



South Bucks District Council

Beaconsfield Old Town Conservation Area Character Appraisal

April 2008

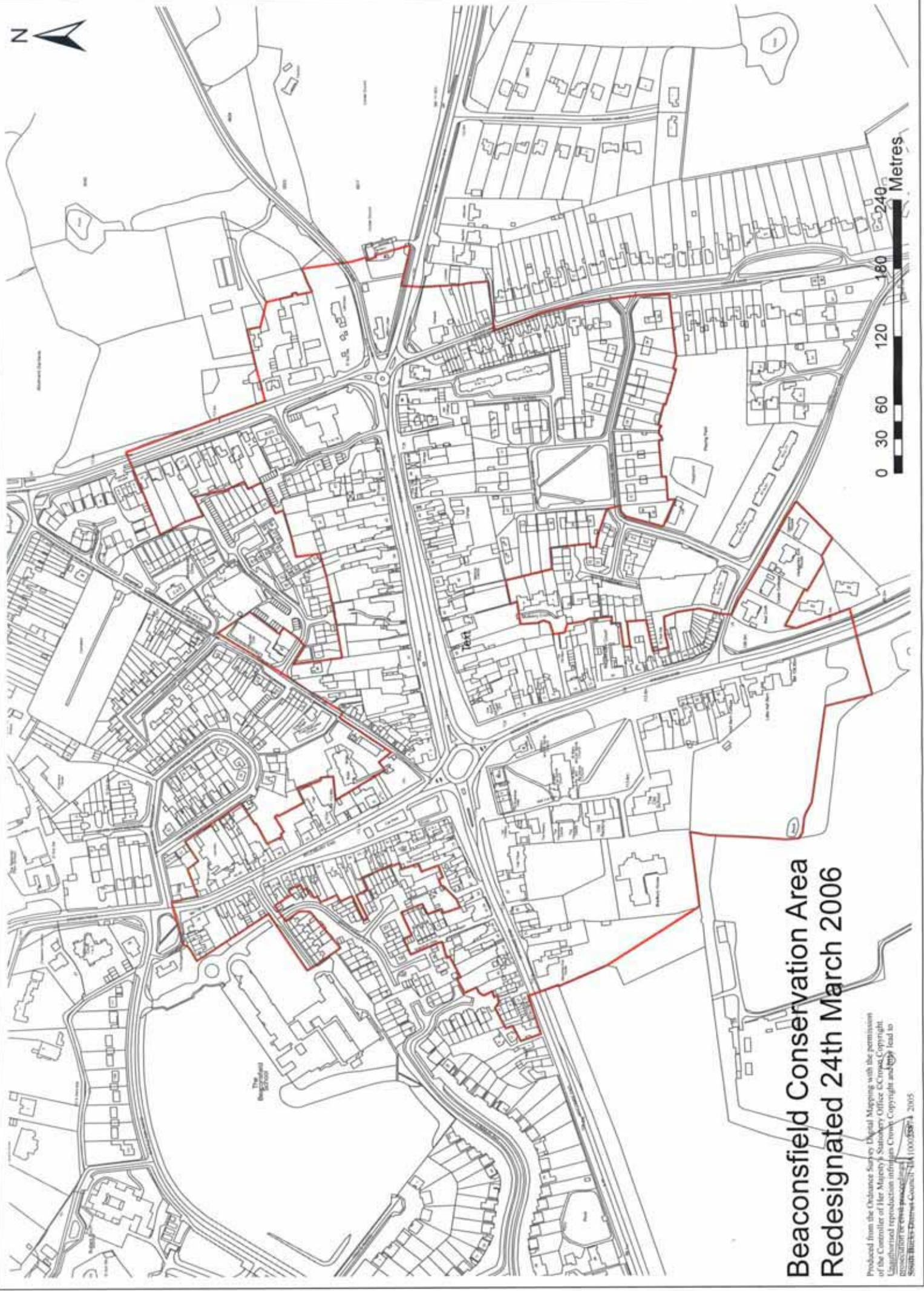


South Bucks
District Council



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0 30 60 120 180 240 Metres

Beaconsfield Conservation Area Redesignated 24th March 2006

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CHAPTER 1 - INTRODUCTION & PLANNING POLICY CONTEXT

What is a conservation area?

Local planning authorities have a statutory duty to designate as conservation areas any “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

Effect of designation

Conservation-area designation imposes additional controls over demolition, minor development and a measure of protection for trees. In exercising their planning powers, local planning authorities must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Guidance for Residents

The Council has produced a leaflet “Guidance for Residents” which is reproduced in the Appendix, together with the names and addresses of bodies which can provide technical help and advice and more general information about listed buildings and conservation areas.

Planning in South Bucks

The Council’s current policies relating to conservation areas are contained in the South Bucks District Local Plan which was adopted in March 1999. As the new Local Development Framework emerges the Local Plan policies will gradually be replaced by Development Plan Documents. Conservation Area appraisals will not become Supplementary Planning Documents but their provisions will be a “material consideration” when the Council is exercising its functions as the local planning authority.

