visual references that dominate the skyline and help to place the village in the wider landscape. Within the village itself the visual prominence of both these buildings helps to create a highly legible environment.

Quinton has clearly defined spaces, for example The Green and Townsend which are contained by buildings and frontage boundaries. Yet the elevated position of the village and the resulting panoramic views, create a sense of openness which pervades throughout the settlement. This dichotomy of 'contained openness' is a key element of the village's character.

Trees and vegetation play a fundamental role in establishing the character of Quinton and reinforcing its visual connection to the surrounding rural landscape. This is particularly apparent at the fringes of the village where there is a lack of clear definition between rural and built space.



The organic form of trees along Church Street

Within the village, individual trees provide a focus to street scenes and help to break up contained spaces such as The Green. The organic forms of small groups of trees contrast with the hard outlines of built structures, contain space, channel views and provide foregrounds and backdrops to views of individual buildings such as Holy Cross and St. Mary's Church.

Quainton's connection to its surrounding landscape is still evident in the vernacular style of many of its surviving historic buildings. The village contains an eclectic mixture of buildings that range in date from the 13th to the 21st centuries. Fifty eight of these buildings are listed and are



Grade II* listed 12, The Green and remains of 15th century stone cross

significant both in terms of their age and their architectural detailing. Other buildings, although not listed make positive contributions to the character and visual appearance of the Conservation Area. In addition, the fact that the form of the principal roads through Quainton has survived basically unchanged for centuries creates a strong and tangible connection with the past, is key to our understanding of the development of the village and is fundamental to its historic character.

All these aspects combine together to create a settlement which has a unique and distinctive character that is desirable to preserve and enhance. Local residents are justifiably proud of their village and are keen to manage and protect it for future generations. This is evident in their proposal to develop a Neighbourhood Plan and to commission this Conservation Area review.

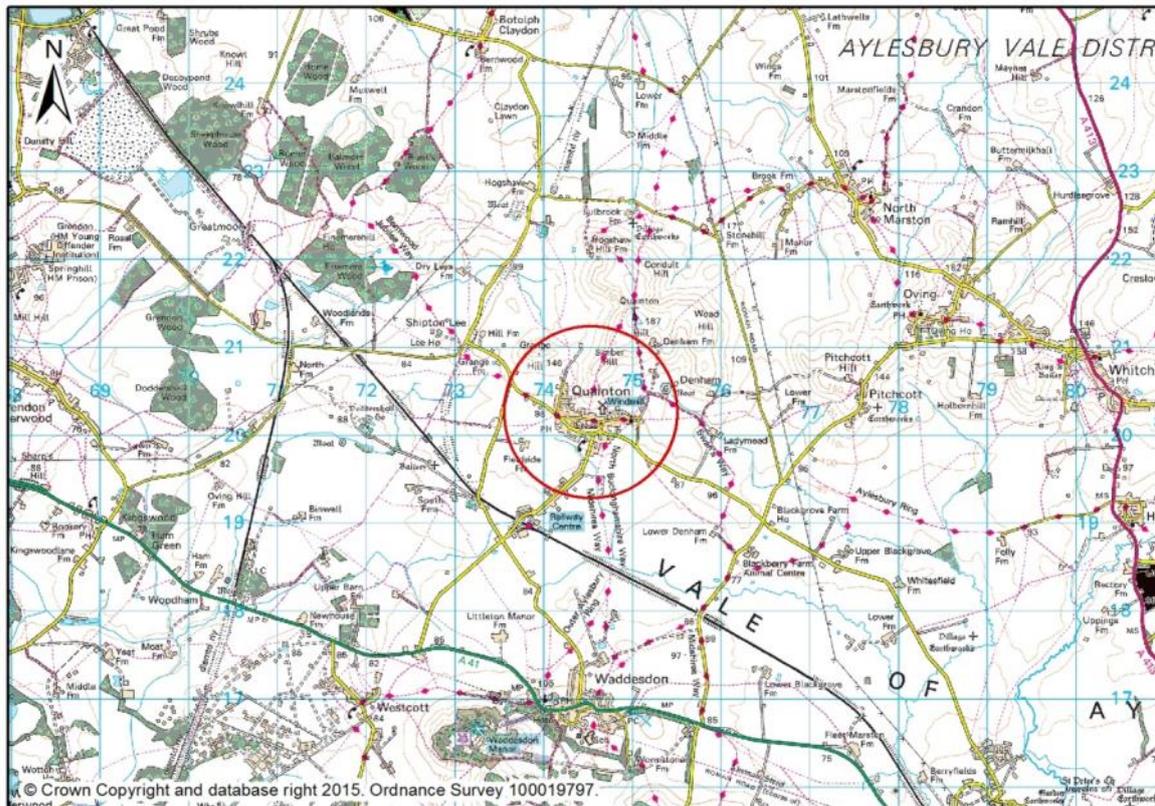
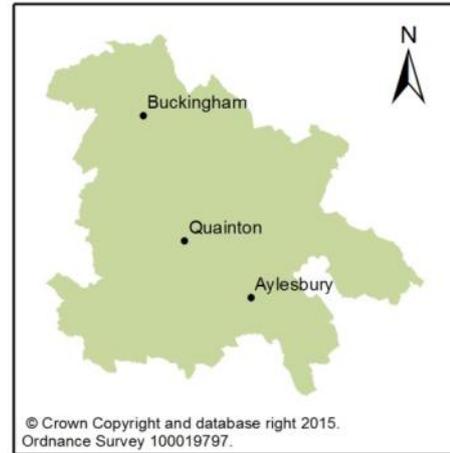
CHAPTER 4 – Location and Context

Location and Context

Quinton is situated in the southern half of the Vale of Aylesbury in Buckinghamshire. It lies approximately 7 miles to the north-west of Aylesbury and 2 miles directly north of Waddesdon.

Historically Quinton was an agricultural settlement, but is increasingly home to the self-employed and homeworkers able to work remotely from ever improving technology such as faster broadband. Although Quinton is geographically well connected, limited public transport leads to an over reliance on motor vehicles to reach employment and shopping centres such as Aylesbury, Bicester, Oxford, Milton Keynes and further afield to London and the Midlands.

The village is no longer self-sufficient, but still contains, a primary school, a village shop, a café, a public house, a church and a chapel.



Landscape Setting

(Information taken from Aylesbury Vale District Council & Buckinghamshire County Council Aylesbury Vale Landscape Character Assessment)

The landscape setting of Quainton is fundamental to the character and significance of the village. Directly to the north of the village is Quainton Hill around which are clustered a group of smaller hills. The highest point on Quainton Hill is Grange Hill which is 187m AOD (above ordnance datum), Simber Hill, Woad Hill and Denham Hill are slightly lower. The land drops away on all sides to an average level of approximately 100m AOD along the southern edge and an average level of 110m AOD along the northern edge.

Quainton village sits on the lowest slopes at the southern edge of the group of hills. The elevated position of Quainton affords it spectacular long distance views across the surrounding countryside. To the north of the village the slopes are steep and the



View of Quainton from Quainton Hill

predominant land use is grazing. The hill tops are exposed and are used for water storage (reservoir). This area is unsettled except for some local farmsteads.

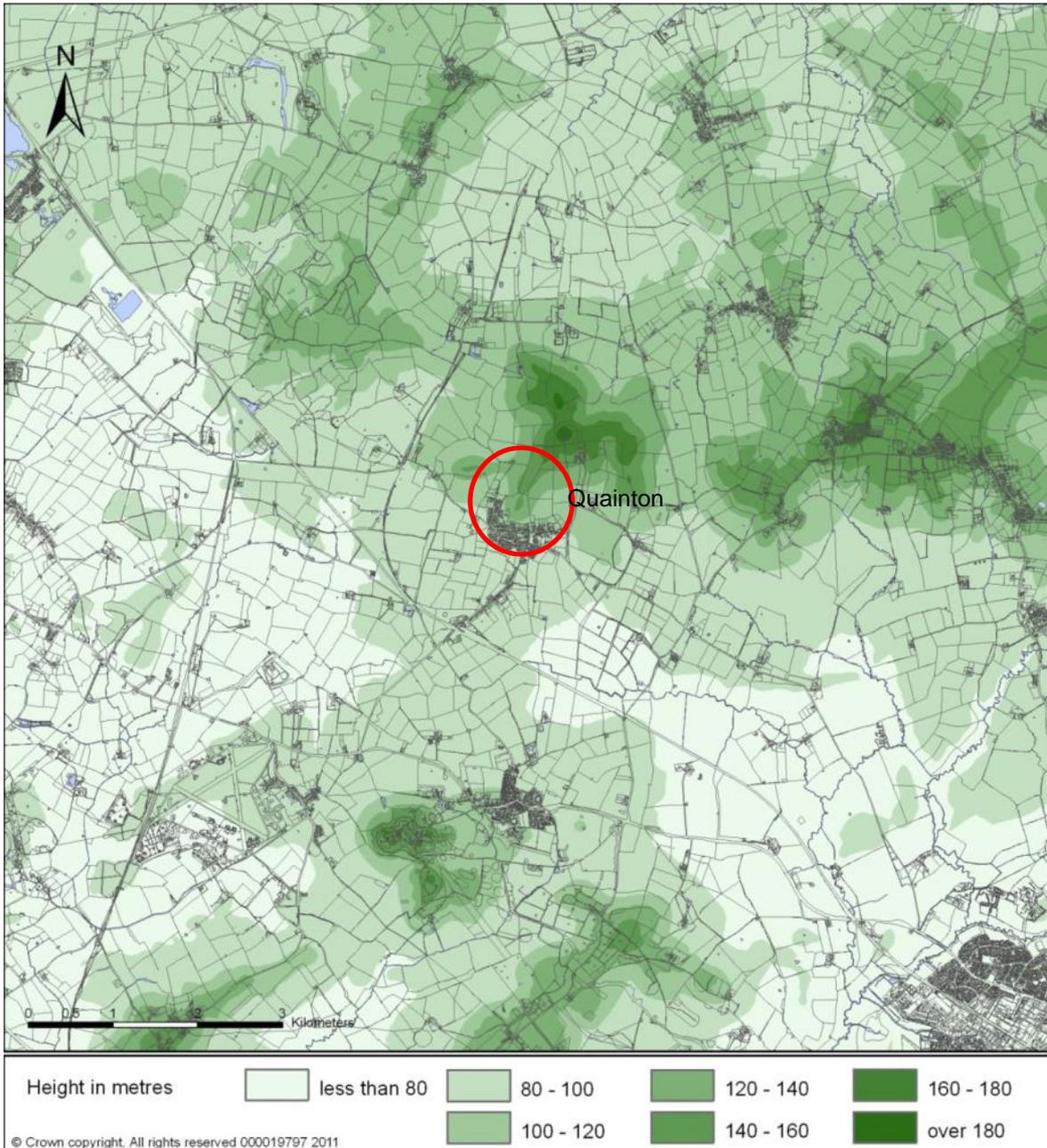
Quainton Hill is made up of Kimmeridge clay capped by a layer of Portland stone and Whitchurch sand. The surrounding lower slopes are part of the wider calcareous mudstone formations.

The slopes of Quainton Hill have been eroded by small streams which drain in a variety of directions. There are also a number of small ponds dispersed over the sides of the hill. To the north at Fulbrook Farm and to the south at Denham Lodge are old moats. Both sites were spring fed by water from the hill.

This landscape formed part of Bernwood Forest in the early 13th century. Bernwood had been a hunting ground from the time of Edward the Confessor. Although today forests are synonymous with woodland, this part of Bernwood has historically been an open landscape of arable or pasture. The lack of woodland remains a feature today, but oak and ash are important features of high local hedgerows. These hedgerows subdivide the landscape and provide additional habitat and biodiversity potential especially where linked to the streams.

The landscape contains a mixture of pre 18th century enclosure, parliamentary enclosure and 19th century enclosures. There are some prairie fields to the north east of the area as a result of boundary loss.

The range of habitat at Quinton Hill is limited as it is almost exclusively grassland, about two thirds of which is improved, but one third is unimproved. Aquatic habitats are limited to very small occurrences of standing water relating to the moated sites and a small number of minor streams.



CHAPTER 5 – Historic Development

Early Origins

Although there is no clear archaeological evidence of there having been a Roman settlement at Quainton, finds of Roman pottery, tiles and metalwork within and around the village suggest that there was a Roman presence within the area. There is also archaeological evidence of a possible Roman Road running from the A41 (which follows the line of Akeman Street) north-eastwards through the parish of Quainton.

The name Quainton is thought to derive from a combination of Anglo Saxon words. The suffix 'ton,' is generally associated with an estate, manor or village. The prefix 'Quain,' is thought to be the name of an individual or allude to a geographical feature. Documentary evidence suggests that Quainton formed part of the estate of Queen Edith, consort of Edward the Confessor.

Quainton is recorded within the Domesday Book (1086). It formed part of Bernwood Forest which was a royal hunting forest dating from the time of Edward the Confessor. After the Conquest the manor at Quainton was granted by William the Conqueror to his military associate Miles Crispen. He in turn conveyed the manor to William Malet in whose family it remained for the next three centuries, a period during which time the village became known as Quainton-Malet

The Malet family are believed to have joined The Crusade to the Holy Land and formed close associations with the Knights Hospitallers' commandery at Hogshaw. The family's connections with the Crusades may explain the unusual dual dedication of Holy Cross and St. Mary's Church since the Holy Cross is the symbol of the Knights Hospitaller.

The church in Quainton is the oldest surviving building within the village. Physical evidence suggests the church dates from c.1340, but documentary evidence dating from the early 13th century in the form of a list of rectors suggests that there may have been an earlier church on the site.



Holy Cross and St. Mary's Church

There are several medieval manors within close proximity to Quainton village. Remnants of moats to former medieval manor houses survive at Denham Lodge a short distance to the north east of Quainton and also close to Diddershall House to

the west of the village. There is also documentary evidence of a possible hermitage and chapel at Finmere Wood at Shipton Lee to the northwest of Quainton. Also close to Shipton Lee is Grange Farm which belonged to the Cistercian Monastery at Thame. On this site evidence of medieval fishponds and a house platform still survive along with an early 16th century barn.

Throughout the medieval period, Quainton would have been an agricultural settlement and surviving remains of ridge and furrow exist around the village. However the clay soils of the area are heavy to plough, and with the development of the wool trade, much of the land around Quainton would have been enclosed and been converted to sheep pasture. As a consequence there are a number of settlements within the vicinity of Quainton which appear to have been abandoned during the medieval period.

16th and 17th centuries

During the 16th and the 17th centuries, Quainton is associated with a number of politically eminent families. Between 1522 and 1607 it was in the ownership of the Verney family. From 1615 to 1693, it was in the possession of Sir Ralph Winwood who was Principal Secretary of State to James I. It is his son Richard Winwood who endowed the Almshouses on Church Street.

It is thought that the Winwoods were the last lords of the manor to reside within the parish. After 1694 the manor passed from their family to the Montagues and from them to the Godolphins.

The majority of the surviving listed buildings within Quainton date from the 17th century.

During the 18th century a number of the timber framed cottages within the village were either re-fronted entirely in brick or the lath and plaster panels between their timber members were replaced with brick noggin. This work was primarily undertaken for reasons of fashion and to reduce the cost of rebuilding.

The 18th century also saw the birth of two locally famous residents of Quinton; George Lipscomb, who was born in a cottage on The Green in 1773 and Joseph Mayett who was born into a very poor family living in Northend in 1783.

Lipscomb became a qualified doctor but is best known for his seminal work 'The History and Antiquities of the County of Buckingham (published in 1847) which he wrote during the last 12 years of his life. Joseph Mayett is locally known for his autobiographical writings.

19th century

The 19th century was a period of considerable physical change within the village and the surrounding area. In 1841 a Parliamentary Enclosure was awarded which coincided with a period of agricultural boom and a dramatic rise in population throughout the country following the Napoleonic Wars. This period of prosperity was followed during the second half of the century by a period of agricultural decline.

In 1868 the Aylesbury to Buckingham Railway was opened which passed through Quinton on its way to Verney Junction. The railway came about as a result of pressure from 3rd Duke of Buckingham who wished to have a line near to his residence at Wotton. However the rural locality and relatively small population within the area of the station meant that it was financially unsuccessful. In 1871 the 3rd Duke of Buckinghamshire built a horse drawn tramway from his estate to Quinton Road Station and on to the foot of Brill Hill. The tramway was originally intended to extend on to Oxford, but this section was never built and the tramway was eventually closed in 1935.

The Aylesbury to Buckingham Railway was eventually taken over by the Metropolitan Railway in 1890 and the line was absorbed into their existing Aylesbury to London network. The company rebuilt and re-sited the station at Quinton. In 1899 the Great Central Line connected to the Metropolitan Railway to the north of the village which allowed express trains from Manchester and the Midlands to pass through Quinton on their journey to London Marylebone. This resulted in Quinton becoming the busiest of the Metropolitan Railway's rural stations.

In 1933 the Metropolitan Railway was taken into public ownership and became known as the Metropolitan line – part of the London Passenger Transport Board's London Underground (LPTB). Declining numbers of passengers eventually resulted in the closure of the passenger stopping services and the local goods trains in 1966.

The site of Quainton Road Station is now the location of the Buckinghamshire Railway Centre.

The development of the railway brought with it goods from outside the area, in particular alternative building materials. It is therefore during the 19th century that we see a change in the materials used for construction in the village. A number of the 19th century houses are built from buff coloured bricks and most roofs are laid in slate, both materials brought from outside the area.



Buckinghamshire Railway Centre

Lace making had been a common cottage industry within Buckinghamshire, Bedfordshire and Northamptonshire since the late 16th century. The industry developed through local lace making schools, attended by women and children within villages such as Quainton during the 18th and 19th centuries. Local lace makers either took their work to lace markets at Aldersgate in London or sold them to London lace buyers at Newport Pagnell and Thame markets.

The 19th century also saw the construction of arguably the most iconic structure in Quainton – the Quainton Windmill which is located at the northern end of The Green. The building, at 65 feet (c.20 metres) in height is the tallest tower mill in Buckinghamshire. It was built in 1830 from bricks that were made from clay dug up from pits located a short distance to the north of the mill. The mill was abandoned in 1881 and fell into disrepair. In 1975 it was restored by the Quainton Windmill Society.



Quainton Windmill

The late 18th and early 19th century also saw the development of the Nonconformist movement. Quainton had both Wesleyan and Baptist Chapels, although today, only the Baptist Chapel is still in use.

20th century

Prior to World War II, Quainton was still a relatively sustainable village with agriculture forming the basis of its economy. At this time there were nine farms located within and around the village and evidence of former agricultural buildings still survive within the village centre. The village also supported several public houses, and a number of shops including grocers, bakers, blacksmiths, saddlers and drapers. A limited electricity supply reached the village in 1930 and in 1938 mains water was laid. A modern sewerage system was not installed within the village until the 1950s.

The post-Second World War period marked a significant change in Quainton with the development of modern housing estates primarily to the south and west of the village. Cul-de-sacs such as White Hart Field, Torbay, Dymock Court, Cannons Orchard, Cautley Close and Pigott Orchard developed off The Strand and Lower Street. Winwood Drive lined on either side by detached houses set back within their plots provided another vehicular connection between Upper and Lower Street. Development along the western ends of both Upper and Lower Street resulted in Townsend becoming absorbed within the village and development spread up both sides of North End Road.

