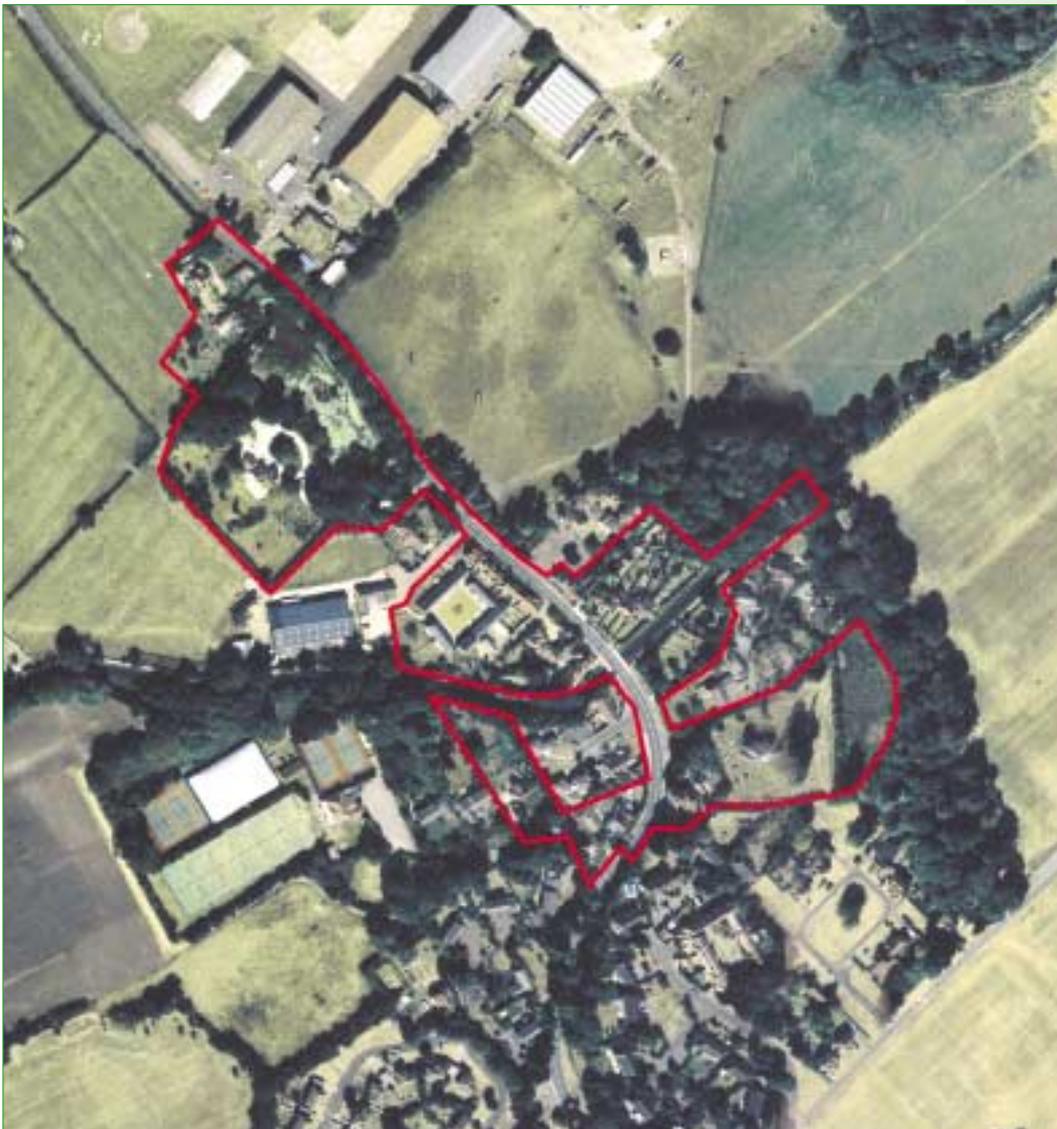


Halton Conservation Area



*Designated by the Council December 2003
following public consultation*

Halton Conservation Area



St. Michael and All Angels Church

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Designated by the Council 10th December 2003 following public consultation.