Archaeology and planning

Archaeological information is held on the County Sites and Monuments Record and regularly updated. The effect of development on archaeological remains is a material planning consideration. Applicants for planning consent may be required to undertake field evaluations to inform decisions and/or conditions may be applied to safeguard archaeological interests. For further information and advice contact the County Archaeological Service.

Background to the designation

Beaconsfield Conservation Area was first designated in 1969. As part of its programme to review all its conservation areas, having taken into account changes within the area as well as current legislation and guidance on conservation areas, South Bucks District Council formulated proposals for amendments to the boundaries of the Beaconsfield Conservation Area and to

change its name to Beaconsfield Old Town Conservation Area. Local residents were consulted on these proposals and invited to submit their comments by way of a questionnaire. Additional information on the proposals was provided by way of an exhibition in the Beaconsfield Reading Room during November 2005. Following a largely positive response to the consultation the Conservation Area was re-designated with amended boundaries on 24th March 2006 and re-named the Beaconsfield Old Town Conservation Area.

The extent of the revised conservation area is shown on the map on page 1.

Purpose of this document

The purpose of this appraisal is to define and record the special architectural and historic interest of Beaconsfield Old Town Conservation Area. It has been prepared on the basis of a survey of the area undertaken from public roads and paths, historical research, information from residents and the other sources mentioned in the “Sources” section of this document. However no appraisal can ever be completely comprehensive. The omission of any particular building, feature, view or space should not be taken to imply that it is of no interest. This appraisal will inform local planning policies, development control decisions and any future proposals for the preservation and enhancement of the character or appearance of the conservation area.

CHAPTER 2 - SUMMARY OF INTEREST

Beaconsfield became established as a market town during the medieval period. It grew around an important crossroads where the main road from London to Oxford crossed the route from the royal castle at Windsor to Aylesbury and the north.

Buildings were developed along four wide roads centred on this crossroads and this historic street plan has persisted to the present day. The crossroads remains the physical focus of the town.

By the later medieval period the town was surrounded by three great estates - Hall Barn, Wilton and Gregories - which shaped the town.

The medieval economy of the town was based on agriculture but during the later 17th and 18th centuries Beaconsfield became a major coaching stop on the London-Oxford road. This ushered in a new period of prosperity with the establishment of more inns, and building refurbishment which resulted in a substantial physical legacy of re-fronted timber framed buildings. The tradition of hospitality continues in the form of many public houses and restaurants.

During the 19th century Beaconsfield remained a country town almost totally unaffected by the industrial revolution or railway age. The eventual coming of the railway in 1906 led to the creation of Beaconsfield New Town to the north. This became the focus of new development, leaving the historic core (the Old Town) relatively immune from 20th century expansion and alterations.

After Lord Burnham acquired the Hall Barn estate in the 1880s he embarked on a policy of acquisition, restoration and new building, often in an historical manner. This resulted in elements of a Hall Barn style still evident on workers' cottages. The estate remains influential owing to its continued land ownership and the benefit of restrictive covenants.

Wide roads remain an important characteristic owing to the persistence of the ancient manorial tradition with common land beside the highway.

In the early 1900s new houses were built in Arts and Crafts style on the edge of Wilton Park.

Around 1920 a carefully planned early local authority housing scheme influenced by the ideas of the garden suburb was developed behind London End.

The Old Town has a very high proportion of listed buildings in its historic core. This forms the principal character zone in the conservation area. Other character zones are formed by the 19th century development of workers accommodation in Lakes Lane, the early 20th century middle class suburban houses of Park Lane and finally the early local authority estate in Malthouse Square.

CHAPTER 3 - LOCATION, CONTEXT and LANDSCAPE SETTING

Beaconsfield is about 22 miles west of London on the A40, once the main road from London to Oxford and around half-way between the two. Located on the north-western corner of South Bucks District, Beaconsfield is the largest town in South Bucks. The conservation area comprises only part of the present Beaconsfield, the core of the original market town. With the coming of the railway in 1906 a new commuting community grew to the north of the historic core, and although 20th century developments have filled the gap, the terms 'Old Town' and 'New Town' are still used locally to distinguish the historic town from its 20th century counterpart.

Beaconsfield is in the Chiltern Hills, just outside the Chilterns Area of Outstanding Natural Beauty. It is often described as sitting on a dry hill. Land within the conservation area is mainly flat, on the 110 metre contour, but the gentle slope southwards towards the Thames begins here and is evident at the southern end of the conservation area in Windsor End. The underlying geology is chalk and the soil is mainly a gravelly loam. However with pockets of clay in the area residents report that soil can vary from one garden to the next.