Surviving historic buildings

The plan on the next page shows the earliest surviving period of construction of each building within Quainton. It is acknowledged that many of these dates are conservative, as most buildings were not surveyed internally at the time of listing.



CHAPTER 6 – Alterations to Boundary

The principles applied in defining the Conservation Area boundaries are included in the AVDC Conservation Area SPD (published in March 2011). Where landscape features such as a row of trees or an important hedge follow the Conservation Area boundary, then the Conservation Area status is assumed to apply to the whole landscape feature. It is not therefore necessary to define the width of a hedge or the span of a tree.

Areas added in the 2015 review

1. Eastern end of Church Street and Pumping Station

The 1972 Conservation Area boundary runs along the southern side of Church Street close to the junction with the road that leads to Denham House. The Conservation Area boundary has been extended to include both sides of the road and the pumping station to the east of the church.

The eastern end of Church Street from the Almshouses to the junction has a very distinct character from the western end. The point where the road curves and drops in gradient marks the gentle transition from the developed character of the majority of Church Street to a more rural character on the fringes of the village. The role of trees, hedges and verges, as well as the lack of paving reinforces the rural setting of Quinton which is such a fundamental part of its character. The approaches to the village are therefore extremely important and both the eastern end of Church Street and the road that runs along the eastern boundary of the churchyard are recognised within the Conservation Area boundary. Both roads form important foregrounds and backdrops to the setting of Holy Cross and St. Mary's Church.

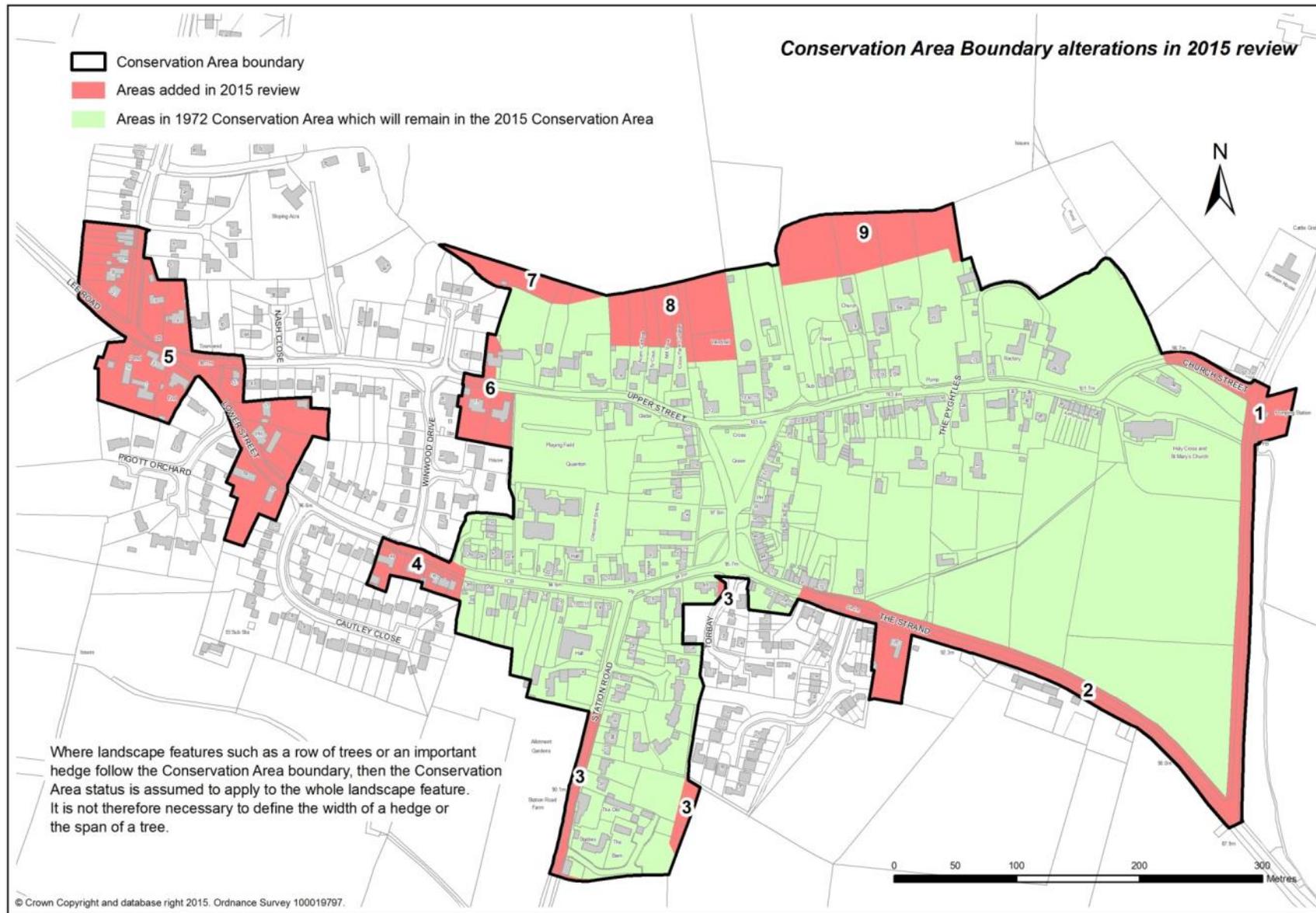
To the east of the church is a small pumping station which is partially obscured from view by hedging. This attractive stone building with its slated gabled roof and stone mullion windows sits well within its rural context and makes a positive visual contribution to the character and appearance of the road and to the setting of the church.



Eastern end of Church Street forms rural foreground to views of the church

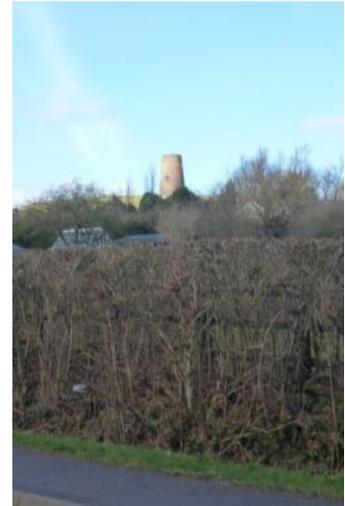


Pumping station



2. The southern side of The Strand and 20, The Strand (The Old Police House)

Similar to Church Street, the eastern end of The Strand forms an important entrance into the village. It marks the transition from the historic development around The Green and the modern development of White Hart Field to the open and undeveloped character of the surrounding rural landscape. Trees, hedges and verges all reinforce the rural character of the area and this stretch of road provides vantage points to a series of wonderful views of the church, Quinton windmill and the surrounding landscape.



View from The Strand of Quinton Windmill

The Conservation Area boundary has been extended to include 20, The Strand, which was the former police house. This late 19th or early 20th century detached building is prominently situated slightly back from the road edge behind a wooden fence. Now converted to a private domestic dwelling, the building retains much of its original character and a cell still survives within the garden. This building is significant because of the positive visual contribution it makes to the character and appearance of the area as well as to our understanding of the social history of the village.



20, The Strand

3. Western side of Station Road

The boundary has been extended to include the western side of Station Road to acknowledge the important contribution made by the hedge and grass bank. The boundary has also been extended in this area where it cuts through existing properties.

4. 37, 39, 41, 43a, and 43 Lower Street

Group of early 20th century buildings, which although significantly changed, still maintain their basic form, massing and outline. They belong to a period that marked the end of the relatively large scale development within the village which started during the 19th century and ceased before the 1st World War. No. 43 Lower Street is an attractive example of a former farm house. This building, which maintains much of its original character, makes a strong visual statement within the street scene.

5. Townsend to include 2, Lee Road, 1A, 1, 3, 5, 7, North End Road, Winwood Cottage, Townsend Cottage, 11, 12 and 13, Townsend, 1, 2 and 3, Klee Close, Townsend Farm, The Swan and Castle, Lower Street and 57 and 59, Lower Street.

Townsend is located to the west of the historic core of Quainton. There are many examples of 'Ends' settlements within Buckinghamshire particularly in the southern half of the Aylesbury Vale. 'End' development is characterised by small groups of buildings dislocated from the main core of villages and often concentrated around manors, farms or particular buildings or features. In the case of Townsend the buildings are clustered around Townsend Farm and the junctions of Upper and Lower Street. Later development has resulted in coalescence and Townsend has become absorbed within the peripheries of Quainton.

The boundary has been drawn tightly around the junction and those buildings which are either listed or have been highlighted within this document as Local Heritage Assets. The exceptions are 13, Townsend – an attractive 1950s chalet and 1, 2 and 3, Klee Close which are modern structures that have been built on the footprint of the barns and outbuildings that originally formed the farmyard of Townsend Farm. In their design these buildings pick up on the utilitarian character of the former buildings on the site. Other elements of the site still survive including the pond within the farmyard. For all of these reasons it is considered that this development still maintains a strong connection with Townsend Farm and therefore is included within the Conservation Area boundary.



Townsend Farm



13, Townsend and The Swan and Castle public house

For more details regarding the significance of the other buildings proposed to be included within the Townsend Conservation Area, please refer to the Asset Sheet contained within Appendix II of this document.

6. 14, 15 and 17 Upper Street

Nos 14, and 17, Upper Street are both examples of early 20th century development. This was a period that marked the end of the relatively large scale development within the village which started during the 19th century and ceased before the 1st World War.



17, Upper Street

The buildings differ greatly in scale. 17, Upper Street is a substantial Edwardian building which is shown on historic maps of the village as having been located within sizable grounds. The plot has subsequently been subdivided and developed. The principal elevation of this large two storey building faces away from the road, to take advantage of the magnificent views to the south. The building is significant because it retains much of its original external character and is a relatively high status example of Edwardian development within the village. The subdivision of the grounds of 17, Upper Street, marked the beginning of substantial modern development along Winwood Drive.

In contrast 14, Upper Street is a much more modest building. It forms a pair with 4 Upper Street which sits within the 1972 Conservation Area boundary. Situated slightly back within its plot, but above the height of the road, this is a visually prominent building which despite some later alterations has maintained much of its original form, scale, massing and character and makes a positive visually contribution to the streetscape.



14, Upper Street

7. Land to the rear of 8, 10, 12, 14, 16, 18, 24, 26 and 28, Upper Street

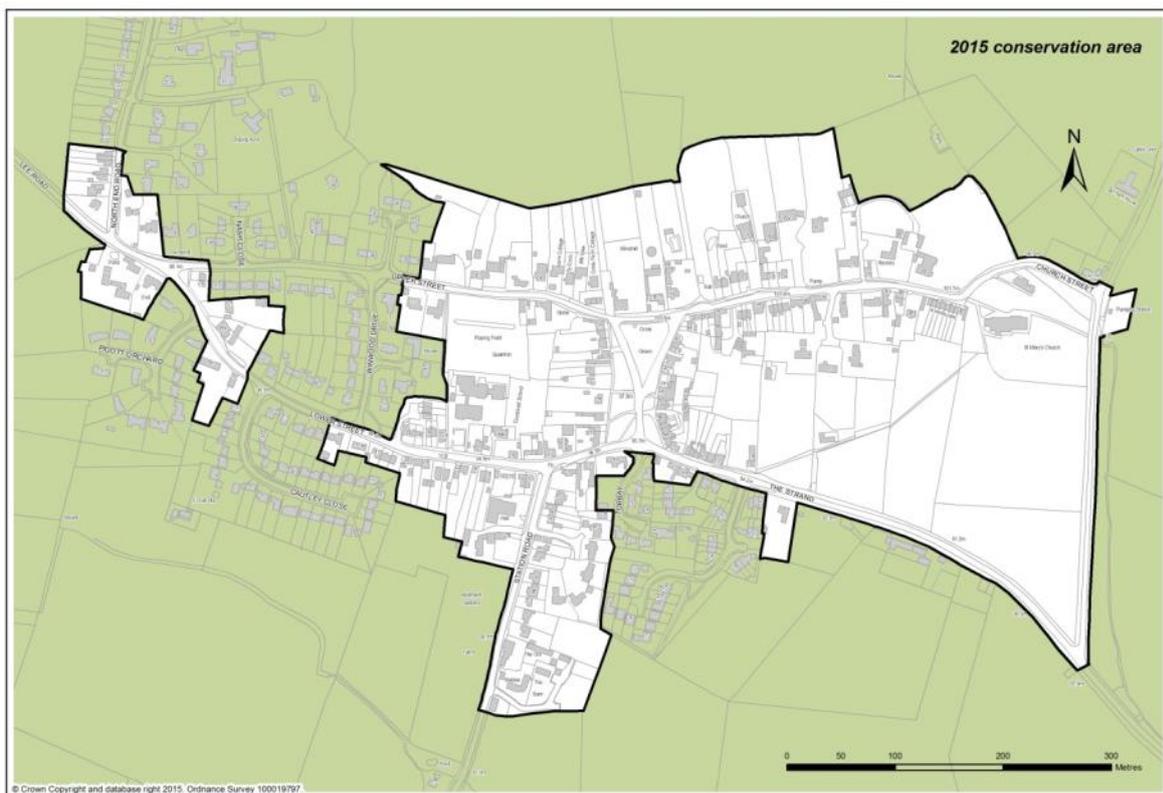
The 1972 Conservation Area boundary cut through the grounds of the above properties. For the sake of clarity and to avoid confusion, the boundary has been aligned to include the whole of the grounds of these properties.

8. Land to the rear of 4, Upper Street, Acorn Cottage, Ty-Coch, Mill View, Cross Farm Cottage and 12, The Green

The 1972 Conservation Area boundary cut through the grounds of the above properties. For the sake of clarity and to avoid confusion, the boundary has been aligned to include the whole of the grounds of these properties.

9. Land to the rear of the church, 15, 15a and 15b, Church Street

The 1972 Conservation Area boundary cut through the grounds of the above properties. For the sake of clarity and to avoid confusion, the boundary has been aligned to include the whole of the grounds of these properties.



CHAPTER 7 – Key Views and Vistas

Due to its elevated position views both into and out of Quainton are significant and are key elements in establishing the character of the village and its setting within the wider landscape.

Of particular note are the expansive panoramic views gained from The Green at the centre of the village and from the churchyard of Holy Cross and St. Mary's Church. These views extend from the south-east to the south-west

across the valley to the Chearsley Ridge and incorporate views of Aylesbury to the south-east and Waddesdon to the south. Significant features within these views include the grade I listed Waddesdon Manor and St Michael's and All Angels Church.



View from Quainton Mill located at northern end of The Green



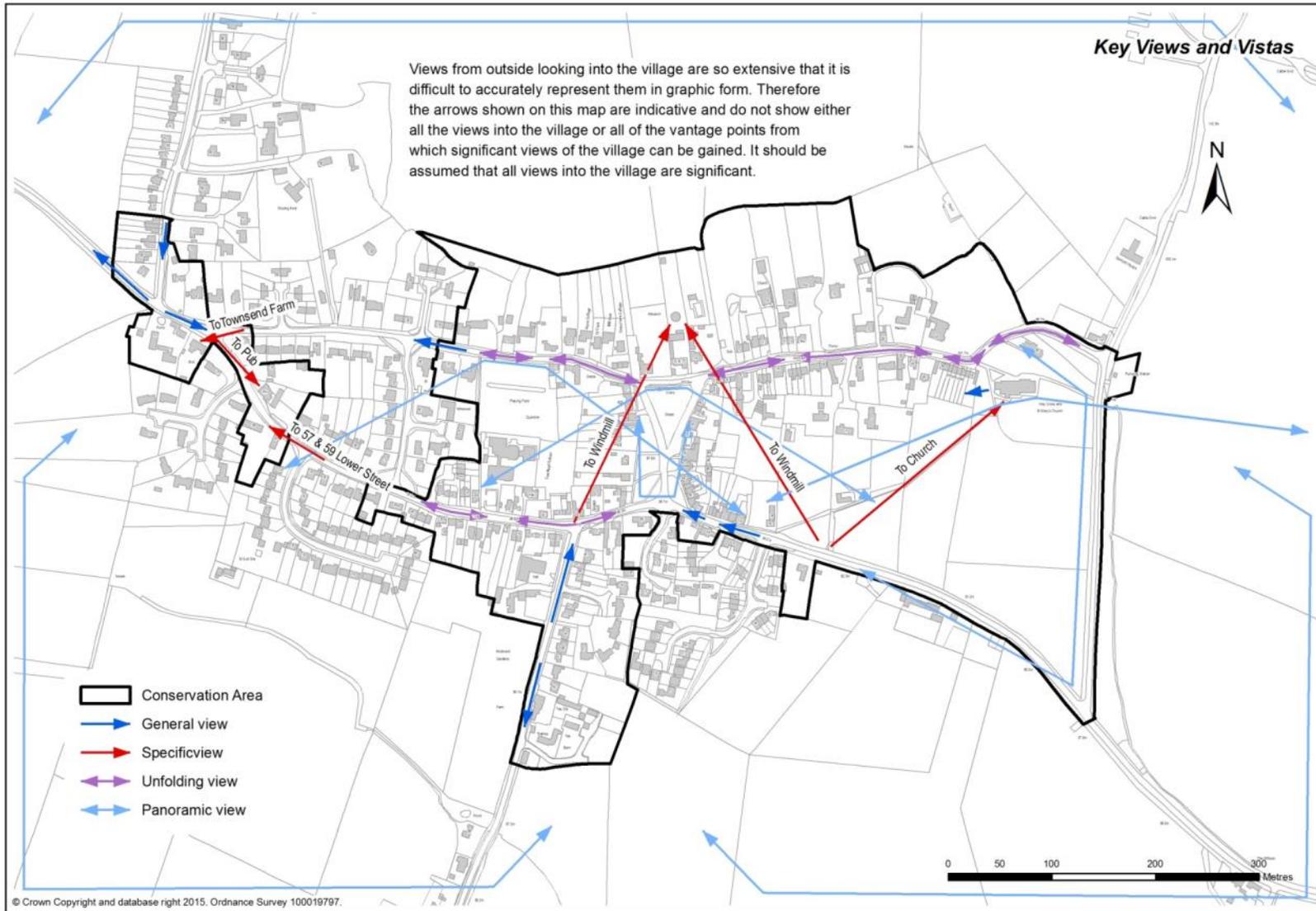
View from Holy Cross and St. Mary's Churchyard

All the long distance views gained from within Quainton are significant because they serve to visually connect the village with the wider rural landscape and reinforce its character as a former agricultural community.

Views looking into Quainton from the surrounding landscape are also important. In these views the village is seen against the backdrop of Quainton Hill. Both Holy Cross and St. Mary's Church and Quainton Windmill are visually prominent within these views and are evocative landmarks that help place the village within its wider landscape and provide a vivid visual link back to the past.



View of Quainton from the south east



Quainton Windmill is also visually prominent in views gained from within the village. Its distinctive outline forms the focus to views looking across The Green, from The Strand, Station Road, Church Street, Upper and Lower Street. It is also visible in numerous views glimpsed between buildings throughout the village. The windmill at Quainton has arguably become more visually representative of the village than the church and plays an important role as not only a visual landmark, but also as a prominent visual point of reference which increases the legibility of the village.