Information contained in this report is correct at the time of compilation, January 2003

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Chapter 1

INTRODUCTION

- 1.1 Conservation Area status recognises that Halton is "an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance".
- 1.2 The designation of Halton as a Conservation Area will influence the way in which the Local Planning Authority applies its planning policies to the area and will ensure that any alterations or extensions to buildings within or adjacent to the Conservation Area are constrained by the need to respect the special characteristics identified in this document, the Local Plan and Supplementary Planning Guidance.
- 1.3 Designating a Conservation Area does not remove or diminish other legislation that may apply within an area, including Listed Building protection, protection for Ancient Monuments and Tree Preservation Orders. It does however impose planning controls in addition to those that normally apply. For further information please refer to the District Council's advisory leaflet on 'Conservation Areas.'
- 1.4 The following report describes the criteria that have been used, and the judgements made, in defining the Conservation Area boundaries within Halton. It provides an appraisal that identifies, describes and illustrates the features and characteristics of the village that justify the Conservation Area designation.
- 1.5 The following principles have also been applied in defining the boundary:
 - Wherever possible the boundary follows features on the ground that are clearly visible, for example walls, hedges, building frontages. This is to minimise confusion.
 - Where there are important buildings, the boundary includes their curtilage. This is due to the importance of the setting of buildings and also to ensure that the Conservation Area is not eroded if land is sold or sub-divided.
 - Where landscape features such as a row of trees or an important hedge define a land boundary, then the Conservation Area status is assumed to apply to features on both sides of the boundary. It is not therefore necessary to define the width of a hedge or the span of a tree.

¹ The Planning (Listed Buildings and Conservation Areas) Act 1990

Chapter 2

APPRAISAL

- 2.1 Halton is located in the Vale of Aylesbury in Buckinghamshire, at the foot of the Chiltern Hills approximately two miles north of Wendover, one mile south-east of Weston Turville and four miles south-east of Aylesbury.
- 2.2 The historic core of Halton is small, but the periphery of the village has grown significantly in more recent times with the development of R.A.F. Halton. To the east of the village is the grade II* Halton House and its surrounding grounds which are included on the national list of Registered Parks and Gardens.
- 2.3 The Conservation Area boundary encompasses only the historic core of the village and has been drawn tightly to exclude any areas of modern development.

The Origins and Development of Halton

- 2.4 The earliest documentary references to the manor of Halton suggest that circa 970 it was in the possession of Aschwyn Bishop of Dorchester who later bestowed it on Christchurch monastery at Canterbury. No archaeological evidence survives to indicate earlier settlement on or near the present site of the village.
- 2.5 Prior to the Norman invasion of 1066, the manor was held by Leofwine, the brother of King Harold. It is not clear how the manor came to be in his possession and it has been suggested that he may have acquired it illegally. Following Leofwine's death at the Battle of Hastings, his land was confiscated and the manor of Halton was granted to Llanfranch, the first Norman Archbishop of Canterbury. In 1070 the manor was eventually restored to the monastery of Christchurch.
- 2.6 The reference to Halton in the Domesday Book of 1086 shows that the manor was relatively wealthy supporting seven plough teams and also included a watermill and an area of woodland.
- 2.7 Following the Dissolution of the monasteries during the reign of Henry VIII, the manor of Halton was confiscated from the monastery at Christchurch and sold to Sir Henry Bradshawe, a successful lawyer and Chief Baron of the Exchequer, whose tomb survives in St. Michael and All Angels church.
- 2.8 The manor remained in the Bradshawe family until the reign of Elizabeth I when it passed to the Fermor family who farmed it for the next 150 years, eventually selling it to Sir Francis Dashwood, first Baronet of West Wycombe, in 1720. In 1781, the 2nd Baronet died without an heir and left the manor to his half brother John Dashwood-King whose son, also called John, inherited the manor in 1793. It was Sir John Dashwood-King, 4th Baronet of West Wycombe, who was responsible for rebuilding the parish church in Halton.
- 2.9 During the late 18th century the appearance of Halton changed considerably with the construction of the Wendover branch of the Grand Junction Canal (later amalgamated with other canals to form the Grand Union Canal) which runs through the heart of the village. The Wendover Arm was designed as a feeder branch to the Grand Junction Canal and stretches from Wendover to Bulbourne near Tring. The canal's construction transformed the appearance

of the village and the surrounding landscape. The medieval mill and millstream in the village were destroyed and the creation of a reservoir at Weston Turville flooded the old Halton to Wendover road. Work on the canal was completed by 1797, but by 1900 it was beginning to leak and shortly afterwards it was closed and fell into disuse.