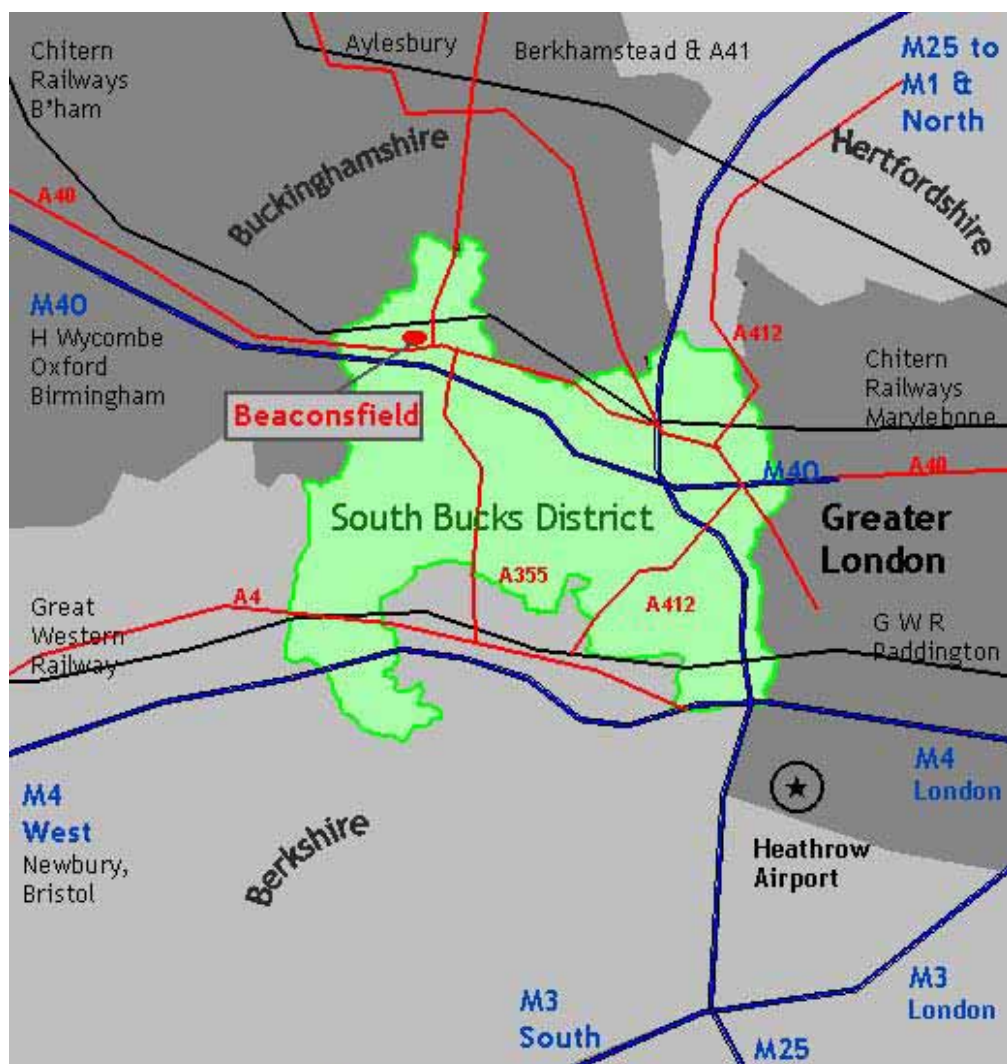
Historically the economy relied on agriculture with a good mix of arable, pasture and woodland in the vicinity. Throughout the 18th and 19th centuries the Industrial Revolution had little impact on Beaconsfield with local industries being based on small-scale crafts and the Old Town still has the character of a country town. The photograph below illustrates the town's rural, and wooded, setting.



Looking north-east from the church tower over the crossroads and the old market place in Aylesbury End. The site of the market hall is marked by a public garden. The building palette of shades of reddish-brown is derived from the local clay and is shown to best advantage on a sunny day.

As will be seen in the next chapter, transport links have always been important in the story of Beaconsfield's development, giving rise to a thriving economy in servicing the needs of travellers. The large number of inns and hostelries continues to the present day.

In recent years the town has been by-passed by the M40 less than a mile to the south. With its proximity to the capital and Heathrow, good transport links and attractive setting in the Chilterns, Beaconsfield has become increasingly affluent leading to high property values and pressure for new development and property refurbishment.



CHAPTER 4 - ARCHAEOLOGY, ORIGINS, DEVELOPMENT & USES

Archaeology

Small numbers of early prehistoric flint tools and a few pieces of Iron Age pottery have been found in Beaconsfield parish but none within the Old Town itself. A mound in the former Wilton Park now Beaconsfield Golf Club (outside the conservation area) may be a Bronze Age barrow, but it could also be a prospect mound associated with the former country house - it is a scheduled ancient monument. Few Roman finds are recorded in Beaconsfield but it has been suggested that two Roman roads pass through the parish, meeting at a junction about 400 metres south of the Old Town. However neither route has been confirmed by archaeological investigation and both must be considered doubtful. The overall paucity of recorded pre-medieval archaeological remains is notable in contrast to the evidence for intensive human habitation of the nearby Thames Valley and the presence of two Iron Age hillforts five kilometres to the south and southeast (Seven Ways Plain, Burnham Beeches and Bulstrode Camp, Gerrards Cross). As there have been very few modern archaeological investigations around Beaconsfield it is not yet clear to what extent this absence of evidence is a true reflection of a sparse settlement pattern before the town's foundation but one possible explanation is that the land which became Beaconsfield was earlier managed as an outlying portion of a long Chiltern-foot estate based in the Thames valley - for much of this time it could perhaps have been mainly wood pasture or rough grazing land only sparsely or intermittently settled.