View of Quainton Mill from Station Road

The most prominent views of Holy Cross and St. Mary's Church are gained from the south-eastern end of the village, in particular from The Strand. Here the elevated position of the church combined with the open character of the land to the south of the churchyard, allow uninterrupted views of the grade I listed building.



View of Holy Cross and St. Mary's Church from the south-east

Although partially obscured from view by trees within the churchyard, the tower of the church provides an impressive and decisive full stop to views channelled in an easterly direction along Church Street.

Within the principal streets within Quainton, buildings tend to be positioned towards the front of their plots creating a hard edge to the street and a sense of enclosure which help to channel views in both directions along the carriageways. Long and short distance views glimpsed between buildings are also a key feature of the village. This contrast of expansive and enclosed views is a striking and distinctive element of the village's character.

Some buildings are thrown into visual prominence by virtue of their position in relation to road junctions, pinch points, slight or sweeping bends in the roads. Significant examples are Townsend Farm, The Almshouses on Church Street, The Swan and Castle Public House, 6 and 57, Lower Street.

CHAPTER 8 – Open Spaces and Trees

Conservation Area designation recognises the importance of not only individual historic buildings, but also the character of the spaces between them. At Quainton areas of public open space such as The Green, the churchyard and the park along Upper Street are arguably as significant in establishing the character of the village, as the buildings that adjoin them.

The Green is the principal open space within the village. It is significant because;

- it establishes the village centre
- it provides a focal point for community activities
- it is crossed by footpaths, (visible on 19th century maps of Quainton) which improve the permeability of the village
- it creates a physical and visual connection between Quainton and the surrounding landscape, reinforcing the rural character of the village
- the open character of The Green and the expansive views gained from it provide a contrast with the more enclosed and intimate character of other areas of the village, in particular sections of Church Street
- the trees, verges and open space within and bordering The Green provide a soft organic contrast to the hard edges of the buildings, pavements and carriageways
- the area provides an attractive foreground to views of individual and groups of buildings



The Green

Open Spaces and Trees



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Another important open space within the village is Holy Cross and St. Mary's churchyard at the eastern end of Church Street. The churchyard marks a transition between the developed character of Church Street and the rural landscape to the east of the village. To the north, east and south of the church the gradient of the land falls away, increasing the visual impact and status of the church and its churchyard when approaching from these directions.



Open character and falling gradient of land to the south of the church increases its visual prominence

The land to the south and south-west of the church is particularly important providing an open and uninterrupted setting to the building when viewed from The Strand or approaching the village from the south-east.

The allotments to the south of the village located on the western side of Station Road are also important because they are an attractive, well maintained and vibrant community space which makes a positive contribution to the visual quality of the environment.

Quinton is a verdant village and trees, banks and grass verges play a crucial role in establishing its character.

They help to;

- visually reinforce the connection between the village and its rural surroundings
- provide soft organic boundaries along sections of the principal roads which contrast with the hard outlines of the buildings
- visually reinforce the narrowness and sense of containment of some roads in the village (for example at the western and eastern ends of Church Street)
- create a strong sense of enclosure where trees hang over roads or footpaths and also create distinctive contrasts of light and shade



Trees & hedges reinforce the sense of enclosure of some roads and their organic forms provide contrast with the hard outlines of the buildings



Trees can increase the sense of narrowness and containment and provide a foreground to views of individual buildings and create areas of light and shade

- break up space and provide foregrounds and backdrops to views of individual buildings and the wider landscape
- partially obscure views of some buildings within the village. As a result these buildings appear to sit within the landscape rather than dominate it
- play a key role in the ecological as well as the visual health of the village



Trees break up open spaces and provide foregrounds and backdrops to views of individual buildings

CHAPTER 9 – Permeability and Road Layout

Quainton developed along two principal roads that run along roughly parallel contours of Quainton Hill. The higher road is divided into two - Upper Street to the west and Church Street to the east. The lower road is also divided into two - Lower Street to the west and The Strand to the east. The four roads feed onto the four corners of The Green which forms the historic core of the village. The roads are also connected at the eastern end of the village between Church Street and The Strand and at the western end of the village at Townsend. Historic maps of the village dating back to the 18th century indicate that the layouts of these roads have changed very little over the centuries.

A short distance to the south-west of The Green is the junction of Lower Street and Station Road. Station Road runs in a roughly south-western direction from this junction and provides a direct link to Quainton Station located approximately half a mile from the village. This is now closed and has become home to the Buckinghamshire Railway Centre. The close proximity of the railway has had a significant impact upon the character and appearance of the village. The railway would have boosted the local community during its construction, but after completion was also important for the transportation of produce and people.

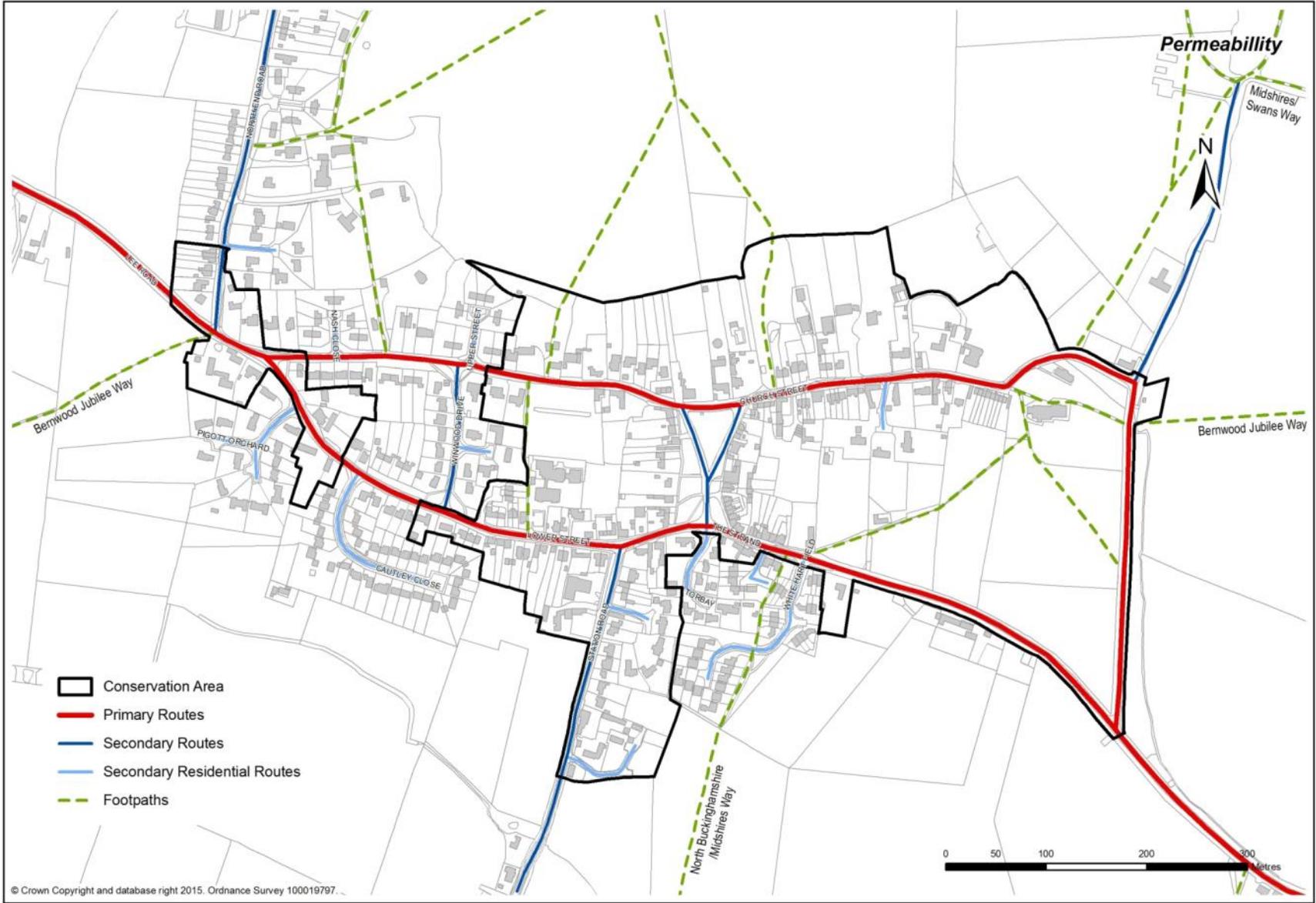
The majority of the historic development found within Quainton is located along Upper Street, Church Street, The Strand, Lower Street and Station Road. The cul-de-sac form of roads in modern developments such as Pigotts Orchard, Cautley Close, Torbay, Mallets End and Dymock Court run counter to the primarily linear grain of historic development which characterises the village.

Historically the roads through Quainton would have been used primarily by local traffic and would have formed part of a local network linking the surrounding villages. This remains the case today although general increases in vehicle numbers using the road networks has resulted in increased traffic signage and damage to grass verges and banks. Both have a negative impact upon the visual quality of the environment.



Visual impact of parking on the setting of The Green

A number of important public footpaths run through Quainton including the Bernwood Jubilee Way, the North Buckinghamshire Way and the Midshires Way. These footpaths, in combination with the principal roads and prominent landmarks of the church and windmill, ensure that Quainton is both a highly permeable and a highly legible environment.



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CHAPTER 10 – Listed Buildings and Local Note Buildings

Within Quainton there are a number of important buildings. These include not only the 58 listed buildings, but also unlisted buildings that make a positive architectural, historical or visual contribution to the village. These buildings are identified on the plan as buildings of local note.

Local note buildings are unlisted buildings which are not of listable quality, but nevertheless make a positive contribution to the character of the Conservation Area.

All the identified listed buildings and local note buildings are described briefly in Appendix II of this document.



The Almshouses, Church Street

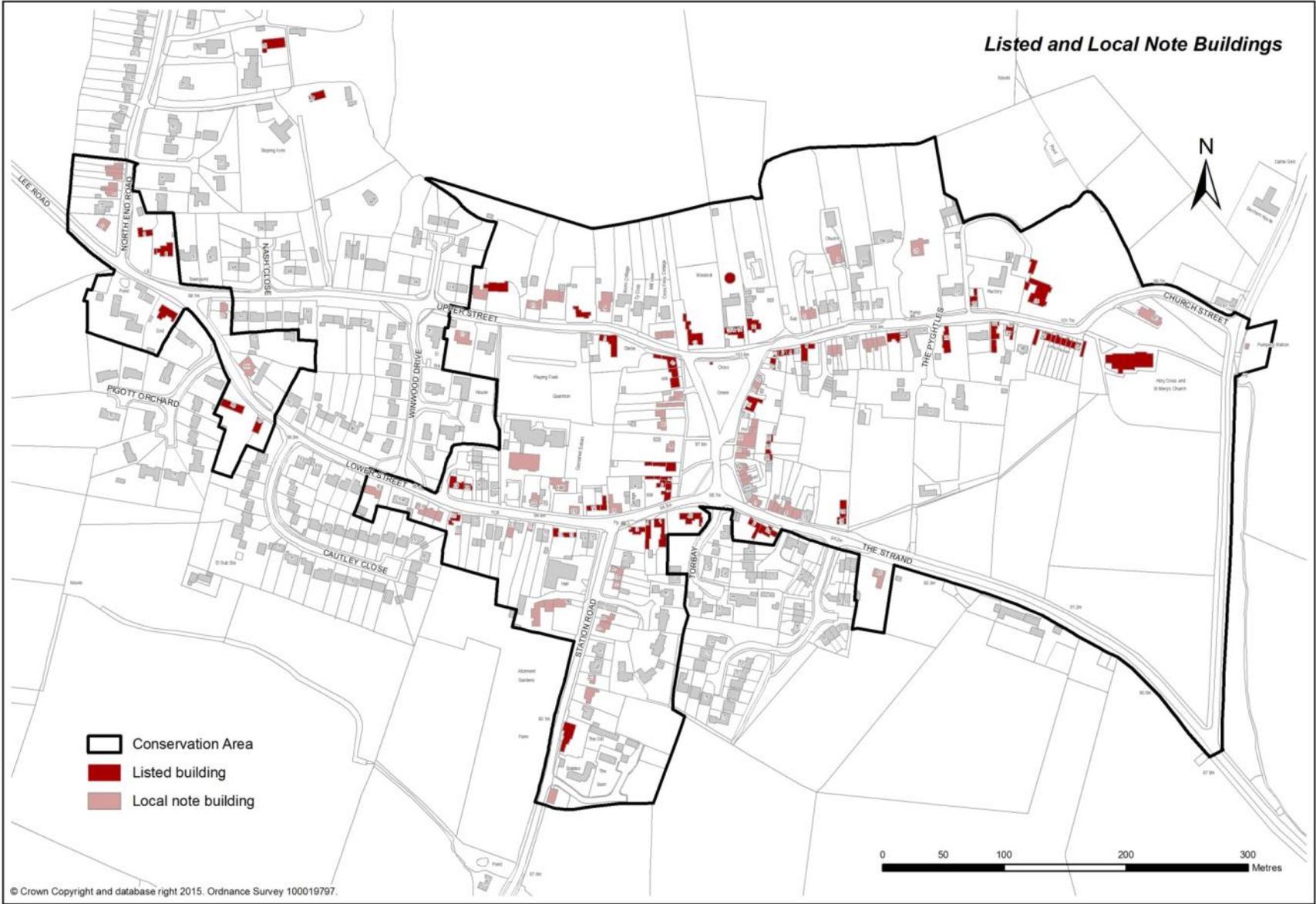


1 – 5 Lower Street



The Swan and Castle

Listed and Local Note Buildings



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CHAPTER 11 - Plan Form and Building Age

Quainton contains an eclectic mixture of buildings ranging in date from the 14th century through to the 21st century. The majority of the surviving listed buildings date from the 17th century. The village also saw significant development during the 18th and the 19th centuries, both periods of national population growth.

The distribution of historic buildings within the village is unsurprising, with the oldest surviving properties concentrate around The Green and in linear form along Church Street and short sections of Upper Street, Lower Street and The Strand. A small group of historic buildings are clustered around Townsend at the western end of the village.

There are many examples of 'Ends' settlements within Buckinghamshire particularly in the southern half of the Aylesbury Vale. 'End' development is characterised by small groups of buildings dislocated from the main core of villages and often concentrated around manors, or particular buildings or features. In the case of Townsend, surviving historic buildings are clustered around Townsend Farmhouse and the junction between Upper and Lower Street. Later development often results in coalescence and the 'End' becomes absorbed within the peripheries of the larger settlement. This has clearly happened at Quainton with the development during the 20th and 21st centuries of modern housing along Upper and Lower Street.

The Green remains the visual and communal focus to the village and the point where the four principal roads within the village meet. Although there are examples of other villages with greens within the District, they are not a strong characteristic of local village morphology.

Plot layout

Within Quainton there is a mixture of regular and irregular plot forms extending to both sides of the four principal roads. This suggests a lack of formal planned development.

Where groups of modern houses have been developed within or around the peripheries of the village, the regularity of plot size, layouts and the similarity of building forms and styles generally does not integrate well with the eclectic mix of



33, Lower Street is set back behind 35, Lower Street and is thought to have functioned as a subsidiary building to it

architectural styles and irregularity of plots which characterise the historic core of the village.

In the majority of cases, historic buildings are positioned towards the front of their plots. There are however a number of examples of buildings being set back behind frontage properties (35, 37, 39, The Green and 33, Lower Street). In some, but not all cases, these buildings may originally have served as outbuildings to the frontage property. In general buildings are relatively small and there is a definite pattern of development of closer packed houses around The Green. Away from The Green there is a lessening of density where houses tend to be semi detached or detached and set back from the roads.

Building Form

Although there is quite an eclectic mix of building styles and ages found within Quainton, buildings of similar ages tend to share consistencies in scale, form, materials and detailing. These general characteristics are identified in the following paragraphs.

Medieval

Aside from Holy Cross and St. Mary's Church, 2, Church Street and the remains of a 15th century cross on The Green, there is no evidence of other surviving medieval buildings or structures within the village. However architectural surveys of historic buildings within Quainton for listing purposes were based on cursory or purely external inspections and it is possible that other buildings containing elements of medieval structures may be found.

Key Medieval Buildings

Holy Cross and St. Mary's Church is a very significant building within Quainton, being not only the oldest, but also historically the main focus to the spiritual and social life of the village. The church is constructed from coursed rubblestone. The earliest surviving architecture within the



Holy Cross and St. Mary's Church

church dates from the 14th century although documentary evidence would suggest that there was a church on this site during the 13th century. Alterations were made to the church over the succeeding centuries, but by the 19th century, the building was in

a poor state of repair. During the 1870s the church was heavily restored under the supervision of William White.

The church occupies a commanding position at the eastern end of the village, situated on elevated ground and slightly dislocated from the majority of other buildings within the village. The church sits within a substantial churchyard that falls away to the north, south and east. The open nature of the land to the south of the church combined with its elevated position ensure that it is a strong visual landmark in long distance views gained to the south and south-east of the village. Within the village itself, the church is a dominant presence especially in views gained from The Strand and looking east along Church Street.

17th century buildings

Buildings dating from the 17th century form the highest concentration of listed structures within Quainton. Surviving buildings dating from or before the 17th century tend to be constructed of timber frame with later brick infill panels which are either left plain or rendered. The contrast of black timber framing and white render or red/orange brick panels is visually striking and is a key feature of the Quainton's streetscapes.

Buildings within Quainton dating from or pre the 17th century are typically one and a half to two storeys in height. They are detached or semi-detached and generally located towards the front of their plots with their ridgelines running parallel with, or gable onto, the carriageway. Roofs are typically gabled and many retain their thatch. Those that have lost their thatch and are now laid in tiles still retain evidence of their former covering in the steepness of their pitches. Window openings of 17th and pre-17th century buildings tend to be small in relation to wall surface and fenestration patterns are generally irregular.



Thatched cottages of 17th century origin on Lower Street

18th century buildings

The late 18th century and early 19th century saw a period of significant alteration to existing properties. Many 17th century buildings were encased in brick frontages and extensions added. This work was primarily undertaken for reasons of fashion and to reduce the cost of rebuilding.



12, The Green

There are a number of buildings constructed during the 18th century which survive in Quinton. These buildings are generally two to two and a half storeys in height and are constructed of red brick with vitrified headers to create visual contrast. Buildings such as Townsend Farmhouse (c.1720) and Cross Farmhouse (1723) are substantial buildings designed to make a statement of status. They present symmetrical principal elevations to the street with regular fenestration patterns.

19th century buildings

The 19th and early 20th century was a period of expansion in Quinton. The majority of the 19th century buildings are semi-detached or terraced and constructed of plain brick, although some of them have ornamental brick detailing. Some have been painted and/or rendered. They are generally two storeys in height with shallow pitched gabled



25, 26 and 27, The Green

roofs laid in slate. The use of slate shows the impact of the development of the railway which brought construction materials into the area from elsewhere in the country. Fenestration patterns are regular although a significant number of window openings and windows have been altered.