2.10 The Dashwood-King family did not reside at Halton until 1815 preferring their principal family estate at nearby West Wycombe. However, in 1815 Sir John Dashwood-King (4th Baronet) moved to Halton taking up residence in the Old Manor house, thereby allowing his eldest son George to occupy the family seat at Wycombe. By the late 1830s and 1840s the relationship between father and son had begun to sour due to financial disagreements and in 1849, when Sir John Dashwood-King died, he left his son with debts of such enormity that he was forced to sell the Halton estate.

2.11 The estate was purchased from the Dashwood-King family in the early 1850s by Baron Lionel Rothschild. It was the Rothschild family who were responsible for the most dramatic changes to the appearance of Halton, demolishing virtually the entire village and rebuilding it over the following decades.



Halton House

2.12 Baron Lionel Rothschild did not take up residence at Halton, viewing it as a financial investment and a convenient hunting lodge. After his death in 1879, Halton passed to his son Alfred, a bachelor and charismatic playboy who decided to demolish the old manor house, which lay a little to the west of the church, and build a new and lavish residence to the east of the village in a flamboyant pseudo French Renaissance style.

2.13 Work started on the building, which was designed by W. R. Rogers of Cubitts & Co., in 1881 and was completed in 1883. Surrounding the house were formal gardens and woodlands. The grounds of Halton House are included in the Historic Parks and Gardens Register.

2.14 Halton's relationship with the armed forces was established in 1913 when Alfred Rothschild gave an area of his estate to the military authorities to be used as a training camp. Halton was ideally suited for this purpose, being located close to London and well served by transport links. Halton then became a technical training school for aircraft mechanics and following Alfred's death in 1918, the whole estate was sold to the Royal Air Force and permanent facilities established.

Landscape

2.15 The village of Halton is situated at the foot of the north-west facing slope of the Chiltern Hills approximately 4 miles south-east of Aylesbury. The south-easterly approach to Halton from the Haddington Hill junction of the B4009, and that from the direction of Weston Turville to the north-west, are both dominated by development associated with RAF Halton Camp. The development of the camp during the First and Second World Wars has had a fundamental impact upon the character and form of development in this area. As a result of the development of the camp, the village of Halton has increased in size and its historic core has become enveloped by later development.

2.16 Approaching from the south-east, the road to Halton descends a hill from the junction with the B4009 Wendover to Tring road. At the bottom of the hill the road bends sharply to the north-east which marks the entrance to Halton village and the southern boundary of the Conservation Area. Views of the whole of the village are truncated by another sharp bend a short distance further along the road. However, straight ahead and forming the focus to views, is the 19th century Ivy Cottage set against a backdrop of trees, above which rises the spire of St. Michael and All Angels Church.

2.17 From the direction of Weston Turville, the approach to the village is marked by an avenue of trees which line either side of the road. Through these trees the views extend north-eastwards across RAF Halton airfield towards the bulky outline of aircraft hangers. On the south-western side of the road are the substantial and currently well maintained grounds of Tree Tops House.

2.18 The central focus to Halton village is the Wendover Arm of the Grand Union Canal which runs in a north-east to south-west direction through the heart of the historic village. The canal is now disused and its simple grass bank and slightly overgrown appearance add to the picturesque charm of the village.



Wendover Arm of the Grand Union Canal

2.19 The views gained from the road bridge in each direction along the canal are amongst the most attractive in the village. Looking north-east from the road bridge, views channelled along the short straight stretch of canal are truncated by the grade II listed 19th century blue metal bridge (Rothschild Bridge) and a belt of trees beyond. Looking in the opposite direction, a slight bend foreshortens views along the canal and trees and vegetation lining part of the southern bank form an attractive backdrop.