There has been hardly any archaeological investigation within the Old Town so it is hard to understand its origins and early development. An Historic Towns Characterisation Study is being undertaken by Buckinghamshire County Council Archaeological Service to provide a framework for future investigation.

There is potential within the conservation area for buried remains of medieval and post-medieval urban settlement. The historic buildings are also likely to be of archaeological interest, and may conceal features earlier than their nominal list descriptions might suggest.

Origins

There are indications that the main road network pre-dated and influenced the town's establishment. The London-Oxford road was one of the national highways of England recorded on the Gough map of c.1360 - it will have been an important route since Saxon period and was surely a determining factor in the town's origins. However, the north-south roads - Aylesbury End, Windsor End, the A355 and Lakes Lane - appear to be part of middle-distance route-ways which originally linked the Thames valley to the Chilterns, perhaps acting as drove roads.

Beaconsfield is not mentioned in the Domesday Book of 1086, although as it was later recorded as a dependency of Burnham it is possible that a small

rural settlement existed here in the 11th century. The place-name has long been a subject of local debate. The first surviving documentary reference appears to be in 1184 to “Bekenesfelde” comprising the Old English elements of “bēacen” and “feld”. The element “feld” is usually translated as “open country” but semantic changes during the late Anglo-Saxon period make the derivation unclear as to whether it meant pasture or arable land. Gelling’s work (see Sources) includes a detailed, but inconclusive, discussion and says that feld “probably means ‘open land previously used for pasture’ and it may be an indicator of areas which were converted from rough pasture to arable in the Anglo-Saxon period.” The place-name authorities all agree that the first element refers to a beacon.

Development

In the medieval period there were six manors in the parish: Beaconsfield manor itself, Hall Barn, Lillyfee, Hide, Wilton, and Gregories or Butler’s Court. Only Beaconsfield manor is thought to have lain within the town, probably next to the church.

Around the end of the 12th century, Walter de Windsor granted eight virgates (a unit of land of variable size) in Beaconsfield to Robert of Burnham. In 1266 Richard Earl of Cornwall, King of the Romans, founded Burnham Abbey and endowed the Austin canonesses with lands which included the manor of Beaconsfield. The Abbey was not large - there may only have been twenty nuns at the outset - and the extent of their involvement in the management of Beaconsfield is not known. Occasional modern claims that there was a monastic cell here are as yet unsubstantiated. At the dissolution there were only ten nuns and by 1546 the lordship had passed to the owner of Hall Barn. The current owner of the Hall Barn estate still holds the lordship of the manor of Beaconsfield.

The first recorded priest in Beaconsfield was appointed in 1210 and the earliest surviving building in the town is believed to be St. Mary and All Saints Church, built c. 1470, replacing an earlier church first mentioned in 1238. This postcard of an old print shows the church before the restoration



of 1869-85 when the churchyard appears to have been smaller. The Waller and Hollis tombs can be seen as can 12 The Broadway, and the Old Rectory just to the right of the tower. The other small buildings have since disappeared. The pond is just visible on the left. This is not the only old print to show a rather bumpy terrain but this may just be artistic licence.

Whilst the 15th century church may have been built on the site of the earlier church another possibility is that it was built on a new site on an early larger market place, an act then followed by further encroachment of properties to the north - archaeological investigation would be needed to address this question.

Beaconsfield's emergence as a town began with the grant of a Tuesday market in 1255. The right to hold an eight-day fair each year was first granted in 1269 with a later grant for a second annual fair. The population had reached 1,149 by 1327, coincidentally exactly the same as its population in 1801. Curiously, however, Beaconsfield was still referred to as a hamlet as late as 1346. Apart from its location on an important road, the town was well-favoured being surrounded by woodlands and good arable land and pasture and the weekly markets would have attracted visitors catered for by the inns around the market place. In the mid-late 14th century Beaconsfield had links to the extensive, successful and well-organised floor and roof tile industry based at Penn. Although Beaconsfield never acquired borough status, from the evidence of tax returns Beaconsfield seems to have enjoyed phenomenal economic growth (of 922%) between 1334, when it ranked 13th amongst Buckinghamshire towns, and 1525, when only High Wycombe, Aylesbury and Amersham produced higher tax revenues.

During the later medieval period both Gregories, to the north of the town, and Hall Barn to the south expanded to become great estates. With the Wilton estate they came to encircle the town. Apart from the church, the earliest surviving buildings appear to date from the early 16th century, reflecting the prosperity of the town at that time.

During the 17th century the Waller family became pre-eminent in the town. Edmund Waller became lord of the manor as well as owner of Hall Barn. Probably the most famous poet of his day he was also a politician, exiled to France for his part in a Civil War plot. After his return to England in 1651 he built the mansion and laid out the gardens at Hall Barn (graded II* on the Register of Historic Parks and Gardens).

The 17th century also saw the introduction of the stage coach. In 1675 John Ogilby described his arrival in the town thus: "whence through the woods at 27 miles (from the Standard in Cornhill) you enter Beaconsfield ... situate on a dry hill though no considerable ascent numbering about 100 well-built houses, affording several good inns, as the Swan etc., and with a reasonable market on Wednesdays, and two fairs yearly, on Candlemas Day and Holy Thursday." Coach passengers from London would break their journey and stay the night in Beaconsfield before travelling on to Oxford and farther west.