1 and 3, Church Street are of particular note because they are the only surviving example of estate style cottages within the village. This type of building style can be found throughout the Vale and represents a movement during the 19th century towards philanthropic landowners providing better quality housing for their estate workers. Particularly fine examples of this practice can be seen at Waddesdon, which is located a couple of miles to the south of



1 and 3, Church Street

Quainton, where the Rothschild family rebuilt most of the original village. Estate cottages tend to be characterised by plan forms of varying complexity, steeply pitched gabled roofs, usually laid in tile, prominent chimney stacks, the use of a variety of construction materials and decorative architectural detailing. The estate cottages at Church Street, are relatively modest in their scale and detailing, but are nevertheless clearly recognisable as belonging to the estate building type.

19th Century Community buildings

The 19th century also saw the development of the village school on Lower Street in Quainton. Originally the village school was located at 56, Church Street, which is a building of 17th century origins. This building was altered and refurbished in the 1850s, but in 1899 the school was moved to its present site on Lower Street. The old school building functioned as a village hall until the Memorial Hall was built in 1924.



Quainton school

Saye and Sele Hall

The Saye and Sele Hall was built in 1911 by the Saye and Sele Foundation. The hall was built specifically for training of apprentices. The Saye and Sele Foundation still supports the education of apprentices and students. The hall is now used by many local groups including the Brownies, Scouts and a local art group.



The Saye and Sele Hall

This building and the village school both represent a more socially conscious period where wealthy philanthropists were giving money to help improve access to education or improve the living conditions of the working class.

19th Century Ecclesiastical buildings

Quainton has two Non-Conformist chapels, a Baptist Chapel on Church Street and a Wesleyan Chapel on Lower Street (outside the proposed Conservation Area boundary). Both date from the 19th century and their simple form, outline and orientation to the street are characteristic of Non-Conformist architecture.



Baptist Chapel
Church Street

Baptist Chapel built in the 1890s by Messrs King on land donated by John Cox of Denham. Set some distance back from the carriageway behind a carpark and on rising ground. 19th century maps and photographs show that there were originally cottages in front of the chapel. These were later demolished to form a car park. To the rear of the Chapel is the Sunday school which may have been built at a later date. Both buildings are significant because of the contribution they make to our understanding of the social and spiritual history of the village.

19th Century Public Houses

Although public houses have formed the focus to the social lives of communities for centuries, the late 19th century did see a movement towards buildings constructed specifically to perform the function of public houses. These buildings like The Swan and Castle or The Bakers Arms in nearby Waddesdon, were constructed as flamboyant architectural statements, their scale, complex and decorative architectural detailing designed to attract the eye and advertise their function.



The Swan and Castle

Located on The Green, right at the very heart of the community, is The George and Dragon public house. Less flamboyant than the Swan and Castle, this quirky asymmetrical elevation to 19th century brick frontage suggests that it hides a much older building behind. The building still functions as a public house and is significant in terms of its role as a social focus to community life within the village.



The George and Dragon

20th century

Relatively little development occurred within Quainton during the first half of the 20th century. Notable exceptions include 4, 14 and 17, Upper Street, 16 – 22, Church Street and 37, 39 and 41, Lower Street. These buildings represent the final flush of a period of significant development during the 19th century and prior to the lull in development which occurred during the interwar period.

Significant changes within Quainton began in the 1960s with the development of housing estates at the southern and western ends of the village. Much of this post-War development has been laid out in



14, Upper Street

cul-de-sac form and therefore runs counter to the grain of development which characterises the historic core of the village.

Agricultural Buildings and other outbuildings

Historically the mainstay of Quainton's economy was agriculture, and although this is no longer the case, the village's connection with its economic past is still very apparent in the surviving examples of agricultural or former agricultural buildings. Arguably the most impressive of these is the windmill, located at the northern end of The Green. At the time of writing the sails of the early 19th century structure have been temporarily removed however the building remains an iconic landmark both from within and village boundaries as well as from the surrounding countryside.

Agricultural outbuildings are visually prominent within Quainton's streetscapes and are located right within the core of the historic village. The majority have been converted to domestic dwellings reflecting the change in the economy of the village. Most of these conversions have managed to retain some, if not all, of the elements that characterise this type of building form.

Examples of both detached and semi detached outbuildings survive within the village. Typically these buildings are constructed of timber and washboards and sit upon plinths of rubblestone or brick. They are generally single storey or a storey and a half and have relatively blank elevations and roof planes. Roof pitches vary; those pre 19th century tend to be steeper reflecting the fact they are or were formerly thatched. 19th century agricultural outbuildings tend to have shallower pitches, often laid in tile or slate.

The outbuildings at the Almshouses on Church Street are visually distinctive structures that make a positive contribution to the street. These simple symmetrical buildings with their coved segmental gables to the street front form an important part of the Almshouses' composition.



Barn to the rear of 11, The Green



Outbuilding to Almshouses, Church Street

Details and Materials

Today, Quainton is characterised by the predominance of brick built buildings. However during the medieval period vernacular buildings were constructed utilising locally available materials including, clunch, wood and thatch.

Timber

The majority of the medieval and post-medieval timber framed buildings surviving within Quainton are constructed in the box frame tradition, where the timber members form simple square panels. The wooden elements of many of the timber framed buildings have been blackened and the colour contrast created by the juxtaposition of these timber elements with bricks or render creates a decorative and eye-catching effect. In some cases timber framed buildings have been re-fronted or encased within brick at a later date and the timber elements are no longer visible externally.



Example of timber framed cottages constructed in the box frame tradition and rendered

Stone

Although Quainton appears to be primarily a brick village, there are a number of buildings and structures which are totally or partially constructed of stone. The most obvious example is the Church of Holy Cross and St. Mary's which is built of coursed rubblestone. Other buildings constructed or partially constructed of stone include 6 and 56, Church Street. In both cases these buildings are constructed of uncoursed rubblestone and no. 6 has been painted. At 11 and 13, Lower Street rubblestone has been used to construct the plinth of the buildings and along a section of Station Road is a short length of coursed stone wall capped with tiles.



Painted rubble limestone, 6, Church Street

The rubblestone in Quainton has a greyish-white colour and a gritty texture.

Brick

Although brick was used during the medieval period, it was only used for high status buildings and therefore there are unlikely to have been any buildings constructed of brick in Quainton during this period. The use of brick became more widespread during the 17th and 18th centuries which coincide with a period of significant building and development across the country often referred to by historians as the 'Great Rebuilding of England.' From this period buildings were either newly constructed or existing buildings were re-fronted in brick. The brick used within the village is brownly-orange in colour. In some buildings brownly-orange bricks are mixed with vitrified headers in both random and chequerboard patterns to create decorative variations in surface colour.

By the 19th century, the development of the canal and road networks allowed different kinds of bricks to be brought in from outside the area and used for construction. During this period some buildings within the village were constructed of pale gault-clay bricks which may have come from local brickfields or have been brought from elsewhere.

In a number of 19th century buildings within the village, combinations of brick colours have been used to emphasise architectural features. At 6, Lower Street the building is constructed of buff coloured bricks, but the quoins and window surrounds are emphasised with red brick creating a striking visual contrast.

Elsewhere contrasting coloured bricks have been used to emphasise stringcourses between storeys. Similar contrasting colour effects have also been achieved by mixing brick with stone as at the Baptist Chapel on Church Street.



Vitrified headers create decorative variations in surface colour.



Buff coloured bricks used to emphasise string course between storeys



6, Lower Street.



More subtle examples of brickwork used to create decorative effects include herringbone patterns within panels (although examples do exist, this is uncommon), articulation on chimney stacks, dentilated eaves, the stepped brickwork in the Baptist Chapel in Church Street and the date panels on 24, Church Street.



Bricks used to create date within panels on 24, Church Street



Different coloured bricks and over sailing courses create decoration on chimneys.

Stepped bricks on Baptist Chapel, Church Street



Render

Originally the panels between the wooden members of timber framed buildings within Quinton would have been in-filled with wattle and daub. In many cases the buildings would have been rendered in a protective coat of lime mortar and limewashed. Today the majority of these infill panels have been replaced with bricks, some of which are left plain and others are rendered. The contrast of blackened timbers and the white render creates an attractive visual contrast.



11, The Green

Renders can vary in terms of textural finish and can also provide a base for decorative detailing. At 11, The Green ornamental grey pebbledash disguises the brickwork beneath and smoothly rendered and whitewashed quoins and bonded surrounds to openings help to visually lift the elevation and create a striking frontage.



16-22, Church Street

The visual effect at 16-22 Church Street is much more subtle. Here colour contrast is achieved through the combination of plain brickwork at ground floor level and render at first floor level. In addition textural contrasts are expressed through simple smooth crosses against a background of rough render between the first floor windows.



Decorative plasterwork on the Swan and Castle

The most visually striking example of the decorative potential of render is illustrated by The Swan and Castle public house on Lower Street. This late 19th century building is flamboyant in its detailing and has clearly been constructed to make a strong visual



statement that advertises the building's function. It combines timber, brick, plasterwork and render to create eye-catching colour contrasts and textural variations. Of particular note are the painted swan and castle motifs and floral swags applied to the rendered right hand (facing) gable. The irregularity of its form and quirky architectural detailing and decoration reflect the late 19th century interest in the Old English Domestic Style seen in many Rothschild buildings at neighbouring Waddesdon.

Thatch

Originally the majority of pre 19th century buildings within Quainton would have had thatched roofs. Although a number of thatched roofs survive within the village, the majority have been re-laid in tile. Where thatched roofs still survive, their curved organic forms contrast with the sharp geometrical outline of tiled or slate roofs and add greatly to the visual quality of the village's street and roofscapes.



18 and 19, The Green

The traditional form of thatch in this area is long straw and ridgelines would have been plain. Changes in fashion, availability of materials and the loss of traditional skills, has meant that in more recent years the long straw tradition of thatching has been replaced with combed wheat reed or water reed. In many cases the traditional wrap over ridgelines have also been replaced with more decorative designs.

Thatched roofs or former thatched roofs within the village tend to be gabled or hipped in form. Many of the roof planes are punctuated by dormers. Where thatch has been lost completely, evidence of its existence often survives in the steep pitch of many of the roofs - typically greater than 55°.

Tile

The plain tiles found on the roofs of historic buildings within Quainton are typically orangey/brown in colour, and because they are handmade, are cambered in profile and have textured surfaces. Typically handmade plain clay roof tiles are laid at 45°, but many of the tiled roofs within Quainton are laid at a much steeper pitch reflecting the fact that they have been used to thatched.



Tiled roof
1, Lower Street

Slate

Many of the 19th and post 19th century buildings within the Conservation Area have been roofed in natural slate, a material which would have been brought into the area via railway or canal networks. Slate is often not as richly textured as tile because it is thinner and does not create the same shadows and lines as tiled roofs. However natural variations in colour between slates can create interest, especially on large roof planes. When slate is wet it becomes much darker in colour and gains an attractive sheen. In the main those roofs covered in slate are shallow in pitch ranging from approximately 30° to 40°. Typically the slate roofs within Quainton are gabled or hipped in form.

Where buildings are located on sloping ground the stepped ridgelines, the differing materials, heights, pitches and orientations of juxtaposed roofs create an interesting and contrasting visual effect that adds greatly to the character of the streetscape.

Chimneys

Chimneys are an important element of the roofscape. They articulate rooflines, create architectural rhythm and provide the opportunity for further decorative expression. There are examples of single stacks and multiple flues arranged at gabled ends, midway along ridge lines and as external stacks, found within the village. The number of flues and the position of the chimney stacks can often tell a great deal about both the plan form of the building and also its development.

Chimneys are generally constructed in brick and vary in height. Some are plain in their detailing; others have over sailing brick courses. The majority are rectilinear in shape. Most chimneys are left un-rendered.



Examples of external, ridge and end stacks at 24 to 26, Lower Street



Multiple stacks, Almshouses, Church Street

Windows

With some exceptions, the buildings within Quainton dating from or post the 19th century tend to present relatively regular fenestration patterns to the street. Those pre-19th century are generally more haphazard in the position of their windows and doors and openings are commonly small in relation to wall surface creating a strong solid to void ratio.



Small irregularly positioned openings typical of pre-19th century buildings



Large regularly positioned window openings typical of 19th and post 19th century buildings

Openings within timber framed buildings in Quainton tend to be formed with simple wooden lintels often hidden beneath a layer of render. The openings of brick fronted buildings tend to be articulated with brick gauged or rubbed arches, often of a contrasting colour. As well as lintels, other elements of window surrounds can provide a vehicle for further decorative expression. Below are examples of decorative detailing around the window openings found within the Quainton Conservation Area.



Given the range in ages of buildings in Quainton, it is unsurprising that examples can be found of most window types. There are examples of single glazed vertical sashes, metal and timber framed casements, leaded lights, lancet windows, ground single and two storey bays and oriel windows. Windows differ in their proportions; many have different combinations of opening and fixed lights and varying numbers of panes. The majority sit slightly back from the wall plane and all historic casements are flush fitting. Where windows are timber, they tend to be painted rather than stained.

Unfortunately windows are easy to replace, particularly on those historic buildings where there is no requirement for legislative consent. There are many examples throughout the village where original windows have been replaced with less sympathetic modern alternatives and the original opening has been changed in order to accommodate the new window. This type of alteration tends to have had a negative visual impact upon the appearance of the individual building and cumulatively upon the character of the Conservation Area as a whole. Therefore where historic windows do remain in situ, owners should be encouraged to repair and retain them.

Below are some photographs showing the varying types of window designs found within Quainton.



Dormers

A number of historic buildings within Quinton have dormer windows within their roof planes. They are particularly common on former single storey thatched buildings where dormers provided the possibility of additional accommodation within the roof space. The dormers on these buildings tend to sit on or cut through the eaves line and would have former swept or eyebrow dormers. Today they are tiled and take the form of gabled or catslide roofs.



Examples of gabled and catslide dormers within the same roof plane.

In some more formal 18th and 19th century buildings dormers sit higher within the roof plane reflecting the proportions and ceiling heights of the rooms within the roof void. These dormers tend to be tiled and have either gabled or hipped roofs.



Dormers can relieve large roof planes and create a strong and rhythmical architectural statement

Dormers can relieve large roof planes and create a strong and rhythmical architectural statement to roofscapes. The proportions of dormers in relation to roof planes is crucial, and they should articulate rather than dominate the roof form. They are not generally appropriate on agricultural buildings which are typically characterised by their large uninterrupted roof planes.

Porches

A number of historic buildings within Quinton have porches, but the majority of these are later additions. The notable exceptions to this are the two storey enclosed brick porches on the Almshouses, in Church Street and the simple flat canopy above the entrance to 11, The Green. Late 19th and early 20th century buildings located close to the junction of the Green and The Strand have recessed porches.



Two storey enclosed brick porch to The Almshouses, Church Street

Where modern porches have been added to historic buildings, these are generally modest lean-tos, flat canopies or open or enclosed gabled porches.



Flat canopy,
11 The Green



Recessed porches



Open porch

Doors

Within Quinton there is an eclectic mix of doors examples of which are illustrated below. Doors, like windows are vulnerable to change because they are relatively easy to replace particularly on buildings that are unlisted. There are examples within the village where historic doors and doorways have been replaced with uPVC or other mass produced modern alternatives. This can alter the character of the property and the streetscape as a whole. Where historic doors do survive their owners should be encouraged to maintain them.



Other decorative details

A number of historic buildings within Quinton are decorated with unusual and sometimes quirky details. Of particular interest are examples of old advertisement and of ammonites used to articulate the front elevation of 8 Upper Street and the gable elevation of 6, Church Street.

At the Almshouses on Church Street and above the principal entrance to 12, The Green, heraldic motifs carved in stone or plaster have been used to acknowledge patronage or designed to reinforce social status.



Ammonite, 6, Church Street

Old advertisements painted on brickworks



Painted blind window



Carved heraldic motifs



Boundary Treatments

The treatment of boundaries within Quinton is eclectic. Some buildings front straight onto the street, others, although set back have no physical boundary defining the public from the private space. Where physical boundaries do exist they take the form of hedges, wooden fences, low brick or stone walls topped by railings, solid, brick or stone walls, or metal railings.

Although boundary treatments vary, there is a general tendency for hedges to form the boundaries along the periphery of the village, marking a gentle transition from the built to the natural form.

Stone and brick boundary wall to 15, Church Street



Within the village, boundaries are not a visually dominant form and tend to simply fulfil the roles of providing enclosure, maintain building lines and defining public and private space without visually dominating the streetscapes. Some fine examples of boundaries survive which form important visual foregrounds to views of individual buildings – for example, the brick boundary wall marking the frontage boundary of 12, The Green.



Brick boundary wall to 12, The Green

Surface Treatment and Street Furniture (Public Realm)

Within the centre of the village pavements border the edge of the carriageways. At the outer fringes of the village many of the roads lack paving, or paving is restricted to one side of the road. Within and on the outer fringes of the village, verges and banks form soft boundaries to the carriageway, contrast with the hard edges of pavements and buildings and reinforce the rural character of the village. The majority of the pavements within the village are laid in tarmacadam with granite sett kerbs.

However, Quainton is fortunate to still retain some areas of traditional street surfacing which add greatly to the visual character and historic interest of the village. These areas of traditional surface material are found on a number of tracks and paths in and around the village. Within Quainton these pathways extended through the village via Lower Street, The Strand, Upper Street and Church Street. Evidence of their existence still survives, the best example being the random rubble footpath along the northern edge of The Green.



Random rubble footpath at northern end of The Green

Stone footpaths also extend out from Quainton into the surrounding countryside. Examples include the footpath to Hogshaw (believed to be the site of The Knights Hospitallers) and to a dipping pond in a field to the east of North End Road. There are also a number of examples of stepping stones leading across fields surrounding the village. Examples include routes to Doddershall Manor, North Marston village, Ladymead Farm, Denham and across Station Road Farm pasture to Waddesdon.



Stone footpaths within and on the peripheries of Quainton

Along the western edge and cutting diagonally across The Green are two footpaths constructed partly of blue brick and partly of coursed stone setts. All these footpaths add to the textural quality of the village and provide a welcome relief from the flat dull characterless surfaces created by tarmacadam. The photographs in this section show how light falls differently on each of the surfaces, creating areas of sheen, as well as areas of light and shade. These surfaces are extremely vulnerable to change and every effort should be made to protect and maintain them.



Brick and stone set footpaths across The Green

Other quirky details like the stone steps imbedded into the bank along Church Street add to the overall character of streets and should be recognised as making a contribution to the visual quality of the area. These features, however simple are worth preserving and play a key part in helping to establish an area's sense of place.

The paraphernalia that results from modern living and in particular modern forms of transport has had a huge impact upon the visual appearance of the public realm. Traffic signs, painted road markings, bollards, noticeboards, bins and overhead cables all clutter our public spaces and often detract from the visual character and quality of the Conservation Area. While some of these items are essential, others are not and consideration should be given to undertaking a street signage and street furniture audit in order to ascertain whether there is any capacity to rationalise or improve these elements of the streetscape.