2.20 Trees make a positive contribution to the character and appearance of Halton. There are a number of trees protected by Tree Preservation Orders situated at the south-western entrance to the village which help to screen the visual impact of modern development to either side of the road. To the north-east of Halton, a narrow belt of trees provides a strong visual boundary to the village forming an attractive setting to the canal and to prominent buildings such as the church. As well as providing attractive visual backdrops, trees reinforce the rural character of the village helping to integrate it into the landscape, emphasising individual features and framing views.



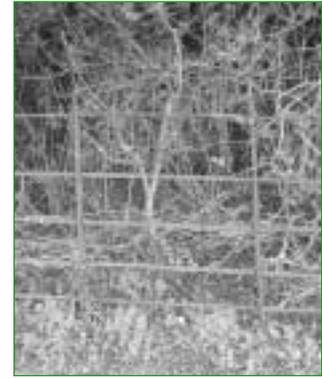
View looking south-east from the main road towards the grounds of Halton House

2.21 The treatment of boundaries within the village make an important contribution to the character of the Conservation Area. Timber and metal fencing is the most common form of boundary and are often softened by hedges which have been planted adjacent to them. Hedges also define boundaries, especially adjacent to the canal, and there are examples of brick walls such as those that form the front boundary to Lower Farmhouse and Ivy Cottage. Along either side of the road bridge crossing the canal are unattractive and poorly maintained modern painted metal railings.



Timber fencing

- 2.22 With the exception of the un-paved towpaths beside the canal, no traditional surfacing materials survive in Halton. Pavements are surfaced in tarmac adam but stone sett kerbing has been used in preference to concrete to respect the historic character of the village.



Metal estate railings

Townscape Quality

- 2.23 The historic core of Halton is small and concentrated along the main road that runs in a roughly south-east to north-west direction through the village. The majority of the older buildings are concentrated towards the north-western end of the village around the canal and Lower Farmhouse, and around the church at the south-eastern end of the village. Between these two concentrations of historic development, is a short section of modern housing, located to either side of the main road. These areas of modern development are arranged around cul-de-sacs and do not reflect the layout, form or appearance of the historic development within the village. For this reason these buildings have been deliberately excluded from the Conservation Area.
- 2.24 The majority of the historic buildings within Halton are orientated towards the main road which runs through the heart of the village. The exception is Canal Cottage which is positioned gable-on to the road and presents its principal elevation to the canal. Within the village are examples of buildings positioned immediately adjacent to the road (23 and 24 Halton Village), slightly back from the road (Lower Farmhouse) or a significant distance back from the road (5-11 Halton Village and 14-15 Halton Village).
- 2.25 Halton has a distinctly 19th century feel which reflects its connection with the Rothschild family who purchased the estate in 1853 and undertook a programme of building improvements. However, a number of buildings within the village have earlier origins, such as Lower Farmhouse, which dates from the 17th century and The Old Post Office which is 18th century or earlier.
- 2.26 With the exception of Ivy Cottage, the cottage adjacent to the Old School and Canal Cottage, the earlier historic buildings within Halton tend to be semi-detached or terraced. Buildings vary in scale ranging from the smaller semi-detached cottages, such as 10 and 11 Halton Village, to Lower Farmhouse, which is a substantial building now divided into a number of dwellings. Generally buildings tend to vary between one and a half and two and a half storeys in height with relatively narrow gables. Plot sizes range from the long narrow gardens of 5 to 11 Halton Village to the more substantial grounds of 14 and 15 Halton Village (now one property). The gardens of 23 and 24 Halton Village are shaped by the bend in the road, and that of Canal Cottage follows the line of the canal.



View of Lower Farmhouse from the north-west

- 2.27 The Rothschild family's philanthropic legacy at Halton is still clearly visible in the style and form of the majority of the historic properties in the village. The buildings constructed or altered by the Rothschild family during the late 19th century display a distinctive flamboyance in their architectural style and detailing which is characteristic of their estate buildings throughout the District. The buildings in the village are characterised by their steep tiled roofs, gables and dormers with decoratively carved wooden bargeboards, ornamental brick chimneys,

textured surfaces of rough plaster, applied timber detailing and, particularly distinctive to Halton, decorative plaster panels with shallow incised figurative scenes.