The creation of turnpike trusts in the 18th century provided toll money for much-needed road repairs. The stretch of road from Beaconsfield to Stokenchurch (now the A40) was turnpiked in 1719 whilst the section from the River Colne at Uxbridge as far as Beaconsfield was turnpiked in 1751. Road

surfaces were still far from ideal but with improvements in coach technology, road travel became quicker, cheaper and more popular. Different coaches had regular stops at different inns in the town. The Royal Mail from Worcester stopped at the George, the Oxonian from Shrewsbury at the Saracen's Head whilst Tollets coaches from Wycombe used the White Hart. Fresh horses would be provided from the stables at the inns. Besides the inns, other trades prospered on the back of the coaching trade; blacksmiths, farriers, saddlers, wheelwrights, as well as shops.

The Royal Saracen's Head may be on the site of the inn at the crossroads mentioned in 1242. It exemplifies the legacy of coaching inns in the town - large buildings in prominent roadside positions with outbuildings and carriage entrances. However appearances can be deceptive. This building was restored and partly rebuilt in 1893 and the original carriage entrance is the opening on the right, not the left-hand entrance where there was once a shop.



The coaching heyday of Beaconsfield in the 18th century coincided with the growth in importance of the Gregories estate. Edmund Burke, statesman, orator, philosopher and politician, bought the 600-acre estate in 1769. He renamed his estate Butlers Court and there he entertained the great men of the day, including Johnson, Reynolds, Goldsmith and Garrick. He was an enthusiastic agricultural “improver” espousing the methods of Arthur Young, and, by all accounts, a benign landlord. He was buried in Beaconsfield church in 1797, his resting place marked by a simple brass plaque.

At the end of the 18th century we have the benefit of a snapshot of this country town. The Posse Comitatus, prepared in 1798 in anticipation of the Napoleonic Wars, gives us a list of able-bodied men. There were three attorneys, three farmers, a surgeon and a collection of tradesmen including victuallers, maltsters, butchers, cordwainers, smiths and wheelwrights. Woodworking was clearly important with many carpenters and sawyers, although the fact that tailors outnumbered sawyers perhaps reflects the presence of the three great houses of Hall Barn, Wilton Park and Gregories. However the majority of men worked as servants or labourers and there was a workhouse (on the site of the current Peter Knight's shop). The Posse shows us a diverse town containing all strata of society, but seemingly untouched by the Industrial Revolution.

Industry did exist in the town. There was a ribbon factory in Wycombe End, commemorated by “Factory Yard” but of more importance were cottage industries such as straw-plaiting and lace-making. These provided work for women and children and there was a lace school in the town. As pillow-lace

making declined in the 19th century many women turned to chair-caning. It is said that women did tambour bead work in cottages near the church and there was some chair-making in the town.

By 1847 the market had become defunct, no doubt unable to compete with the larger markets of nearby High Wycombe and Uxbridge, but the fair survived. Beaconsfield's position on a "dry hill", which had once been so commended for its salubrious air, was to contribute to the 19th century railway age literally passing it by. The terrain was said to be too hilly for an economically viable rail link and it was not until 1906 that a station was opened to the north of Beaconsfield Old Town. However there were major building projects in the Victorian period. The house at Hall Barn was extended and the church was almost completely rebuilt between 1869 and 1885. The church was also instrumental in building the National School in Windsor End in 1872. The town seems to have been well endowed with schools since from time to time there were National and British schools as well as a school for sons of the gentry in the Rectory (now Hall Place), Mr Denman's school in London End, a girls' school in Leigh House, Wycombe End and another in Lakes Lane. A good number of inns and hostelries continued in business and provided transport for their guests to and from the nearest railway station at Slough. Non-conformists could worship in the Methodist chapel in Windsor End or the purpose built Congregational chapel in Aylesbury End. Other Victorian developments included the arrival of the telegraph in 1860, with concomitant telegraph polls and a fine post office in London End, and the Windsor End police station in 1870.

The 19th century also saw the rise in importance of the Wilton Park estate. Josias DuPre, the former governor of Madras, bought Wilton on his return from India. He built a mansion there, enlarged in the 19th century, but demolished in 1968. The family was related to the Grenfells and bought Butlers Court where a new house was built following the fire which destroyed Burke's mansion in 1813. A map of this date shows the large extent of the DuPre land holdings to the north and west of Beaconsfield and much of this land was developed for new housing in the 20th century.

However building improvements do not seem to have extended to the workers' accommodation in the town. The Medical Officer's Annual Report of 1900 reveals primitive hygiene standards and the lack of improvements in the timber-framed cottages. Families of six and seven were living in cottages "fit only for a couple of old people". Bread and milk were being produced in filthy conditions and the slaughterhouses were so bad that they had been closed down by the council. However even this gloomy report indicates some signs of improvement. A sewage works had just been built which "should prove a great boon to the town" and a new portion of the Church burial ground had been opened to relieve "the stigma of an overcrowded graveyard".