Simple stone steps imbedded into grass verge on Church Street



Poor quality surface to pavement, bollards and overhead cables all detract from the visual quality of The Green



Street furniture creating visual clutter

CHAPTER 12 – Management Plan

AVDC has laid out general principles of Conservation Area Management in the AVDC Conservation Area Management Plan District Wide Strategy (AVDWS), published in May 2009, and the AVDC Conservation Areas Supplementary Planning Document (CASPD), published in March 2011.

Quainton is a small settlement which potentially faces development pressures which could affect its character. There are several key features of Quainton that are essential elements of its character and which need to be considered in the future management of the Conservation Area.

- Maintaining the rural character of the village especially through the preservation of the hedges, trees and banks that line the carriageways. Also it is important to maintain the connection between the village and surrounding countryside gained in part through views from within the village out into the surrounding landscape and also from outside the village looking in.
- Maintain the integrity of the key open spaces within the village in particular, The Green, Townsend and the churchyard.
- Recognise the key role played by Quainton Windmill and Holy Cross and St. Mary's Church. The setting of both of these buildings is fundamental to the identity and character of the village as a whole.
- Maintain the rural character of the village through the rationalisation of signage and street furniture. This can be achieved through undertaking a street furniture audit. (please refer to the Aylesbury Vale Highway Protocol)
- Maintain and repair surviving areas of stone and brick footpaths. These footpaths need to be recorded and plotted on a map and an analysis of their condition undertaken. It should be noted that areas of historic street surfacing may also survive beneath layers of tarmacadam. Consideration should be given whether these areas should be re-exposed or preserved in situ as archaeology. These traditional street surfaces contribute greatly to the visual and textural quality of the streetscapes. (please refer to the Aylesbury Vale, Highway Protocol)
- Maintain the essential form and character of utilitarian/agricultural outbuildings as outline in this document.

- Encourage the retention of historic features (particularly windows and doors) where they survive on buildings, especially those buildings which are not listed and are therefore not protected by legislation.
- Where new development is deemed acceptable ensure that its form, layout, massing, materials and design reflect and respect the key characteristics of the built historic environment of the village as identified within this document.
- Overhead wiring around the village and in particular on The Green. Efforts should be made to see if these cables could be placed underground and the poles removed.
- Traffic volumes and issues relating to parking have had a significant and detrimental impact upon the character of the village. Traffic mitigation schemes may be appropriate, but these must be visually unobtrusive and not detract from the special character and appearance of the village.

Residents had an opportunity to put forward any further additional principles as part of the Conservation Area Appraisal and Management Plan consultation.

BIBLIOGRAPHY AND ACKNOWLEDGEMENTS

Bibliography

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- Laurie Cooper – 'A History of Quainton'
- The Enclosure Map of Quainton 1841

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- Quainton Parish Council
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ADDITIONAL USEFUL INFORMATION ON THE AVDC WEBSITE

Glossary

- Glossary of conservation and historic building terms

Guidance and useful information

- A guide to useful publications

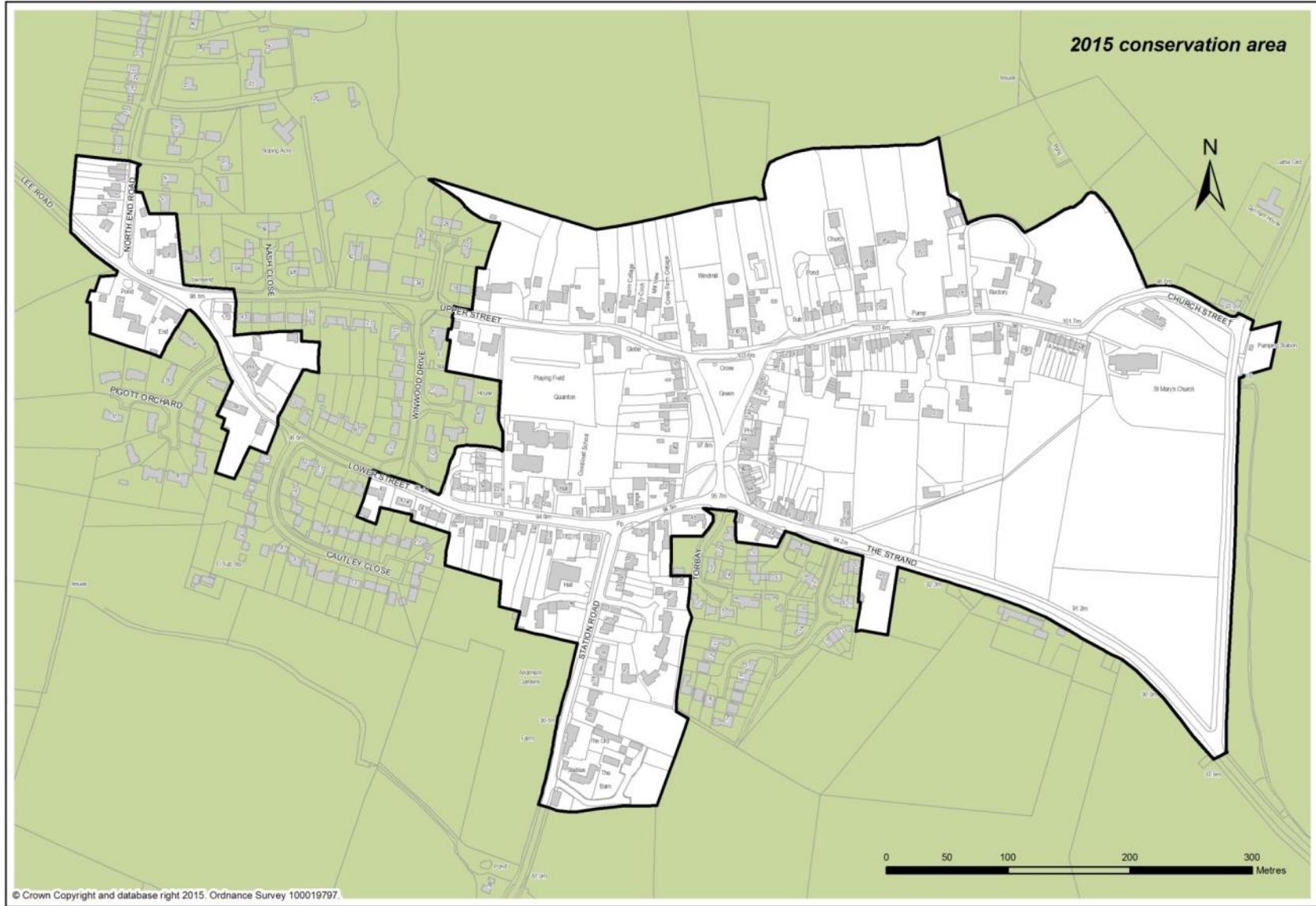
Conservation area constraints

- Details of types of development subject to additional control by conservation area designation

Planning Policy

- Aylesbury Vale District Council planning policy relating to the management of Conservation Areas and the wider built historic environment

APPENDIX I – Conservation Area Boundary



APPENDIX II

The following pages give list descriptions and photographs of the listed buildings in the Quinton Conservation Area together with details of Local Note buildings.

They are organised into the following sections:

- Church Street
- The Green
- Upper Street
- Lower Street
- The Strand
- Townsend
- North End Road and Lee Road
- Station Road

Structure	Status	Assessment of Significance
<p>1, and 3, Church Street</p> 	<p>Local Heritage Asset</p>	<p>Pair of C19 estate style cottages Semi detached. Set a short distance back from and elevated slightly above the road. Main range of one and a half storeys runs parallel with the road with two centrally positioned two storey gabled extensions extending forward towards the carriageway. Centrally positioned brick chimney stack. The roof of the buildings are very steeply pitched and laid in plain clay tiles, as is typical of C19 estate cottages. Also typical is the decorative wooden vergeboard detailing to the two storey dormer wings. Centrally positioned windows to ground and first floor of road elevation. Unfortunately the original windows have been lost, but the distinctive Tudor hoodmoulds survive. Red brick stringcourse at cill level of first floor windows. Later extensions.</p> <p>These building are important because they are visually attractive examples of late C19 estate buildings. They retain many of their original characteristics and architectural detailing which makes them so instantly recognisable as estate cottages.</p>
<p>Baptist Church</p>  	<p>Local Heritage Asset</p>	<p>Baptist Chapel built in the 1890s by Messrs King on land donated by John Cox of Denham. Set some distance back from the carriageway behind a carpark and on rising ground. C19 maps and photographs show that there were originally cottages in front of the chapel. These were later demolished to form a car park. To the rear of the Chapel is the Sunday School which may have been built at a later date.</p> <p>Orientated so gable faces onto the carriageway. Constructed of red brick with buff brick and stone decorative detailing. One and a half storeys, the building sits beneath a steeply pitched gable roof, laid in slate. Central arched entrance door to ground floor with tripartite lancet windows above. Within the apex of the roof is a stone plaque. Two single lancet windows flank the central door and main window.</p> <p>The Baptist Chapel is an attractive building, which uses decorative architectural detailing and the contrasting colours of different materials to draw the eye. Its form and articulation is characteristic of non-conformist chapels dating from the mid to late C19. It is significant not only because of its form, architectural detailing and the positive visual contribution it makes to the streetscape (despite being set back from the carriageway), but also because of the contribution it makes to our understanding of the social and spiritual history of the village.</p>

Structure	Status	Assessment of Significance
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15, Church Street



Local Heritage Asset

Large detached house set back within its substantial grounds on land rising above the level of the carriageway. Constructed in 1901, the building is partially obscured from view by hedging. Two storeys. Main range has steeply pitched gable roof with ridgeline running parallel with the carriageway and prominent chimney stack along ridgeline. Further ranges to the rear. Applied timber creating a decorative visual effect to apex of gable of main range. Ground floor of main range constructed of rubblestone, first floor of decorative hung tile. Canted bay at corner of main range connected to open veranda which runs along the front of the property. Decorative wooden open gabled porch to rear range encloses main entrance. This building is significant because of its age and because it retains much of its original form and character as well as many of its original external features. It is a very attractive status building and forms part of a group of Edwardian properties within the village which represent a final flourish of development prior of the 1st World War.

Village pump in front of 15, Church Street



Local Heritage Asset

C19 metal pump, complete with handle. This is an attractive structure that adds to the visual attraction of the street. It is interesting in terms of our understanding of the role water sources played in the original development of the village as well as the development of water and sanitation during the 19th and 20th centuries. This pump is one of a group of three similar pumps located throughout the village.

Structure	Status	Assessment of Significance
25, Church Street 	Grade II	House. Late C18-early C19, altered. Brick, partly chequered, the ground floor whitewashed to front and left. Part with moulded plinth, part with first floor band course, shaped wooden eaves cornice to front. Old tile roof. 2 storeys and attic, 3 narrow bays to front. 4-pane sash windows, door to left with moulded stone steps. Right side has 2 bays, the far bay with segmental-headed openings and moulded brick eaves. 2 gabled bays to left side.
Brudenell House 29, Church Street  	Grade II*	House. C16, refronted mid C18 with later C18 extensions. Red and vitreous brick with red quoins and window surrounds, moulded plinth and moulded wooden eaves cornice. Hipped old tile roof, irregular brick chimneys. Original wings to S. and E., late C18-C19 wing to N. forming V plan with later infill. 2 storeys, attic and cellar. E. front is of 5 bays, the outer bays slightly advanced with canted projections. Barred sash windows with gauged brick heads. Windows in left bay have original thick glazing bars. Centre bay has eaves-line dormer in form of a barred thermal window in shaped brick surround with moulded open pediment. Central barred and glazed door below rectangular fanlight with early C20 patterned glazing bars. S front has 5 narrow bays of similar sashes, the centre bay blind, the second bay having a C20 door with rectangular fanlight. Blocked cellar opening with segmental head. N. wing is of chequer brick with modillion eaves and leaded casements. Interior: ground floor rooms in S. wing have C18 bolection panelling, the W. room with a C18 moulded stone fireplace, the E. room with a C19 marble fireplace. Early C17 staircase. Hall to centre of E. wing has early C17 panelling, and C16 screen of linenfold panels with heraldic frieze incorporating name of George Brudenell, and pierced by 2 doorways with 4-centred arches. Hall also has moulded cross beams and altered stone fireplace with carved spandrels and tympanum, and early C17 overmantel with raised wooden panels and split balusters.
Outbuilding Adjacent To Brudenell House 29, Church Street	No photograph available Grade II	Outbuilding now part garage. Late C18. Chequer brick moulded brick plinth and eaves. Half hipped old tile roof. One storey and attic 3 irregular bays. Left bay has c20 garage doors in slight projection. Centre bay has barred wooden window with gabled semi dormer above and board door to right. Right bay has half glazed door. Ground floor openings have segmental heads. Included for group value.

Structure	Status	Assessment of Significance
<p>Pumping station</p> 	<p>Local Heritage Asset</p>	<p>Small late C19 or early C20 pump house located on the eastern edge of the village. Set slightly back from the road behind hedging, only the southern gable of the building is visible from the public domain and forms an attractive focus to views looking eastwards from the churchyard. Constructed of stone the building is single storey and sits beneath a parapet gable roof, laid in slate, the ridgeline of which runs parallel with the carriageway. The stone mullion window within the visible gable contains metal windows. Quite austere in character, this building is significant because it is an interesting example of an attractive public utility building.</p>
<p>56, Church Street</p> 	<p>Local Heritage Asset</p>	<p>Former village school with possible C17 origins. Attractive part stone, part brick cottage located on the eastern periphery of the village within the immediate setting of The Holy Cross and St. Mary's church. Altered and refurbished in the 1850s, the school was eventually moved in 1899 to its present site on Lower Street and the old school building was used for meetings and entertainment continuing in use as a village hall until the Memorial Hall was built in 1924. In 1991 the building was sold and converted to a private residence.</p> <p>Two storeys in height, the building sits beneath a shallow pitched gable roof laid in slate. The building is simple in plan form and articulation. Five bays with the central bay contained within a projecting gable. The building has a very regular fenestration pattern. It's location - set back from the road, on rising land on the bend, makes the building visually prominent. The building is significant because of its age and because of its former role as a village school and community hall. It is also prominently located within the setting of the church.</p>

Structure	Status	Assessment of Significance
<p data-bbox="114 193 309 220">2, Church Street</p> 	<p data-bbox="824 193 920 220">Grade II</p>	<p data-bbox="1003 193 2063 791">Small house. C15 and early C16, altered C19 and later. Timber frame with curved braces to front elevation, brick nogging mostly C19, some herringbone pattern. One rendered panel to front of stack. Rubble stone plinth, stack of slender red bricks to right bay, tiled roof. Three bays, two storeys and cellar, upper floor jettied to road with fine moulded bressumer. Ground floor has a small paned paired timber casement and a single fixed leaded light in a metal frame. First floor has C20 paired leaded casements. Door to left bay in doorcase with four centred head with carved spandrels. Right gable shows part of roof truss with arched braced collar. Rear timber casements are C20. Interior. Three bay frame. Ground floor chamfered beams with double stops on hefty braces. Fireplace brassumer partly papered over. The upper floor formed a single chamber. First floor inserted ceiling, replaced and strengthened 2003-4, cutting into previously truncated tie beams on knee braces, possibly a false hammerbeam roof. Very fine roof with three open trusses with large arch braces from collar to rafters. Central truss smoke blackened although wattle and daub panel above is not. Curved tension braces and arched wind braces to the purlins. This fine upper chamber is thought to have formed the solar of a large building. RCHM ii p.247 Mon.17 bibliography 61868 (royal commission on the historic monument of England), an inventory of the historical monuments in Buckinghamshire volume two North, 1913, vol.2, pages(s) 247.</p> <p data-bbox="1003 831 1312 858">Listing Amended 16/07/2004</p>
<p data-bbox="114 914 309 941">4, Church Street</p> 	<p data-bbox="824 914 920 941">Grade II</p>	<p data-bbox="1003 914 2047 1026">Small house. C17 altered. Timber frame with brick infill tiled roof rebuilt brick chimney to left. 2 storeys one bay. Diamond leaded casements 3 light to ground floor paired and single lights above. Board door to right. May incorporate remains of former early C16 building.</p>

Structure	Status	Assessment of Significance
<p data-bbox="120 181 309 220">6, Church Street</p> 	<p data-bbox="815 181 918 220">Grade II</p>	<p data-bbox="994 181 2078 523">House and shop. C17 and early C18, altered. Front to road is of whitewashed rubble stone with large inset ammonites; E. side is timber-framed with whitewashed brick infill and rubble stone plinth; W. side rebuilt in whitewashed brick. C20 tiled roof, half-hipped to front. Rebuilt brick chimney between rear bays. 2 storeys, 3 bays. E. side has irregular wooden casements with single horizontal glazing bars, and entry to centre in glazed lean-to porch. Gable to road has 3-light shop window and paired wooden casement above, both with segmental heads. Former outbuilding to left of gable, of whitewashed brick and weatherboard, is now incorporated into shop and has shop front and one board door.</p>
<p data-bbox="120 533 309 603">8, 10, and 12, Church Street</p> 	<p data-bbox="815 533 981 603">Local Heritage Assets</p>	<p data-bbox="994 533 2078 938">Short terrace of three properties dating from the late C19, prominently located at the front of their plots facing onto Church Street. Two storey with gabled roof, the ridgeline of which runs parallel with the carriageway. The roof is laid in slate. Constructed of red/orange bricks, the building presents a simple and relatively regular fenestration pattern to the street. Windows are six over six sashes and the openings sit beneath stone lintels. The buildings are significant because they are visually attractive, prominently positioned and retain much of their original character, including original, form, massing, outline, materials and articulation. They form part of a group of C19 buildings which developed during a period of significant growth within the village, which was due in part to a period of agricultural prosperity as well as the development of the railway.</p>
<p data-bbox="120 948 309 1018">16, 18, 20, and 22, Church Street</p> 	<p data-bbox="815 948 981 1018">Local Heritage Asset</p>	<p data-bbox="994 948 2078 1289">Short row of buildings dated 1908, prominently positioned at the front of their plots facing onto the carriageway. Two storey with gabled roof, the ridgeline of which runs parallel with the carriageway. The roof is laid in slate and punctuated with brick chimneystacks. Constructed of red/orange bricks which are exposed at ground floor level and roughcast render with smooth cross pattern to first floor level. The building presents a simple and relatively regular fenestration pattern to the street. Windows are six over six sashes and the openings sit beneath stone lintels to ground floor. The buildings are significant because they are visually attractive, prominently positioned and retain much of their original character, including original form, massing, outline, materials and articulation.</p>