2.28 Traditional local building materials are key elements that make up the character of Halton. Although brick is the dominant building material in the village, many of the properties have been rendered and painted and their walls have a rough textured appearance. Applied timber framing ornaments many buildings, reinforcing the distinctive estate character of the village.

2.29 The majority of historic roofs in Halton are steeply pitched gable roofs covered with handmade plain clay tiles. There are also examples of full-hipped and half-hipped roof forms and Canal Cottage has a distinctive mansard roof. On several buildings fishscale tiles have been used to create a decorative patterning to the roof. A number of traditional roofing materials have been replaced with modern machine made tiles which detracts from the appearance of individual buildings and the character of the streetscape as a whole.

2.30 Dormers are a common feature of buildings in the village. They form a principal decorative detail and are gabled eyebrow dormers (the Old Post Office), full gabled dormers with decorative bargeboards (Lower Farmhouse) or catslide dormers (Ivy Cottage and Canal Cottage).

2.31 Chimneys are also prominent and attractive architectural features that add visual interest to the roofscapes of individual historic buildings in Halton. Notable chimneys include the elegant brick and terracotta decorative chimneys on Lower Farmhouse and the clustered brick stacks on 6 Halton Village, the Old Post Office and Ivy Cottage.

2.32 The windows in the historic houses in Halton tend to be vertically proportioned wooden casements and openings are generally small in relation to wall area. There are also examples of wooden mullion and transom windows, such as 7 to 9 Halton Village, and elegant arched lights and leaded casements at Lower Farmhouse. Windows are key elements in the character of individual buildings and the streetscape as a whole and it is fortunate that the majority of the historic buildings within the village have retained their historic windows.

Assessment of Character

2.33 On the north-western side of the main road at the south-western end of the village is the Old Post Office. Originally 18th century in date, the building (now two cottages) was greatly altered during the 19th century in the Rothschild estate manner. The building is two-storeys in height with a projecting two-storey gable at the south-western end. The lower storey of the building is colour washed brickwork and the upper storey is roughcast render, with the exception of the projecting gable, which is tile hung. Of particular note are the four oval plaster panels incised with figurative compositions representing the Four Seasons positioned between the windows on the upper storey of the main range.



Incised plaster panel on gable of Woodcutters Cottage



Mansard roof of Canal Cottage

2.34 Ivy Cottage is positioned on the outer curve of a sharp bend a short distance to the north-east of the Old Post Office. It is situated at an angle to the bend and faces towards the south-west and thus provides a focus to views when entering the village from the direction of the Haddington Hill junction. The building, which is set slightly back from the road behind an ornate brick balustrade wall, was constructed c.1870 in the Rothschild estate manner. It is a one and a half storey brick building with a two-storey, part tile hung, gable wing to the north-west, the upper storey of which oversails the lower storey on exposed beam ends. The building is characterised by a steeply pitched tile roof which sweeps down to low eaves at first floor level. The pitch of the roof is further emphasised by a three-light catslide dormer which is located in a slightly offset position on the principal roof plane. Particularly prominent are the tall elegant brick chimney stacks positioned at either end of the building.

2.35 Ivy Cottage and its grounds partially obscure views of the church of St. Michael and All Angels which is located a short distance to the north-east. Unusually the church is positioned a long way back from the road and, although on slightly raised ground, does not form the focus to any principal views within the village. Built by Henry Rhodes in 1813, and heavily restored and remodelled between 1886 and 1887, the church is built with squared blocks of sarsen or greyweather stone and the joints are galletted with pieces of flint. The roof is slate, and this, combined with the grey of the stone and lack of ornamental detail, gives the church a rather austere and plain appearance. Perhaps the most significant views of the church are gained from the aptly named modern development of Church View to the north-west, outside the boundary of the Conservation Area.