In 1882 the Hall Barn estate had been purchased by Edward Levy Lawson (1833-1916), proprietor of the Daily Telegraph, later the first Lord Burnham. He embarked on a campaign to enlarge his estate which was to stretch as far as Burnham in the south. The 1846 Tithe Map shows how little of the property within the town centre had belonged to the Hall Barn estate at that time. As more buildings within the town came under his control, Lord Burnham set about improving them, often in an historicising manner, and erecting new buildings. The Hall Barn estate has played a large part in establishing and preserving the special character of the conservation area. This role continues even today through its ownership of a significant area of the town and the effect of restrictive covenants over estate properties which have been sold-off.

The eventual arrival of the railway, with the opening of Beaconsfield station in 1906, was to result in the creation of a new settlement to the north of Beaconsfield which has become known as Beaconsfield New Town. At first this was a distinct entity linked to the Old Town by a dirt road but eventually the new town joined the old at the junction of Mill Lane and Aylesbury End. The bend in the road at this point emphasises the distinction between the historic core of Beaconsfield and its early 20th century neighbour. In earlier times the great medieval estates surrounding the town had served to limit the spread of Beaconsfield. By virtue of the release of land from what had been the Gregories and Wilton estates, in the 20th century these large, undeveloped tracts of land were used for the building of the original “New Town” and its subsequent enlargement.

The markets and fairs which were such important elements in the formation and growth of the town have not entirely been consigned to history. In recent years a Tuesday market has been revived in Windsor End whilst the annual fair is held on 10th May, and there is a monthly farmers’ market.

Twentieth century changes can be traced through a map-regression exercise (see the section on Maps below). Most significant developments have been on previously undeveloped “backland” behind the historic Ends, to form Malthouse Square, Horseshoe Crescent and Old Town Close, thereby substantially increasing the size of the built “envelope” of the Old Town. All are linked to one of the historic ends by footpaths and/or a road. Some buildings in the historic core have also been demolished and replaced.

Uses

The Old Town exhibits a variety of historic uses typical of a country market town. Several inns had been established in the town even before its coaching heyday. Robert Waller’s will of 1545 mentions four inns; the Saracen’s Head, the King’s Head, the Bull (now the George) and the Crown. In 1577 twelve alehouses were recorded. Documentary records can be confusing since names of inns and public houses sometimes became attached to different buildings but it is clear that this tradition of hospitality persisted after the decline of

the coaching trade and even today the Old Town has a high proportion of eating and drinking places.

The buildings of the conservation area, most of which are historic and timber-framed, have proved highly adaptable. In Factory Yard the old ribbon factory buildings were used as schools and a chapel, a chair workshop and are now houses. The Post Office has been particularly mobile, having occupied at least five different buildings.

Buildings were subdivided to form smaller tenements and several were converted to shop use in the 19th and early 20th centuries. In recent years some have been changed to office use.

Communal buildings were also adapted. The Chequers Inn became the Poorhouse until it became redundant with the introduction of the Union Workhouse in the 1830s. After redevelopment it became a children's convalescent home and is now a shop. The Old Church School has become a Masonic Centre.

Stables and outbuildings have also been adapted to other commercial or domestic uses.

Plan form

The Old Town's essential plan form was well established by the 16th century, and quite probably originated several centuries before. It is defined by the wide roads which lead into the cross-roads at the junction of London, Wycombe, Aylesbury and Windsor Ends. This was presumably the medieval market place which could have been established as early as the mid 13th century and was certainly in place by the time of the earliest detailed maps (Roques' map of c. 1760 and the Waller estate map of 1793). These maps also show buildings fronting on to Aylesbury End, Wycombe End, London End and Windsor End, a pattern which almost certainly originated in the medieval period. Several lanes, notably Hedgerley Lane, Mill Lane, Shepherds Lane, Lakes (or Lacks) Lane and Park Lane also appear on the early maps feeding into the town although without buildings along them.

Whilst Beaconsfield is notable for having retained its basic plan form for many centuries there have been some 20th century changes affecting roads leading into and out of the town. The roundabout at the east end of London End was and remains an important node. The road leading east from here through Wilton Park, now a cul-de-sac, was originally the main route to Chalfont St. Peter. The DuPre family had the road diverted around the edge of the park in the 19th century.

Windsor End was formerly the main road to Slough, which was cut off by the M40, and narrowed opposite Little Hall Barn before the buildings on the east side were demolished for road widening.

Historic plot boundaries survive from those recorded on the 1846 Tithe Map suggesting a more-or-less regular layout of plots fronting on to each of the ends, although whether this is a product of deliberate planning or piecemeal development is unclear. There are no obvious examples of the long narrow “burgage-type” plots seen in some medieval towns. Distinctive features of the town’s built character are groups of Georgian fronted merchant housing in generous plots at the west end of London End with lower status properties in narrow plots at the east end away from the crossroads. Similar patterns with more substantial properties closer to the crossroads and narrow plots found towards the edge of the Old Town are found along each of the other roads.

The Historic Plots map in the Appendix has been prepared by the County Archaeological Service of Buckinghamshire County Council as part of its Historic Towns Project and is reproduced with their kind permission. It is based on the first edition Ordnance Survey mapping (1876-1885) and the plot lines shown are derived from that and a 1763 map of the Waller (Hall Barn) estate.