Structure	Status	Assessment of Significance
<p data-bbox="120 188 407 220">24, and 26, Church Street</p> 	<p data-bbox="810 194 913 226">Grade II</p>	<p data-bbox="990 194 2072 379">Pair of houses. Dated 1722 in dark header brick flanking C19 C20 extensions. Timber frame with diagonal braces red and vitreous brick infill and rubble stone plinth. Tiled roof rebuilt central brick chimney. 2 storeys and attic 2 original bays. Paired leaded casements small window to centre board door to left flush panelled door to right. Painted phoenix fire insurance plaque to centre. Flanking brick extensions gabled to front the left with attic dormer.</p>
<p data-bbox="120 727 318 759">28, Church Street</p> 	<p data-bbox="810 727 913 759">Grade II</p>	<p data-bbox="990 727 2072 1066">House. C17, altered. Timber frame with diagonal braces and brick infill, part herringbone, whitewashed and part rendered to east. Far gable and ground floor of near bay rebuilt in brick. Rubble stone plinth. Tiled roof half-hipped to front, rebuilt brick chimney between far bays. 2 storeys and attic, 3 bays. Irregular leaded casements. E. side has 2 C17 canted oriel windows on shaped wooden brackets, both with ovolo moulded wooden mullions, that to centre of first floor with blocked side lights, that to ground floor right with small tiled gable above. C17 4-light window between right bays, over lobby entry, has similar mullions. Similar 3-light window to rear. C20 door in C20 brick and tile porch. Board door to first floor at right of centre bay. Gable to street has old diamond leaded casements and single storey rubble stone extension.</p> <p data-bbox="990 1104 2072 1136">Interior: chamfered spine beams, that to centre bay stopped. Large rubble stone fireplace.</p>

Structure	Status	Assessment of Significance
<p data-bbox="114 193 320 220">32, Church Street</p> 	<p data-bbox="824 193 913 220">Grade II</p>	<p data-bbox="981 193 2078 416">House. C17, altered. Timber frame with diagonal braces and colourwashed render infill. C20 tiled roof, brick chimney to rear. L-plan. One storey and attic, 2 bays to front. Ground floor has old leaded windows: one 3-light casement in wooden architrave frame to right, and 2 paired casements. Upper floor has C20 paired leaded casement in gabled eaves-line dormer to right. 4-panelled door in wooden architrave frame between right windows. Rear wing also has C20 leaded casements. Small tiled oven projection to centre of right side. C20 single storey extension to rear.</p>
<p data-bbox="114 512 405 539">34, and 36, Church Street</p> 	<p data-bbox="824 512 913 539">Grade II</p>	<p data-bbox="981 512 2078 699">House. C17, altered. Colourwashed render and brick, some exposed timber-framing, C20 tile roof, rebuilt brick chimneys between wings and to left side. L-plan. 1½ storeys, 2 bays, that to left projecting. Irregular paired barred wooden casements, one single light to ground floor of right gable. Board door in right side wall of left bay. C19 2-storey extension of whitewashed brick to rear has one bay of sash windows.</p>

Structure	Status	Assessment of Significance
<p data-bbox="114 193 412 300">Quainton Almshouses 40, 42, 44, 46, 48, 50, 52, and 54, Church Street</p> 	<p data-bbox="824 193 927 220">Grade II*</p>	<p data-bbox="1003 193 2063 863">Row of 8 almshouses with small outbuilding at each end. Dated 1687 on plaques erected and endowed at the expense of Richard Winwood whose father Sir Ralph was principal secretary of state to James I. Thin chequer brick with vitreous headers moulded brick plinth gauged first floor band course brick pilasters at each end. Old tile roof brick copings to main gables. 4 intermediate brick chimney stacks each with 4 attached diagonal shafts. Symmetrical range of one storey and attic with 8 bays. Paired casements with diamond leading those to ground floor with gauged brick heads those to upper floor set above the eaves in gables with moulded wooden bargeboards. These gables except at centre alternate with smaller gables over single leaded casements. 2-panel doors below in wooden frames with gauged brick heads. Porch projections between bays 3 and 4 and bays 5 and 6 have shaped gables blind painted windows to attics and band courses raised to front over semi-circular brick arches with moulded edges and gauged key and impost blocks. Each porch has shaped plaque with raised inscription tablet in scrolled surrounds and a coat-of-arms with flanking cornucopiae. Side walls of porches have similar arches with wooden shutters and leaded oval windows above. Gable walls of range have segmental-headed openings those to right gable blind those to left with barred wooden casements. Rear is similar to front but with 12 small even gables one segmental. Small symmetrical outbuildings are important parts of composition and have coved segmental gables to front. Side walls have some timber framing but are partly rebuilt in brick.</p>

Structure	Status	Assessment of Significance
<p>Church Of St Mary And The Holy Cross, Church Street</p> 	<p>Grade I</p>	<p>Parish church. C14 nave, aisles and chancel; late C15 W. tower, clerestory, N. chapel and S. porch. N. aisle and S. porch rebuilt and remainder restored 1877. C19 N. vestry. Coursed rubble stone, tiled roofs to nave and chancel, lead roofs to aisles. W. tower of 3 stages has plinth, angle buttresses, restored battlemented parapet with carved figures to string below, and stair turret at S.W. corner. 2-light traceried openings to bell-chamber, restored and reused C14 traceried window and moulded door to west. 5-bay clerestory of 2-light cusped windows with Tudor hoodmoulds. Aisles have 3 bays of 3-light traceried windows with flat heads, originally late C15. E. window of S. aisle is restored 3-light Decorated window. Moulded doorways to N. and S., the S. door with stoup over stone with trefoil ornament. Moulded arch and battlemented parapet to S. porch. Perpendicular N. chapel with similar parapet, 2 bays of 3-light traceried windows and small moulded doorway. Decorated chancel has 3 bays of restored 3-light traceried windows and 5-light window to east. Interior: approximately 4-centred arch to tower. Nave has tall arcades of 5 bays with double chamfered arches on octagonal piers, altered C15. Another arch to N. chapel. Remains of rood-loft stairs in N.E. pier. 2 piscinae in S. aisle, one in rectangular niche, the other in window jamb with 2 cusped ogee openings. Tall double-chamfered chancel arch, the inner order on semi-octagonal piers. C19 ogee piscina and triple sedilia. C19 roofs. Fittings: C15 octagonal font with traceried panels; part of low C15-C16 screen with 4 painted figures in cusped ogee panels, now at E. end of N. aisle; chest with linenfold panels and tablet dated 1775; C19 carved stone reredos, stained glass in E. window, and charity boards. Brasses in chancel to: Margery Verney and children 1509: John Spence, priest, 1485; Elizabeth Chester 1593; Joan Plessi c.1350; Richard Iwardby 1510; and John Lewys, priest, 1422. Important series of fine wall monuments: In S. aisle: a) to Richard Brett, one of the 47 translators of the Bible, and wife Alice, 163?. Small carved and painted figures kneeling at desk in marble aedicule with segmental pediment; b) marble effigies of Richard Winwood and wife 1689, reclining on tomb chest with incised skeleton on front panel. Winwood has finely carved armour and elaborate wig. Wife in loose classical garb leans on her elbow to look over husband. Draped inscription tablet above. Signed Thos. Stayner. In N. aisle: c) to Sir Richard Piggott 1686, Thomas Piggott 1704, and wife Lettice 1735. Signed I. Leoni Archi. Of coloured marble with sarcophagus, relief of cherub heads and surround of Ionic columns, entablature and broken pediment. d) to Susanna and John Dormer of Lee Grange, 1672 and 1675, signed Wm. Stanton. Black and White marble with inscription tablets in moulded surrounds, the upper tablet with flanking portrait busts. In Tower: e) to Robert Dormer, J.P., wife and son, c.1730, attributed to Roubiliac. Imposing composition, finely carved, with son lying on a sarcophagus, father standing to left, and distraught mother kneeling to right. Classical surround. f) to Fleetwood Dormer and family, 1638 and later. Attributed to Grinling Gibbons but carving not of his quality. Awkward composition of urns, putti and obelisks with eagle finials and carved foliage.</p>

Structure	Status	Assessment of Significance
<p>1, and 2, (London House) The Green and 2, Lower Street</p> 	Grade II	<p>Includes no. 2 Lower Street. 3 houses and shop. 2 bays to right are part of C17 L plan house re-fronted and extended 1882. Original building has timber framed gabled projections to rear right gable rebuilt in brick rendered front. Old tile roof half hipped to right central chimney of thin brick. 2 storeys 2 bays. Ground floor has C19 canted bay windows with segmental headed sashes. First floor has 3 pane sash to right and c20 paired wooden casement to left. Central lobby entry has door with segmental head and rendered key block. Rear has an old paired leaded casement to first floor. Late C19-C20 extension to left is of red and yellow brick with wooden casements 6-panelled door to right and shop front to left with curved corner door.</p>
<p>3, The Green</p> 	Grade II	<p>House. C17 altered late C19. Front rebuilt in whitewashed brick with moulded wooden eaves cornice. Whitewashed roughcast and render probably over timber frame to gables. C20 tile roof central chimney of thin brick. 2 storeys and attic 2 bays. Ground floor has late C19 canted bay windows with segmental headed sashes and painted hipped roofs. First floor has 3 pane sashes. Central 6 panelled door with segmental head. Left gable has old 3 light leaded casement to attic. Lean-to to rear.</p>
<p>4, The Green</p> 	Local Heritage Asset	<p>C19 detached brick building set slightly back within its plot with its ridgeline running parallel with The Green. Two storeys with a shallow pitched gabled roof laid in slate with brick end stacks. Symmetrical principle elevation with central doorway flanked by tripartite arched headed sash windows to ground floor. Central single sash to first floor flanked by tripartite sashes. Visually attractive , this simple building retains much of its original external C19 character and features and makes a positive visual contribution to The Green and the Conservation Area.</p>

Structure	Status	Assessment of Significance
<p>5, and 6, The Green</p> 	<p>Local Heritage Asset</p>	<p>Pair of C18/C19 brick cottages set back from the village green behind hedge. Orientated so that their principal elevations face onto The Green. Two storeys, the buildings sit beneath a gabled roof laid in tile. Mid ridge stack marks the division between cottages. Brick end stacks. Cottage to the right (facing) has symmetrical elevation with central doorway contained within enclosed gabled porch. Cottage to left (facing) does have an irregular elevation which includes a ground floor bay window, but nevertheless maintains the strong void to solid ratio which typifies C19 and post C19 buildings. Both buildings despite later alterations present attractive elevations to the green and in terms of their form, massing and outline sit well within their historic context.</p>
<p>7, The Green</p> 	<p>Local Heritage Asset</p>	<p>C18/C19 cottages orientated gable onto and hard up to The Green. Constructed of timber and plain brick (some render), this two storey building sits beneath a hipped roof laid in tile. Ridge and end stacks. Principal elevations face southwards. Irregular fenestration pattern to right hand cottage, greater regularity to cottage to left. Windows, doors and porches are later additions. Despite later alterations the form, massing, scale, outline and materials of the building are in keeping with its neighbouring historic buildings and visually it makes a positive contribution to the character and appearance of the Conservation Area.</p>
<p>8, The Green</p> 	<p>Local Heritage Asset</p>	<p>C19 building situated hard up to and orientated gable onto The Green. Two storey, the building sits beneath a gabled roof. Principal gabled range with subservient parallel range set slightly back. Constructed of brick, rendered and painted with applied timber to apex of gable. GR post-box painted black integrated into left corner of building. Despite alterations to windows, this is an unassuming building which in terms of its form, scale and massing is in keeping with its historic neighbours makes a positive visual contribution to the character of The Green and The Conservation Area.</p> 
<p>9, The Green</p> 	<p>Grade II</p>	<p>Cottage. C17 early C18 altered. Timber frame with brick infill right bay and ground floor of left bay rebuilt in brick. Old tile roof rebuilt brick chimney to left. One storey and attic 2 bays. C20 wooden casements: 4 light bow window to left 3 light casement to right 2 paired casements in eaves line dormers with catslide roofs. Central C20 door. Extensions to rear. More timber framing visible inside.</p>

Structure	Status	Assessment of Significance
10, The Green		<p>Grade II</p> <p>Cottage. C17 early C18 altered. Timber frame with brick infill part with rubble stone plinth. Old tile roof flanking brick chimneys that to left rebuilt C20 that to right attached to stack of no. 11 also C20. One storey and attic 2 bays. C20 wooden casements: 3 light to ground floor the right a bow window; 2 light to attic in eaves line dormers with slate roofs. C20 door in lobby entry to left.</p>
11, The Green	 	<p>Grade II</p> <p>House. Dated 1763 on bricks altered mid C19. Right side is of red brick with gauged brick heads to ground floor openings. Front has ornamental pebbledash with smoothly rendered and whitewashed quoins and bonded surrounds to openings. Brick plinth. Old tile roof hipped to right. Brick chimneys. L plan. 2 storeys 3 bays. Old paired leaded casements with pebbledash voussoirs. Central 6 panelled door top lit in wooden architrave frame with flat wooden cornice hood. Right side has 4 bays of similar casements the second bay with a 2 panelled door and an early C19 extension to right. Phoenix fire insurance plaque. Graffiti on elevation fronting onto Upper Street records the date 1764. Plaque at upper right-hand corner of front wall records birth of George Lipscomb historian of Buckinghamshire in this house January 4th 1773.</p>
Cross Farmhouse 12, The Green		<p>Grade II*</p> <p>House. Dated 1723 on carved stone plaque with Dormer family coat-of-Arms. Chequer brick with vitreous headers, red brick quoins and window surrounds, and moulded plinth, first floor band course and eaves. Old tile roof, brick coped gables, partly rebuilt brick chimney between right bays. Double pile plan, the narrow rear range with 3 hipped roof spurs at right-angles to front range. 2 storeys and attic, 5 bays. 3-pane sash windows in flush wooden frames. 3 C20 hipped dormers with paired leaded casements, blocked cellar window to right. Centre bay has blind window panel over 9-panelled door in Wooden frame. All openings to main floors have segmental heads. Similar sashes or blind windows to sides, the left gable with oval window to attic, and Regency ironwork brought from Aylesbury. Small C20 brick extensions with entry and garages at N.W. corner. House said to have been built by Robert Dormer, J.P., for one of his daughters.</p>

Structure	Status	Assessment of Significance
<p>Windmill Cottage 13-15, The Green</p> 	<p>Grade II</p>	<p>House at one time 3 cottages. C17 altered late C18 and later. Rubble stone plinth some thin brick above. Some timber framing partly rendered in cross wing to right and in left gable. Remainder rebuilt in red and vitreous brick the first floor of centre bay patterned with vertical strips of red brick. Partial first floor band course dentil eaves. Old tile roof half hipped over cross wing. Chimney of thin brick between left bays another small brick chimney to right wing. L-plan the right bay projecting to front. 2 storeys 3 bays. C20 3 and 4-light barred wooden casements. C20 door between left bays board door with segmental head in left return wall of right bay. Small brick extension to left.</p>
<p>Quainton Windmill, The Green</p> 	<p>Grade II*</p>	<p>1st October 2013 List Description amended and listing upgraded from II to II*</p> <p>Summary of Building: Corn windmill, tower type, built 1830-32 by James Anstiss (Miller and Farmer), restored by the Quainton Windmill Society over a period of thirty-three years.</p> <p>Reasons for Designation Quainton Windmill, a brick-built tower mill completed in 1830, is listed at Grade II* for the following principal reasons:</p> <p>Architectural interest: the windmill reflects in its design and machinery the specific function it was intended to fulfil and how it was adapted to meet changes in technology and in the economy;</p> <p>Intactness: the original mill machinery and fittings are intact and in working order;</p> <p>Rarity: it is an example of a tall six-storey windmill and is the third tallest windmill in England. It was altered to be operated by an auxiliary steam engine which unusually was placed within the structure of the mill.</p>
<p>16, The Green</p> 	<p>Grade II</p>	<p>House. Late C18 altered. Red brick old tile roof flanking brick chimneys. 2 storeys and cellar 3 bays. 4 pane sashes those to ground floor with altered heads those above with shallow gauged heads. Cellar window with segmental head to right. Central C20 gabled brick porch with door and fanlight in depressed arch. C19 bay to rear of right bay C20 extension to rear of left bay. Included for group value.</p>

Structure	Status	Assessment of Significance
Market Cross, The Green	Grade II*	Remains of Cross. Probably C15. Stone. Worn Stop chamfered shaft with small hollow at base of N. Side. Square plinth on three steps. Scheduled Ancient Monument.
		
17, The Green	Grade II	Cottage. Late C17 early C18. Thin chequer brick with band courses to first floor and at eaves-level of gable. Old tile roof, external brick chimney, partly rebuilt, to right side. 1½ storeys, one bay. Gable facing The Green has 3-light wooden casements with segmental heads and C20 glazing. Door in C20 gabled brick porch to left. Paired C20 metal casement to left side, just below eaves. Small lean-to to rear of chimney on right side.
		
18, and 19, The Green	Grade II	Pair of cottages. Late C17 early C18 altered. Timber frame with colourwashed brick infill to rear remainder rendered and colourwashed probably mud and rubble. Corrugated iron over thatch roof hipped to left half hipped to right. Central brick chimney. One storey and attic 2 bays. Ground floor has paired leaded casements and board doors to left and right. Attic has one similar casement in dormer.
		