St. Michael and All Angels Church

2.36 To the north-west of the Church is nos. 14 and 15 Halton Village (now one dwelling). Situated some distance back from the road behind a substantial hedge, the building is situated at a slight angle to the road and very close to the dense hedge which marks the north-west boundary with the canal towpath. The building, which is late 19th or early 20th century, is rendered with a steeply pitched tiled roof, symmetrical gables with applied timber framing and prominent chimneystacks. This building makes a positive contribution to the character of the Conservation Area and helps to obscure views of the Church View development.



14 & 15 Halton Village

2.37 The Rothschild Bridge was built c.1880 and spans the Wendover Arm of the Grand Union Canal a short distance to the north-east of the road bridge. The bridge is a single span and is built of cast iron with moulded ashlar stone and brick piers and abutments. The main girders have shallow curved soffits and diagonally braced spandrels and the parapet is decorated with panels of ornamental ironwork. All the metal elements of the bridge are painted light blue, which ensures that the structure stands out clearly against the canal and a backdrop of trees and forms a prominent and attractive focus to views looking from the road bridge along this stretch of the canal.

2.38 To the south-east and north-west of the Rothschild Bridge is a small copse containing a mixture of broadleaf trees. This area, on the boundary of the Conservation Area, is particularly important not only for wildlife, but also because it provides an attractive setting which frames the bridge and helps to define the edge of the village.

- 2.39 To the north-west of the Grand Union Canal, on the north-eastern side of the main road, is a small group of 19th and 20th century cottages, nos. 6 to 11 Halton Village. Nos. 10 and 11 are a pair of late 19th century semi-detached cottages situated some distance back from the road and adjacent to the canal. Nos. 7 to 9 consecutively form a row of later cottages constructed in a more flamboyant style with prominent gables on the principal elevation with applied timber detailing and ornate decorative wooden vergeboards. The buildings retain their original wooden transom windows and, on the ground floor, each cottage has a canted bay window with hipped tiled roofs. Particularly eye-catching are the two prominent brick chimneys with clustered stacks situated at each end of the fully hipped roof.



7 & 9 Halton Village

- 2.40 The most interesting building within this group is no.6, which is a small two-storey detached 19th century cottage. The building is unique within the village because it is constructed of flint with red brick dressings and it has a steeply pitched tiled roof with full hipped and half-hipped gables. Like the Old Post Office and Lower Farmhouse the building is adorned with a shallow incised plaster figurative panel on the principal elevation. The panel on no. 6, which is rectangular in shape and is positioned above the right hand first floor window, shows foresters at work.

Woodcutters Cottage
6 Halton Village

- 2.41 All the buildings within this group make a positive contribution to the character of the Conservation Area. They are all situated back from and at a slight angle to the road and they are viewed against an attractive background of trees. However, the setting of the buildings is somewhat compromised by the parking area along the north-east edge of the main road and the unattractive metal railings of the road bridge.

- 2.42 At the north-western extremity of the Conservation boundary is 34 Halton Village. Situated a short distance back from the south-eastern side of the main road, this simple part brick, part timber estate cottage heralds the beginning of Halton village. Like other buildings within the village the cottage has a incised plaster panel and to the north-west of the main dwelling are attractive brick outhouses.

- 2.43 To the south-east of 36 Halton Village is Tree Tops. This attractive rendered building is partially screened from view by trees and hedgerow that form the boundary of the property and the road. The building is set back within substantial and extremely attractive and currently well maintained grounds which are dominated by a very large pond.

- 2.44 Arguably the most interesting building in the village is Lower Farmhouse, which is situated on the south-western side of the main road opposite the entrance to Old School Close. This large and complex building forms the focus to views looking in both directions along the main road and makes a powerful statement at the north-western entrance to the village. The south-eastern end of building is believed to date from the 17th century, but the building was extended and considerably altered during the 1870s possibly by George Devey. This flamboyant building encompasses a wide range of architectural detailing and materials including brick, stone, applied timber, roughcast render and wall tiles. The steeply pitched roof and prominent dormers are covered with plain tiles and several of the ornate chimney stacks which punctuate the roofline have elaborately moulded terracotta shafts. The building is also liberally adorned

with various plaques of wood, stone, brick or plaster with Rothschild mottos and devices and incised plaster panels depicting rural scenes.