Historic Maps

The following maps are reproduced in the Appendix:

The Ordnance Survey (one inch scale) map of 1886 illustrates how the Old Town was surrounded by farms (Davenies and Gregory’s to the north, Wilton to the east, Wattleton to the west and Harrias to the south) and the estates of Wilton Park and Hall Barn. By this time Gregories (or Butlers Court) estate had been reduced to one farm. It also illustrates the historic plan-form with the four Ends widening towards the cross roads and the built-up area more or less corresponding to the conservation area, although Lakes Lane and Malthouse Square were not yet developed.

Plan of the estate of James DuPre dated 1813. This is reproduced by kind permission of the Centre for Buckinghamshire Studies where the original is held (ref. Ma14-1.R).

Please note that the plan is orientated with east at the top.

Estate maps cannot be regarded as giving a total or accurate picture of an area since they were intended only to show the owner’s landholding. Here it seems that James DuPre of Wilton Park had only three holdings within the conservation area; near the Royal Saracen’s Head, at the northern end (west side) of Aylesbury End and Wilton Farm and adjoining land on the east side of Park Lane. It is interesting to note that the pond, which is shown on some old engravings, was still to the east of the church in Windsor End. This must have been drained soon after and replaced by the village pump. The War Memorial and garden now occupy this spot.

Tithe map 1846. This is reproduced by kind permission of the Centre for Buckinghamshire Studies where the original is held (ref. 35).

The award is attached to this map and gives the name of the owner and occupier of each plot. Unfortunately it does not tell us the use of each plot but it is possible to check this against the 1851 census to find out many of the occupations of the tenants.

Ordnance Survey map (25 inch scale) 1897 revision

By this time several new communal buildings had been erected, viz. the Police Station, School and the New (or Burnham) Hall (since demolished) in Windsor End; the new Congregational Chapel in Aylesbury End. New terraces were also being built on the west side of Lakes Lane. At this time the parts of Wycombe and London Ends closest to the cross roads were called High Street and Aylesbury and Windsor Ends were called “streets”.

Ordnance Survey map (25 inch scale) 1924 revision

More development has taken place. The terraces on the west side of Lakes Lane are complete, whilst the north end (west side) has been redeveloped. Houses have been built in Horseshoe Crescent (outside the conservation area), Meadow Cottages (west of Aylesbury End) and on the local authority estate at Malthouse Square.

CHAPTER 5 - CHARACTER AREAS

The historic core of Beaconsfield comprises the four Ends, Wycombe, Aylesbury, London and Windsor, which represent the four arms of the cross centred on the old market place. Whilst we have no reliable evidence of the date on which these ends first became built-up it is natural to assume that the first buildings would be around the church and market and gradually spread outwards until the Ends filled up with buildings. However the evidence of the surviving buildings (of medieval or early modern origin) and streetscape displays a basic common character throughout this historic core. The four Ends and Shepherds Lane will therefore be treated as one character zone.

Late 19th century and 20th century developments on the periphery of the historic core have given rise to zones of different characters arising from variations in architectural style and materials and townscape matters such as rhythms, spacing, uses and landscaping. Whilst some common themes may remain each of these roads will be dealt with as a separate character zone.

This appraisal will therefore describe the special architectural/historic interest in each of the following character zones:

- the historic core made up of the four Ends and Shepherds Lane (chapter 6)
- Park Lane (chapter 7)
- Lakes Lane (chapter 8)
- Malthouse Square (chapter 9)

CHAPTER 6 - THE FOUR ENDS & SHEPHERDS LANE

General description

This character zone comprises the historic core of Beaconsfield. Chapter 1 described how this grew up around the important crossroads and market place. This resulted in the formation of four streets almost completely lined with buildings. These streets are called “Ends” now although 19th century directories referred to Wycombe Street etc. and local residents still refer to the High Street. Variety is a key characteristic of the conservation area.

Townscape

Roads

- **The cross-roads:** aerial photographs and maps immediately reveal Beaconsfield’s most distinctive feature - the crossroads where the A40 crosses the historic route from Windsor to Aylesbury. For many centuries this crossroads was left bare of manmade features. In 1921 the war memorial - a sculptured stone *lanterne de morts* - was erected at the mouth of Windsor End.



- *This photograph shows the war memorial garden in Windsor End with a public green space behind. Trees have traditionally been an important part of Windsor End. The distinctive black and white half-timbered buildings can be seen on the left. Trees help to soften the car parking.*

By 1936 the volume of traffic had grown to such an extent that the decision was taken to move the memorial to the quieter setting of Windsor End, next to the churchyard, and a traffic roundabout was constructed. The present roundabout has been landscaped with small trees and plants and now forms a visual focus in the town.



Looking south from Aylesbury End with the trees of Windsor End visible in the centre. Provided the trees on the roundabout are kept low the historic views over the crossroads will not be obstructed.

- **Other nodes:** in modern times the junction at the entrance to Wilton Park has assumed greater importance. This used to mark the eastern edge of the town but development has now extended farther to the east. Historically the imposing park gateway with its large stone piers and iron railings, was a visual focus looking along the uncluttered length of London End and a reminder of the importance and patronage of the DuPre family in the local community. Where there is now a mini-roundabout, modern signage and street lighting, the junction was previously marked by triangular greens, finger posts, a gas lamp and one of the characteristic white, wooden seats.