Structure	Status	Assessment of Significance
<p>25, 26, and 27, The Green</p> 	<p>Local Heritage Assets</p>	<p>Terrace of three C19 brick cottages located hard up to the edge of the pavement on the eastern side of The Green. Two storeys the buildings sit beneath shallow pitched gabled roofs laid in slate. Ridge and end stacks. Their regularly articulated elevations create strong architectural rhythms. These cottages retain a great deal of their external character and features and, in terms of their scale, form, massing, outline and detailing sit well within their historic context. They form part of a group of C19 buildings that represent a period of significant change and development within the village.</p>
<p>31, The Green</p> 	<p>Grade II</p>	<p>House. Circa 1830. Red brick dentil eaves slate roof flanking brick chimneys. 2 storeys 2 bays. Double fronted. 4 pane sashes those to ground floor with roughly gauged brick heads. Central flush panelled door top lit in C20 gabled trellis porch. Additional bay to right has 2 storey projection with small gables to sides and C20 4 pane sashes.</p>
<p>The George and Dragon complex 32, The Green</p>  	<p>Local Heritage Asset</p>	<p>Public house prominently positioned onto The Green. The asymmetrical C19 frontage suggests a much older building. Side elevation reveals evidence of timber framing. First record of it being a licensed property is in 1777 when it was called the St. George. It is believed that the right hand side of the building (facing) formed the original public house and that the left hand side (facing) was a later addition which was incorporated into the public house c. 1839. The name of the public house was changed to The George and Dragon in 1854. The stables were sold and converted to a butchers shop, which they remain today.</p> <p>Principal building is two storeys in height with fully hipped roof laid in slate. Central front door but asymmetrical fenestration, in particular to the right hand side (facing). Windows are all modern replacement. The former butchers, which is the oldest part of the building, is located to the side of the public house. It is set back from The Green behind a small forecourt. Constructed of buff coloured bricks the building is two storeys in height and sits beneath a gabled roof, the ridgeline of which runs parallel with the carriageway. Modern window and doors.</p> <p>These buildings are important for their age, their form and the role they played and continue to play in the social history of the village.</p>

Structure		Status	Assessment of Significance
35, and 36, The Green	No photo available	Grade II	House, formerly a pair. Early and late C18. 3 bays to left have timber frame of slight scantling with whitewashed brick infill. Bay to right is mostly of whitewashed brick with modillion eaves. Old tile roofs, half-hipped to left; brick chimneys. 2 storeys, 4 bays. Irregular barred wooden casements, those to ground floor of bays one and 3 in small bay windows. C20 doors to centre and left of right bay, that to centre with board hood, that to right with cornice hood on brackets. Interior has spine beams with small chamfers.
37, and 38, The Green		Local Heritage Assets	<p>Pair of semi-detached late C19 or early C20 cottages, prominently located fronting onto The Green. Constructed of red brick with buff coloured brick stringcourse . Two storeys, buildings sit beneath gabled roof, laid in slate with ridgeline running parallel with the carriageway. Brick end stacks. Symmetrical frontage consisting of central doors set within arched recessed porches. Canted bays to either side of doors. First floor has one four light and one two light sash. Windows are modern.</p> <p>Despite alterations, the buildings retain much of their original materials, form and character. They are visually attractive and instantly recognised as late C19, or early C20 buildings – a period of considerable change within the village. Nos. 37 and 38 form part of a group of with nos. 40, 41, 42 and 43, The Green.</p>
39 The Green	No photo available	Grade II	<p>House. C17 altered C18 and later. Coursed rubble stone plinth timber frame with diagonal braces and brick infill raised eaves. Right gable rebuilt in red brick. Old tile roof half hipped to right. Rebuilt brick chimney to left. 2 storeys and attic one bay. Leaded casements 3 light to ground floor of front 2 light above. Gable has board door and single light to ground floor and 2 light casement to attic. Rear has old 3 light casement with diamond leading and moulded mullions and lean to below. Interior: stop chamfered spine beam; fireplace with dressed stone jambs and stop-chamfered cambered wooden lintel.</p>

Structure	Status	Assessment of Significance
<p>40, and 41, The Green</p> 	<p>Local Heritage Assets</p>	<p>Pair of semi-detached late C19 or early C20 cottages, prominently located fronting onto The Green. Constructed of red brick with buff coloured brick stringcourse . Two storeys, buildings sit beneath gabled roof, laid in slate with ridgeline running parallel with the carriageway. Brick end stacks. Symmetrical frontage consisting of central doors set within arched recessed porches. Canted bays to either side of doors. First floor has one four light and one two light sash. Windows are modern.</p> <p>Despite alterations, the buildings retain much of their original materials, form and character. They are visually attractive and instantly recognised as late C19, or early C20 buildings – a period of considerable change within the village. Nos. 40 and 41 form part of a group of with nos. 37, 38, 42 and 43, The Green.</p>
<p>42, and 43, The Green</p> 	<p>Local Heritage Assets</p>	<p>Pair of semi-detached late C19 or early C20 cottages, prominently located fronting onto The Green. Constructed of red brick with buff coloured brick stringcourse. Two storeys, buildings sit beneath gabled roof, laid in slate with ridgeline running parallel with the carriageway. Brick end stacks. Symmetrical frontage consisting of central doors set within arched recessed porches. Canted bays to either side of doors. First floor has one four light and one two light sash. Windows are modern.</p> <p>Despite alterations, the buildings retain much of their original materials, form and character. They are visually attractive and instantly recognised as late C19 or early C20 buildings – a period of considerable change within the village. Nos. 42 and 43 form part of a group of with nos. 37, 38 40 and 41, The Green.</p>
<p>45, The Green</p> 	<p>Grade II</p>	<p>House. C17 early C18 altered late C18 and later. Rubble stone plinth timber frame with brick infill to ground floor and end walls colourwashed roughcast above. Moulded wooden eaves cornice with small modillions. Old tile roof rebuilt brick chimney between left bays C19 brick chimney to rear right hand corner. 2 storey 3 bay range to left with taller gabled bay of 2 storeys and an attic to right. Irregular leaded casements those to first floor old all with wooden shutters. Board door in third bay has modest wooden open pediment on shaped brackets. Small extension set back to left.</p>

Structure	Status	Assessment of Significance
4, Upper Street		<p>Local Heritage Asset</p> <p>Detached one and a half storey building, similar in design to 14 Upper Street and constructed by the same developer. Buildings date from the early C20. Situated slightly back within its plot but above the height of the road. The building sits beneath a gabled roof, laid in clay tiles. Central chimney stack and centrally positioned gabled dormer breaking the eaves line. Building is rendered and painted with applied timber framing to first floor. Two windows positioned centrally within the dormer and two bay windows with clay tile roofs to ground floor. Small single storey lean-to to left hand (facing) gable. Despite being set back from the carriageway, this building is visually prominent, due to its elevated position, its rendered and applied timber principle elevation and its central window and dormer. Despite later alterations the building retains its original form, scale, massing and much of its character and is a visually attractive example of an early C20 building within the village.</p>
The Boot Cottage 6, Upper Street		<p>Grade II</p> <p>House. C17 early C18, altered. Refronted or rebuilt in whitewashed brick with some timber framing in left end. Hipped thatch roof with brick chimneys to ends of ridge. L-plan. One storey and attic, 2 main bays with flanking half bays. C20 paired leaded casements, those to ground floor with segmental heads, 2 to attic in dormers with tiled aprons. Lean-to in front of right bay has slate roof and similar 3-light casement. Single storey range to rear of left bay. Formerly the Boot Inn.</p>
8, Upper Street		<p>Local Heritage Asset</p> <p>Detached building, thought originally to have been two cottages. Dates from late C18 or early C19. Set back from the road and partially obscured by hedging along the front boundary. Two storeys beneath a shallow pitched gable roof laid in slate. Irregularly positioned brick chimney stacks constructed of buff and red bricks. The building is rendered with interesting circular pattern on first floor between first and second bay from the left (facing). Two storey canted bay to right with slate roof. Entrance door contained beneath an open gabled porch supported on thin columns. Modern windows within what appears to be original openings. Despite later alterations, 8, Upper Street is a visually attractive. The building forms part of a group with 10, Upper Street which is similar in scale, form and materials.</p>

Structure	Status	Assessment of Significance
<p>The Vine 10, Upper Street</p> 	<p>Local Heritage Asset</p>	<p>Example of substantial detached building built in 1831. Set back from the road and elevated above the height of the carriageway. Similar to no.8, The Vine is two storeys beneath a shallow pitched roof laid in slate. The roof is hipped rather than gabled like no.8. Irregularly positioned brick chimney stacks constructed of bricks. The building is constructed of brick and stone and like no.8 is rendered and painted. Four bays with entrance contained beneath attractive wooden gabled open porch in third bay from left (facing) Single storey canted bays with slate roofs to either side of entrance. Windows mixture of timber sash and casements as well as modern insertions. Despite later alterations, this is a visually attractive example of a relatively large C19 building and forms part of a group with 10, Upper Street which is similar in scale, form and materials.</p>
<p>12, Upper Street Hatherways</p> 	<p>Grade II</p>	<p>House. C16 - C17, altered. Timber frame with whitewashed render infill, thatched roof, and rebuilt chimney with grouped shafts of thin brick between left bays. 2 storeys, 3 bays. Irregular ledged casements, those to ground floor centre and first floor of left bays old, remainder C20. Upper windows in right bays are cross casements, partly in thatch. C20 door to right. Another door to right of left bay has thatch hood and flanking old single ledged lights. Small wing to rear of right bay has some timber framing inside. Lean-to to remainder of rear. Interior: outer bays have heavy joists along axis of building, the left bay also with cross passage; centre bay has stop-chamfered spine beam and joists and single-sided stone fireplace; small blocked 2-light window in original rear wall has diamond and moulded mullions.</p>
<p>14, Upper Street</p> 	<p>Local Heritage Asset</p>	<p>Detached one and a half storey building, similar in design to 4 Upper Street and constructed by the same developer. Buildings date from the early C20. Situated slightly back within its plot but above the height of the road. The building sits beneath a gabled roof, laid in clay tiles. Central brick chimney stack and centrally positioned gabled dormer breaking the eaves line. At no. 14, the apex of the dormer has been infilled with later applied timber boards. No. 14 is rendered and painted, but unlike no. 4 there is no applied timber framing to first floor. Two windows positioned centrally within the dormer and two flush three light casements to first floor. Small single storey flat roofed garage and entrance extension to right hand (facing) gable. Despite being set back from the carriageway, this building is visually prominent, due to its elevated position, its rendered and principle elevation and its central window and dormer. Despite later alterations the building retains its original form, scale, massing and much of its character and is a visually attractive example of an early C20 building within the village.</p>

Structure	Status	Assessment of Significance
<p>17, Upper Street Colonsay</p> 	<p>Local Heritage Asset</p>	<p>Substantial Edwardian building which is shown on historic maps of the village as having being located within sizable grounds. The plot has subsequently been subdivided and developed. Large two storey building, the principle elevation of which faces away from the road, to take advantage of the magnificent views to the south. Part of the rear elevation and rear wing of the building are visible from the road. Both sit beneath steeply pitched hipped roofs laid in slate. Tall elegant external brick chimney visible on left hand gable (facing). Ceiling heights within the main range are clearly high, which combined with elegant timber sash windows must create well-proportioned and well illuminated internal spaces. Small hipped enclosed porch to rear wing. The building is rendered and painted. The building is significant because it is a substantial and relatively high status example of Edwardian development within the village. Historically, the subdivision of the grounds of 17, Upper Street, marked the beginning of substantial modern development along the Winwood Drive.</p>
<p>Glebe Cottage 5, Upper Street</p> 	<p>Grade II</p>	<p>House. C17 altered. Timber frame with colourwashed brick infill and blackened rubble stone plinth. Left side wall is of colourwashed brick. Thatched roof over 3 bays to right hipped old tile roof over left bay. Flanking and central brick chimneys that to centre partly of thin brick that to right external with coursed rubble stone base. 2 storeys 4 bays. C20 leaded casements 3 light to ground floor remainder 2 light. Board door to right to centre. House now incorporates former barn at right angles to rear of right bay.</p>

Structure	Status	Assessment of Significance
<p>1, Lower Street The Old Forge</p> 	Grade II	<p>House. C17 altered. Timber frame with diagonal braces and whitewashed brick infill. Half hipped old tile roof partly rebuilt central brick chimney. L plan. 1 ½ storeys 2 bays. Wooden casements with horizontal glazing bars 3 light to ground floor 2 light in gabled eaves line dormers. Blocked window below eaves to right of centre. Central lobby entry with board door. Rear wing is mostly of whitewashed brick. Timber framed and gabled projection in rear angle has old paired leaded casements. Small lean-to to remainder of rear.</p>
<p>3, Lower Street The Old Sportsman</p> 	Grade II	<p>Public house. C17. Timber frame with diagonal braces and whitewashed brick infill. Half hipped thatch roof brick chimney between left bays later smaller chimney to right. 1 1/2 storeys 3 bays. Barred wooden casements : 3 light to ground floor of left bays canted bay window to right one paired casement to centre of upper storey in thatch. Board doors to right of left and centre bays. Gable to street has similar 3 light casement to first floor. C20 extensions to far gable. Interior has stop chamfered spine beams.</p>
<p>5, Lower Street Walnut Cottage</p> 	Grade II	<p>House. C17 altered. Some timber framing but mostly rebuilt in whitewashed brick. Half hipped thatch roof partly tiled to rear; chimney of thin brick between right bays c19 chimney to left. 1 1/2 storeys 3 bays. C20 leaded casements: 3 light to ground floor of right bays 2 light with segmental head to ground floor left; 2 light to first floor of right bays in thatch eyebrows. C20 door between left bays with gabled timber hood. Conservatory to right. .</p>

Structure	Status	Assessment of Significance
Pump 	Local Heritage Asset	<p>C19 metal pump, complete with handle. This is an attractive structure that adds to the visual attraction of the street. It is interesting in terms of our understanding of the role water sources played in the original development of the village as well as the development of water and sanitation during the C19 and C20 centuries. This pump is one of a group of three similar pumps located throughout the village.</p>
Nos 11 and 13, (The Old Farmhouse) 	Grade II	<p>House formerly a pair. C17 altered and extended. Timber frame with diagonal braces whitewashed brick infill and rubble stone plinth. Left bay is later extension of whitewashed brick. Tiled roof central chimney of thin brick later chimney to left. L plan. One storey and attic 4 bays. Ground floor of 3 bays to left has paired leaded casements that to centre old. Windows above are in eaves line dormers the left with C20 paired leaded casement and gable the right with paired barred wooden casement and sloping roof. Right bay has C19-C20 gabled extension of whitewashed brick with C20 leaded casements. C20 door to centre of range. Weatherboarded extension to left.</p>
19, Lower Street 	Local Heritage Asset	<p>This simple one and a half storey building is orientated gable onto the carriageway. Although much altered, the narrow gable and steep pitch of the gabled roof suggests that this building is may have historic origins. In terms of its form, scale, massing, articulation and position on its plot, the building is very much in keeping with surrounding historic buildings. For these reasons it has been identified as making a positive contribution and identified as being of local note.</p>

Structure	Status	Assessment of Significance
21 and 23, Lower Street		<p>Local Heritage Asset</p> <p>Pair of cottages possibly dating from the late C18/early C19. Two storeys, part brick, part timber-frame construction. Rendered and painted. The buildings sit beneath gabled roofs laid in slate, the ridgelines run parallel with the carriageway. The external form of the building suggest the earliest range is that to the right (facing) with central mid-ridge chimney and that the single bay range to the left (facing), which has a slightly lower ridgeline, may well be a later addition. Two enclosed brick porches have been added to the principle elevation. The fenestration pattern to the front elevation is asymmetrical and there is a strong solid to void ratio. The windows themselves are modern insertions. These buildings have been identified as being of local note because of their prominent position and the strong positive visual contribution they make to the street scene. It form, scale, massing materials and articulation are in keeping with other historic buildings within the village and within the immediate environment of Lower Street.</p>
33, Lower Street		<p>Local Heritage Asset</p> <p>Tucked back from the street frontage behind 31 and 35 Lower Street, 33, Lower Street is glimpsed from the carriageway. Although this building has been significantly altered, it is structure of this site is visible on C19 maps of the village. Despite significant alteration to the fenestration, the form and small scale of the building and its positioned back from the carriageway is of interest and reflects other similar arrangements within the village(for example 35 – 39, The Green) where historic buildings sit behind frontage buildings. This building warrants further investigation.</p>
35, Lower Street		<p>Grade II</p> <p>House. Late C16-early C17, altered. Colourwashed roughcast over timber frame, C20 tile roof, C20 brick chimney to near gable. 2 storeys, 2 bays, gabled to street. Barred wooden casements: 2 single lights to ground floor and 2 paired casements to first floor of gable end. Door at near end of left wall in wooden architrave frame. C20 lean-to to remainder of left side.</p> <p>Interior shows heavy timbering with slightly curved braces and wind-braces. Chamfered spine beam in main ground floor room, fireplace totally altered.</p>

Structure	Status	Assessment of Significance
37, 39, and 41, Lower Street		<p>Local Heritage Asset</p> <p>This short row of early C20 (date plaque states 1911) is prominently positioned towards the front of their plots facing onto Lower Street and the access to Wheelrights Yards on the opposite side of the road. Although the building has been significantly changed and some of the original fabric lost, it remains recognisable as an early C20 building. The late C19 and early C20 formed part of a significant period of growth within Quainton which coincided with a period of agricultural prosperity and the development of improved transportation within the area. Development on this scale was not seen again until after the Second World War with the expansion of housing estates to the west of the village. Nos, 37, 39 and 41, Lower Road, form part of a group with other early C20th buildings such as 4, 14 and 17, Upper Street which mark a last flourish of development within the village just prior to the First World War.</p>
43, Lower Street		<p>Local Heritage Asset</p> <p>Substantial building dating from the late C18 / early C19. Visually prominent in the streetscape, the building is positioned close to the front of its plot. Simple rectangular plan form with single storey extension to front left hand (facing) bay. Building is contained to the side and front by a part brick, part stone wall. Two and a half storeys in height, the building sits beneath a steeply pitched gabled roof laid in clay tiles, the roofline of which runs parallel with the carriageway. Brick end stacks, the front roof plane is punctuated by hipped dormers. Constructed of vitrified bricks with red bricks used to articulate fenestration openings. Relatively regular fenestration pattern, windows are for the most part 3 over 3 sashes. This building has been identified as being a heritage asset due to its age, architectural form, prominent location and because of the positive visual contribution it makes to the streetscape.</p>
57, Lower Street Orchard Cottage		<p>Grade II</p> <p>House. C17 extended C18, altered. Timber frame with whitewashed brick infill on whitewashed rubble stone base. Frame of left bay is of slighter scantling. Whitewashed rubble stone and brick to rear wall. Thatch roof, hipped to left, half-hipped to right. Rebuilt brick chimney between right bays. 1½ storeys, 3 bays. Right bays have C20 3-light leaded casements to ground floor, 3 2-light in thatch, and central C20 door. Board door in left bay.</p>

Structure	Status	Assessment of Significance
<p>The Laurels 59, Lower Street</p> 	<p>Grade II</p>	<p>House. C17, altered mid-late C18. Colourwashed roughcast to front, rendered gables. Old tile roof, 2 large square intermediate brick chimneys, both rebuilt. 2 storeys, 5 bays. 4-pane sashes in wooden architrave frames. Centre bay has blind painted window in similar frame to first floor, and flush-panelled door, also with architrave frame and stone voussoir head. Interior shows timber frame in right gable and part of rear wall.</p>
<p>24-26 Lower Street Wheelwright Cottages</p> 	<p>Grade II</p>	<p>Pair of houses. C17 early C18 altered. Timber frame with whitewashed brick infill part with rubble stone plinth the left bay of thin whitewashed brick to front. C20 tiled roof on slightly raised eaves. Chimney of thin brick to centre other brick chimneys to right gable and to front between left bays. One storey and attic 4 bays. Left bay has old 3 light leaded casement with segmental head and another partly leaded to attic in left gable. 3 light wooden casements with single horizontal glazing bars to remainder 3 to first floor in gabled eaves-line dormers. 2 board doors in gabled trellis porches one to centre the other between right bays.</p>
<p>Quainton Church of England School</p> 	<p>Local Heritage Asset</p>	<p>Late C19 school set back on the northern side of Lower Street. Frontage range is late C19 with later extensions to the rear. Single storey, rectangular in plan form with four projecting gables articulating front elevation. Prominent brick chimneys, gabled roof laid in clay tiles. Windows are mixture of mullion and transom and casement set within stone surrounds, the combination of brick and stone creating an attractive visual contrast. The building is significant because of age, architectural detailing and due to its role within the social history of the village. It is an attractive building retaining many of its external features and forms part of a group of C19 buildings found throughout Quainton which represent a period of growth and change within the village. The building continues in its original use as a school and remains an important focus to the community life of the village.</p>