- 2.45 To the south-east of Lower Farmhouse is Canal Cottage. It is a very prominently positioned building adjacent to the canal and gable-on to the main road. It is an attractive 19th century cottage with a distinctive mansard roof, the only example of this roof form in the village. The range closest to the road is rendered with small-paned wooden casement windows irregularly arranged on the principal elevation, and a multi-casement catslide dormer within the lower roof plane. A simple two-storey weather-boarded lean-to adds interest to the principal elevation and prominent chimneystacks dominate the roofline adding interest to the outline of the building.



View of Lower Farmhouse from the south-east

The key buildings in this area are:



The Bothies, Chestnut End



*Woodcutters Cottage,
6 Halton Village*



The Old Post Office



The Old School House



Ivy Cottage



36 Halton Village



*St. Michael and All Angels
Church*



Tree Tops



14 & 15 Halton Village



Lower Farmhouse



Rothschild Bridge



Canal Cottage



7-11 Halton Village

Other important features in this area are shown on the map at the back of this document.

Chapter 3

DESIGNATION

- 3.1 The Conservation Area Map identifies features important to the character of the Conservation Area. Building groups, listed buildings, important townscape views and green areas are shown. The written description and the Conservation Area map describe and show where development control policies will apply.
- 3.2 The map defines the extent of the area that is regarded as possessing those qualities of townscape, character or historic interest which Conservation Area designation is proposed to protect.

Chapter 4

ENHANCEMENT OPPORTUNITIES

- 4.1 Halton village has experienced quite a lot of infill development in more recent times, which has considerably altered the character of the village. Developments such as Church View, Brookside and Old School Close have introduced a form of development that does not relate to the character or layout of historic properties within the village. For these reasons the Conservation Area boundary has been drawn to exclude these areas. A number of enhancement measures have also been identified and these are described in order to target investment should resources become available in the future.

Suggested Improvements

- 4.2 Overhead wires along the main road through Halton are dominant features that detract from the visual quality of the street.
- 4.3 The metal railings along the road bridge are unattractive and poorly maintained. Replacement railings of a more traditional design would enhance the visual quality of the street.
- 4.4 A reduction in the impact of on-street parking to the front of 6 to 11 Halton Village would improve the visual quality of the street.
- 4.5 An improvement in the quality and appearance of road and pavement surfaces would enhance the visual appearance of the Conservation Area.
- 4.6 An improvement in the quality of street furniture including street lighting, signage and refuse bins would enhance the visual quality of the Conservation Area.
- 4.7 Trees and hedgerows make a positive contribution to the quality of the Halton Conservation Area, helping to reinforce the rural character of the village. Careful planting can also help to reduce the visual impact of less sensitive developments upon the setting of individual buildings and upon significant views.
- 4.8 Undertake environmental improvements to the canal (such as the removal of weeds) providing this work is not harmful to wildlife. The possibility of re-opening the canal could provide opportunities to seek improvements to the canal environment.