Structure	Status	Assessment of Significance
<p data-bbox="120 188 309 220">22, Lower Street</p> 	<p data-bbox="810 194 981 258">Local Heritage Asset</p>	<p data-bbox="990 194 2072 673">Late C19 brick building positioned close to the front of its plot. The building is orientated gable onto the street and is one and a half storeys. The building sits beneath a steeply pitched gable roof laid in plain clay tiles. A cluster of four chimney stacks arranged in diamond formation and constructed of buff coloured bricks are positioned on the mid point of the ridgeline. These form a distinctive and eye-catching element to the skyline when looking in both directions along the eastern end of Lower Street. Walls are constructed of buff coloured brick with red/orange brick used to articulate fenestration openings. Regular fenestration pattern to visible elevations. Two gable dormers break through the eaves line of the principle elevation. Central entrance is not contained within a enclosed lean-to modern porch. Despite loss of original windows and later additions, this building maintains much of its original, form, character and significance. It is prominently positioned and its, form, architectural detailing and use of contrasting coloured materials make it a visually attractive and eye catching building which makes a positive contribution to the street scene.</p>
<p data-bbox="120 730 376 762">The Saye and Sele Hall</p>  	<p data-bbox="810 737 981 801">Local Heritage Asset</p>	<p data-bbox="990 737 2072 1104">Date plaque suggests that this building was constructed in 1911 by the Saye and Sele Foundation for the training of apprentices. Set back from the northern side of Lower Street on slightly elevated ground. Main range is storey building with simple rectangular plan form with later extensions to side and rear. Building sits beneath a relatively steeply pitched gable roof laid in tiles and the ridgeline of which runs parallel with the carriageway. Central gabled dormer breaks through the eaves line containing a large multi-light window. This window is flanked to either side by smaller windows. The whole effect is creates a very simple and regular principle elevation. This building is important because of its age, form and the contribution it makes to our understanding of the social history of the village. It forms part of a group of late C19 and early C20 buildings that were constructed for the community and at a time of growth and change within the village.</p> <p data-bbox="990 1145 2072 1209">Today the building is used by various local community groups such as the Brownies and Scouts. The building is in need of refurbishment.</p>

Structure	Status	Assessment of Significance
16, Lower Street		<p>Local Heritage Asset</p> <p>This simple building is prominently positioned at the front of its plot and is visually prominent within the streetscape. Despite later extensions to the rear, the simple form of the building, its steeply pitched roof (which may indicate that it was originally thatched), irregular fenestration pattern and strong solid to void ratio suggest that this building may have much early origins and therefore be of interest. The simple character of this building render it visually attractive and it forms part of a group of historic buildings found throughout the village which are small in scale and simple in form, outline and articulation.</p>
8, 10, 12 and 14, Lower Street		<p>Grade II</p> <p>Row of 4 cottages which formed part of the Winwood Trust which provided accommodation for poor people. First mentioned in 1765. Red and vitreous brick with red brick quoins and window surrounds. First floor band course whitewashed rendered plinth. Old tile roof brick chimney to rear of centre. One storey and attic 4 bays. Paired casements with diamond leading partly missing: 6 windows to ground floor with segmental heads; 4 to first floor in gabled eaves line dormers. 4 board doors with segmental heads.</p>
6, Lower Street Bakers Cottage		<p>Local Heritage Asset</p> <p>Late C19 brick building, (originally more than one cottage) positioned close to the front of its plot. Two storeys, the building sits beneath a shallow pitched gable roof laid in slates. Brick chimney stack positioned on the ridgeline. Walls are constructed of buff coloured brick with red/orange brick used to articulate fenestration openings and quoins. Three 8 over 8 timber sash windows to first floor, two 8 over 8 sashes and a tripartite sash to ground floor with two doorways now clocked. All openings to ground floor contained beneath red brick arches. This building maintains much of its original, form, character and significance. It is prominently positioned and its, form, architectural detailing and use of contrasting coloured materials make it a visually attractive and eye catching building which makes a positive contribution to the street scene.</p>

Structure	Status	Assessment of Significance
<p data-bbox="114 193 353 268">The Swan and Castle 52, Lower Street</p> 	<p data-bbox="824 193 978 256">Local Heritage Asset</p>	<p data-bbox="1003 193 2056 788">Late C19 public house prominently positioned at a pinch point in Lower Street and close to Townsend. Two storeys with two gable ranges fronting onto Lower Street. The building sits beneath gabled roofs laid in tiles with prominent chimney stacks. The building has a pleasing asymmetry to its design which adds to its architectural interest. The right hand (facing) range extends forward of the left and is articulated by an over-sailing first storey supported at ground floor by a glazed canted bay. The left hand (facing) storey is articulated by an oriel window at first floor level and applied timber framing in the apex of the roof. Constructed of brick the first floor of each range is partly rendered. Both gables facing onto Lower Street are adorned with decorative detailing, that to the right (facing) includes floral swags and representations of a swan and castle. Decorative plasterwork also extends to the first floor side elevation seen from Townsend and includes the date 1888). This building is significant not only for its form and surviving architectural features but also in terms of its contribution to the social history of Quainton. It is an example of a building that was built for a particular purpose and which through its architectural and decorative detailing advertised its function. It once formed an important social focus to the community and its decorative flamboyance as well as prominent location makes it an important visual landmark within the village.</p>

Structure	Status	Assessment of Significance
1, The Strand		<p>Local Heritage Asset</p> <p>Early C19, possibly older. Small cottage, prominently at the front of its plot and visually prominent within the street scene. The building is rendered and two storeys in height. It sits beneath a steeply pitched gable roof, the ridgeline of which runs parallel with the carriageway. The roof is thatched. There is an end stack to the left hand (facing) gable. Despite alterations to the windows, this building is significant, because it forms part of a group of small cottages of two or three bays found within the village. These simple modest vernacular houses often have much earlier origins than their external appearance may indicate. These are very valuable survivals of a humble building type and they greatly contribute to the character and appearance of the village.</p>
3, 5, 7, 9, and 11, The Strand		<p>Local Heritage Assets</p> <p>Row of cottages, C19 or possibly earlier. Altered. Two storeys the buildings sit beneath a shallow pitched gable roof laid in slate, the ridgeline of which runs parallel with the carriageway. Two chimney stacks irregularly located along ridgeline. Walls are rendered, exposed timber on no.7. Irregular fenestration pattern, all windows and doors are modern replacements. Although altered, these buildings maintain their form, massing and outline. They are visually prominently positioned hard up to the back edge of the pavement creating a strong building line and helping to create a sense of enclosure and channel views along the street.</p>
Tuesday Cottage 15, and 19, The Strand		<p>Grade II</p> <p>Originally two houses, now one cottage. C17 and early C18. Timber frame with colourwashed brick infill gable to street rebuilt in brick. Thatch roof half hipped to right. Brick chimneys between outer bays that to right of thin brick C20 chimney to front right. 1½ storeys 4 bays. Irregular C20 leaded casements 2 to first floor in thatch. C20 door in second bay. Lean-to extension of colourwashed render with tiled roof to front and side of right bay has similar casements and door.</p>
2-2a The Strand		<p>Grade II</p> <p>Range of 2 houses. C17 early C18 alterations to late medieval building. Timber frame with whitewashed render infill. Thatched roof half hipped to right part of the lower front pitch tiled over raised eaves. 4 brick chimneys. 1½ storeys 5 bays. Ground floor has irregular barred wooden casements the 4th bay with a canted bay window. Upper floor has 4 paired barred wooden casements that in 4th bay in thatch the others in eaves line dormers with slate or corrugated iron roofs. Half glazed door between bays 3 and 4. Gabled projection to second bay has tiled roof door with flanking single casements and porch to front. This bay has flanking cruck trusses.</p>

Structure	Status	Assessment of Significance
<p>20, The Strand</p> <p>The Old Police House</p> 	<p>Local Heritage Asset</p>	<p>Late C19 detached building prominently situated at the eastern entrance to the village. Formerly a police house, a cell still survives within the garden. Visually attractive building set slightly back from the road edge behind a wooden fence. Two storeys with shallow pitched hipped roof laid in slate. Chimney stack to right hand (facing) gable. Regular principal elevation with central doorway contained within a hipped porch flanked to either side by windows. Three windows above. All windows are modern replacements. The building is rendered.</p>

Structure	Status	Assessment of Significance
<p>Winwood Cottage 6, Townsend</p> 	Grade II	<p>House, thought originally to have been subdivided into two cottages. C17. Timber frame with brick infill to gables and part of the rear. The remainder has been rebuilt in brick, part rendered and part whitewashed. Roof is gabled and laid in tiles. Chimney of thin bricks located between left bays. Two storeys and 3 bays. Four three light barred wooden casements with segmental heads to ground floor. Paired barred wooden casements to first floor. C20 doors to left and centre, the central door below C20 half-timbered projection jettied on posts. C20 extension to rear of left bay. Interior has heavy framing in partition walls and stop chamfered lintels to fireplaces.</p>
<p>Townsend Cottage 8, Townsend</p> 	Grade II	<p>Small house. C17, altered. Right bay has timber frame with diagonal braces and whitewashed brick infill, left bay recased in whitewashed brick. Half-hipped thatch roof, rebuilt central brick chimney. 1½ storeys, 2 bays. C20 leaded windows to ground floor, the left bay with French doors and bay window, the right bay with 3-light casement. Upper floor has old paired leaded casement in thatch to right, an old small leaded light to centre below eaves, and C20 paired leaded casement partly in thatch to left. Central C20 door with thatched hood on carved wooden brackets. Small single storey bay set back to left is half-timbered with tiled roof.</p> <p>This building is thought to have been a lace school during the C19</p>
<p>Townsend Farm</p> 	Grade II*	<p>House. Circa 1730s or earlier, re-fronting and extension to the. Red and vitreous brick with band courses and red brick quoins and window surrounds. Left bays have moulded brick plinth and eaves right bay with coursed rubble stone plinth. Old tile roof brick chimneys to rear. Main part of 2 storeys and attic with 2 slightly asymmetrical cross wings each of one bay flanking narrow centre bay. Lower of one bay, flanking narrow centre bay. Lower bay of one storey and an attic to rear. Front has 3-pane sashes with chequered segmental heads, blind and painted round windows to attics in gables and central 6-panelled door top-lit in trellis porch. Left side has 3 blind windows to first floor. Right side has one bay of sashes. Barred wooden casements to rear wing. Interior: central bay is occupied by contemporary staircase with a variety of turned balusters altered newel posts and handrail. Rear wing has stop-chamfered spine beam and joists.</p>

Structure	Status	Assessment of Significance
11 and 12, Townsend 	Local Heritage Assets	Pair of C19 cottages prominently positioned along the eastern side of Townsend, helping to enclose the space formed by the junction. Both buildings have been extended and altered, but they do retain elements of their original character in terms of form and construction materials. Two storeys with shallow pitched gable roof clad in slate. Constructed of red/orange bricks with buff coloured bricks used to articulate openings and for quoins. The combination of different coloured bricks creates an eye-catching contrast and is a decorative technique found in other C19 buildings located around the village.

Structure	Status	Assessment of Significance
<p>1 and 3, North End Road</p> 	<p>Local Heritage Assets</p>	<p>Early C19 semi-detached buildings situated on the western side of North End Road. Positioned close to the front of their plots these buildings sit beneath a gabled roof laid in slate, the ridgeline of which runs parallel with the carriageway. A brick chimney stack, positioned centrally on the ridge, breaks up the roofline. Two storeys in height, the upper storeys of each building are rendered, while the ground floors are plain brick. This results in an attractive contrast of both colour and texture. The buildings present very regular fenestration patterns to the road frontage as consisting of entrance doors located within the bays located closest to each gable end and centrally positioned two storey bays. These simple, but attractive buildings make a positive visual contribution to the street. They retain much of their original form, and character and form part of a group of late C19 and early C20 buildings which mark a last flourish of development within the village just prior to the First World War.</p>
<p>5, 7 and 9, North End Road</p> 	<p>Local Heritage Assets</p>	<p>Late C19 or early C20 terrace of three cottages. Situated towards the front of their plot on the western side of North End Road. Two storeys in height, the buildings sit beneath a gabled roof, laid in slate, the ridgeline of which runs parallel with the carriageway. The ridgeline is punctuated by brick end and ridge chimney stacks. The buildings are constructed of red/orange brick and are very simple in their articulation. Fenestration patterns are regular. Although the original doors and windows have been lost, the original openings remain as do the basic form, massing and outline of the buildings. They are attractive buildings which form part of a group of late C19 and early C20 buildings which mark a period of significant development and change within the village.</p>
<p>20 North End Road North End Lodge (South view)</p> 	<p>Grade II</p>	<p>House. 3 C17 bays rebuilt to front remainder surrounded by C20 extensions. Original rear and end walls retain much timber framing; front wall rebuilt in brick and covered with colourwashed roughcast the ends and centre marked with pilasters. Hipped C20 tile roof 2 rebuilt brick chimneys near ends of ridge. 2 storeys and attic 3 bays with narrow extension to right and conservatory to left. C20 barred wooden casements those to ground floor with segmental heads. Attic has 2 skylights and 2 dormers. C20 doors to centre and between original left bays. The latter with flat hood on brackets. Interior has deeply chamfered spine beams to ground floor and curved wind-braces in central attic room.</p>

Structure	Status	Assessment of Significance
20 North End Road North End Lodge (North view)		
24 North End Road	Photo not available	Grade II House. C17 altered. Timber frame with whitewashed brick infill rubble stone plinth. Right bay has whitewashed rubble stone to front and gable walls. C20 tile roof chimney of thin brick between left bays later brick chimney to right. One storey and attic 3 bays. Irregular c20 metal casements those to upper floor in gabled eaves line dormers. C20 door in gabled whitewashed brick porch between left bays another C20 glazed door between right bays. Lean-to to rear has slight timber frame part with whitewashed brick infill part weatherboarded. Interior shows diagonal braces in framing and diagonal wind-braces. RCHM ii p.247 Mon. 22.
2, Lee Road		Local Heritage Asset Early C20 century detached building prominently situated at the junction of Lee Road, North End Road and Townsend. The building marks the south-western extremity of the built village and is therefore important as a visual landmark. Set back slightly from the road behind a high hedge, the building is constructed of brick and sits beneath a full hipped roof laid in slate with prominent chimney stacks to each gable. The building is two storeys in height and symmetrical in its layout with two storey windows bays arranged to either side of a central doorway. Despite alterations, this building maintains much of its original character and form and is significant due to its location and also because it forms part of a group of buildings from the early C20 century that marked the final flowering of development within the village following the significant changes that occurred during the mid to late C19th.

Structure	Status	Assessment of Significance
<p data-bbox="120 181 414 220">1, 1a, and 3, Station Road</p> 	<p data-bbox="815 181 981 258">Local Heritage Asset</p>	<p data-bbox="994 181 2072 526">Row of three C19 cottages arranged in an L shaped plan, prominently positioned towards the front of their plots on the eastern side of Station Road. Two storeys in height, the buildings sit beneath gabled roof laid in slate, the ridgelines of which are punctuated by chimney stacks. Constructed primarily of orange brick with areas of buff coloured brickwork. The buildings are irregular fenestration pattern of the wing facing onto the road, appears to result from later alterations to openings. The simplicity of the buildings outline and articulation is a key element of its character and these aspects are similar to other C19 works cottages found through the village. The building, despite some later alteration is significant because it reflects a period of growth within the village when the economy was based on agriculture.</p>
<p data-bbox="120 568 414 606">5, and 7, Station Road</p> 	<p data-bbox="815 568 981 644">Local Heritage Asset</p>	<p data-bbox="994 568 2072 912">Late C18 or possibly early C19 building prominently positioned towards the front of its plot on the eastern side of Station Road. The range to the rear is two storeys and sits beneath a half-hipped roof, the ridgeline of which runs parallel with the carriageway. At the right hand end (facing) of the building is what appears to be a later two storey plain brick gable extension and single storey porch. The main range of the building is rendered. The fenestration to both ranges has been altered and the original windows lost. The form, massing and outline of this building remains relatively unaltered and is in keeping with the those of surrounding historic buildings. Despite alterations the building makes a positive visual contribution to the character and appearance of Station Road.</p>
<p data-bbox="120 954 414 992">11, Station Road</p> 	<p data-bbox="815 954 981 1031">Local Heritage Asset</p>	<p data-bbox="994 954 2072 1273">Two storey rendered cottage situated a short distance back within its plot on the eastern side of Station Road. This building is difficult to age, but its form, scale, asymmetrical elevation and steeply pitched roof all indicate building of a significant age. The small scale character of the building is similar to other buildings within the village for example 16 and 19, Lower Street. The steep pitch of the gable roof, now laid in plain clay tiles, may indicate that the building was originally thatched. The irregular fenestration pattern and smallness of the opening which create a solid to void ratio all suggest a building of historic interest. Despite alterations, the building is attractive and makes a positive contribution to both the character and the appearance of the Conservation Area.</p>

Structure	Status	Assessment of Significance
<p>13, Station Road Thorngumbald</p> 	<p>Local Heritage Asset</p>	<p>C18/C19 cottage set a short distance back within its site facing onto Station Road. One and a half storey in height, the building sits beneath a thatched roof. Brick end stacks and single storey later extension to right hand (facing) gable. Two small dormers contained within roof plane. Central doorway contained beneath timber lintel, flanked to either side by windows. This attractive cottage is significant because of its age, and because it retains much of its simple character, form and massing. It is also one of only a handful of buildings within the village that have a thatched roof. This building makes a positive visual contribution to the character and appearance of the street.</p>
<p>Station Road Farmhouse 17, Station Road</p> 	<p>Grade II</p>	<p>House. Late C16 C17 extended C18 altered. Timber frame with diagonal braces brick infill and rubble stone plinth. Left side rebuilt in brick C19. Old tile roof half hipped over main wing. Rebuilt chimney of thin brick to centre. L plan the left bay gabled and projecting with outshot to right side and lean to extension to front of rear wing. 2 storeys 2 bays. Outshot has C20 paired metal casement. Right bay has paired barred wooden casement and door in lean to and 3 light leaded casement above. Lower c18 bay to right is of red and vitreous brick with first floor band course and has cellar opening with segmental head old paired leaded casement with similar head to ground floor and 2-light window below eaves. Small outbuilding attached to right is of rubble stone concrete blocks and weatherboarding.</p>
<p>25, Station Road</p> 	<p>Local Heritage Asset</p>	<p>Originally a C19 weatherboarded barn which may have been originally associated with the Old Farmhouse complex, now converted to a domestic dwelling. Single storey with a steeply pitched gable roof laid in tiles, the ridgeline of which runs parallel with the carriageway. The base of the barn is constructed of stone with weatherboarding above. Despite its conversion to a domestic dwelling, the building maintains the simple clean outlines associated with utilitarian outbuildings. Window openings have been inserted into the elevation facing the road. The roof plane is uninterrupted by openings which helps to reinforce the buildings former utilitarian character. It is a visually prominent building located close to the road edge at the southern edge of the village. It forms part of a group of utilitarian outbuildings (which have been converted to domestic use) which reflect the former importance of agriculture as to the mainstay of the village's economy.</p>

Structure	Status	Assessment of Significance
<p>4, 6 and 8, Station Road Hope Cottage</p> 	<p>Local Heritage Asset</p>	<p>Row of former cottages, orientated gable onto Station Road. Constructed of rubblestone with red brick used to articulate the window openings. The buildings are two storey and sit beneath a shallow pitched gabled roof laid in slate. Brick end stacks. The scale, form, regularity of fenestration pattern and shallow pitched slate roof all suggest that the cottages date from the C19 and form part of a group of buildings constructed in the village during a time of considerable change. The cottages are significant because of their date and form and also because they are visually prominent in views looking northwards along Station Road.</p>

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