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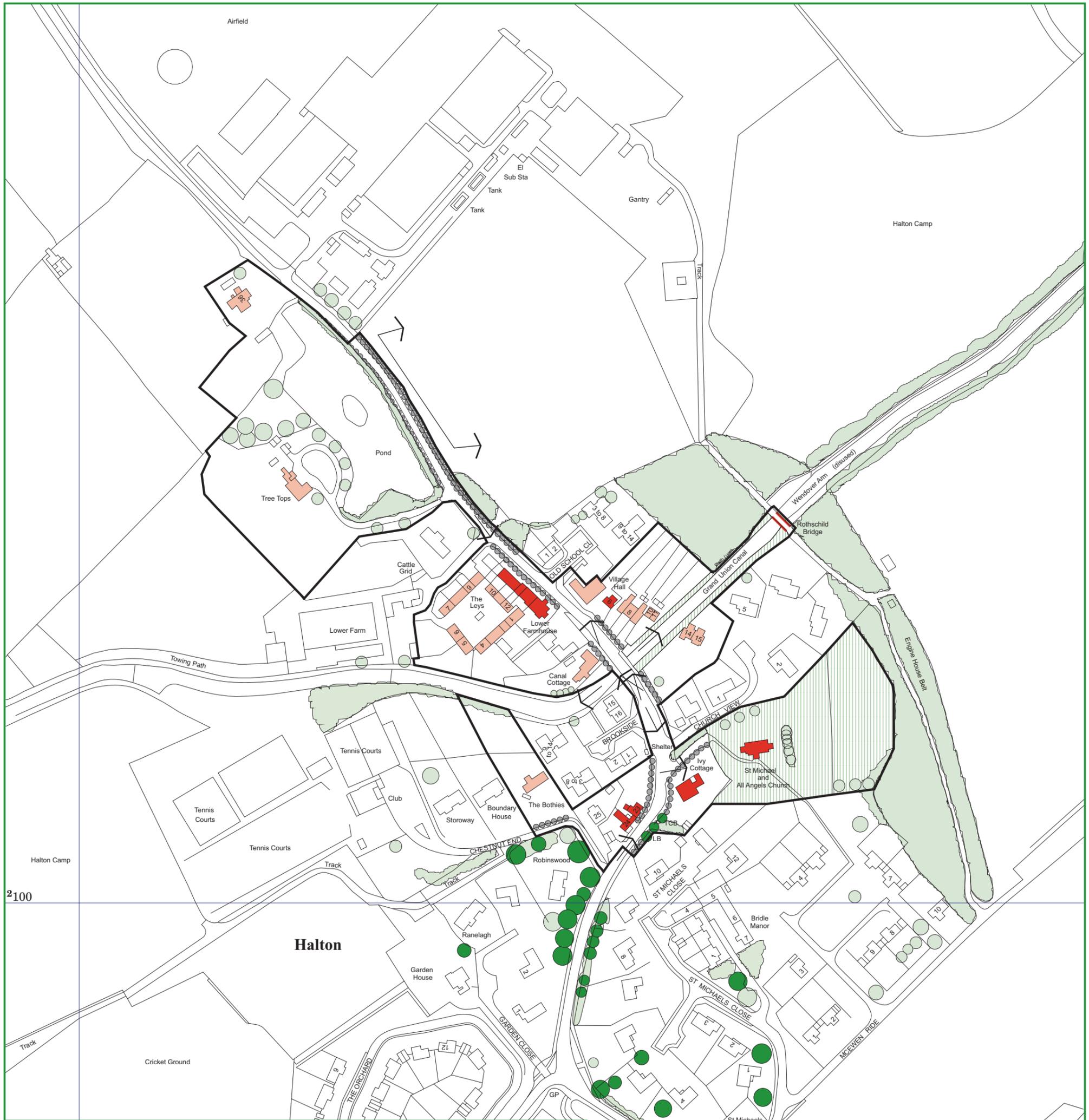
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Acknowledgements

Halton Parish Council

Buckinghamshire County Council Archaeological Unit

Buckinghamshire County Council, Centre for Buckinghamshire Studies



Halton Conservation Area

KEY

- | | | | |
|--|--|---|--|
|  | Listed buildings or curtilage buildings to listed properties* |  | Examples of other important trees/groups of trees
(Trees/groups of trees shown outside the Conservation Area boundary contribute to the setting of the village/ CA) |
|  | Prominent buildings which contribute positively to the area, by reason of their age, design, massing, scale or enclosure |  | Examples of important views |
|  | Area of Important Open Space |  | Examples of visually important boundaries |
|  | TPO |  | Boundary of Conservation Area |

* Please note that not all curtilage structures to listed buildings are annotated on this map. Therefore, please contact the District Council's Historic Buildings Officer to verify the listed status of curtilage structures

Features on the boundary are included in the conservation area

This map was accurate at the time of compilation in January 2003

Not to any recognised scale

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ہاں پرفارمائیو ڈیولپمنٹ اینڈ پلاننگ سروسز
 ڈسٹریکٹ کونسل، ہاٹن ٹاؤن شپ، ہاٹن، ہیریٹنگ
 فون نمبر 01296 425334

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