This 1910 postcard also shows the imposing entrance to Wilton Park and abundant tree cover. The gates and piers have now gone and there is a new wall to the left.



- **Width of the roads:** The other most noticeable feature about Beaconsfield is the width of the roads. Chesterton remarked on this in his *Ballad of Beaconsfield*. Lack of archaeological investigation means that we cannot be clear about the reason for this. We do not yet know exactly where the weekly market and annual fairs were held in the Middle Ages. It is said that a medieval market hall stood at the south end of Aylesbury End, the remains of which were demolished in 1952 and now replaced by a public garden. The name “Market Place” appears on the earliest Ordnance Survey maps and is still applied to the area just north of this garden, now a car park. The four Ends are widest at the approach to this market place. There are anecdotal accounts of the livestock fairs spreading out along the Ends. In Wycombe End, the area in front of the George was once called the Square, whilst numbers 2-12 are in the Broadway.
- **Manorial rights and common land:** the lordship of the manor is still vested in the owner of Hall Barn. Whilst manorial courts ceased to be held long ago the persistence of the manorial regime still has practical effects in the conservation area. The map in the Appendix (reproduced by kind permission of Bidwells and the Hall Barn estate) illustrates the extent of common land and waste of the manor which still survives along the four Ends. The practical effects of this manorial survival can be seen in the amount of undeveloped land adjacent to the highway. In Windsor End this provides room for the market, parking and gardens. In the other ends the common land and waste form pavements and parking areas.

- **Plot layout:** Archaeological evidence points to the plots closer to the crossroads being larger. Beaconsfield was unusual in having no “back road”. Access to buildings would have been, as now, from one of the four Ends. This led to the need for coaching entrances, so many of which have survived and which are an important characteristic of the conservation area. It is clear that many buildings and plots have been subdivided and/or amalgamated over the years. When the street frontages became fully built-up there was scope for new development in yards at the back of existing buildings. Examples are Factory Yard off Wycombe End, and 34 London End. The origins of Shepherds Lane are not clear but this would have been a short cut to the Amersham Road. Some houses here seem to have originated as outbuildings or stables belonging to buildings fronting London End. The map of the conservation area clearly demonstrates the spacious character of the south-west part of the conservation area bounded by Wycombe End House, the church and Little Hall Barn.

The historic plot plan in the Appendix illustrates how the historic core was built-up almost to the same extent as today and the persistence of many historic boundaries.

- **Street ‘rhythms’:** the map of the conservation area demonstrates how most buildings are parallel to the road and come right up to the boundary with no room for front gardens. Irregularities in this building line are evident in some places, notably on the south side of Wycombe End and the western side of Windsor End. The set-back of the Loch Fyne restaurant at 72 London End can be explained by this property having been rebuilt following the fire at the White Horse public house in 1905. The former Police Station in Windsor End is unusual in being at an oblique angle to the road.

Most buildings form a continuous row with rhythms being broken by old coaching entrances. Many of these retain doors, so that when closed the row again looks unbroken. Other openings lead to yards where buildings are “end-on” to the main street so as to fit into long, narrow plots. Examples off Wycombe End include Factory Yard and Grosvenor Villas/Cottages.

- **Trees and green spaces**

Mature trees play an important part in the character of the area linking the town to its surroundings, providing visual foci, and breaking up the large expanses of hard-surface. The width of the streets allows for trees by the side of the roads (as in London End) and even in the road, as in Windsor End where the loss of large elms to Dutch Elm disease had a serious impact. Photographs from the 19th century show very few trees in London End and it appears there was a tree-planting campaign in the late 19th century to provide rows of trees along both sides of London End. Presumably this was an initiative of the Hall Barn estate following its acquisition by Edward Lawson in the 1880s. Whilst some mature specimens have been lost there remains a row along the north side of London End.

The high density of development in much of the conservation area leaves little space for trees. Where plots are more spacious many mature trees on privately owned land are visible from the public realm and contribute to the special character of the area. This is particularly noticeable in London and Windsor Ends with trees at Hall Place and at the east end of London End, where mature trees were incorporated in the



◀redevelopment at Crossways.

Trees at the settlement edges are particularly important in marking the divide between town and country. There are important groupings of trees at the entrances to the conservation area in Wycombe End (west of Wycombe End House), in the grounds of Little Hall Barn in Windsor End, in the east on London End and along Park Lane. Even at the northern entrance to Aylesbury End a stand of trees in the remnants of Mill Lane marks the divide between the Old and New Towns. Trees visible from the public realm which make a positive contribution to the area's character are shown on the Trees Map in the Appendix.

Clipped yew trees are a particular feature of the church yard and there is a fine example at Yew Tree Cottage in Windsor End which is shown on early 20th century photographs.

Public green space is available to the public in Windsor End where there is a lawn, shaded by trees and provided with seats, to the south of the War Memorial garden. This provides a pleasant place for quiet contemplation away from the traffic on the main road. The churchyard is another green 'oasis', although not provided with seats. There are other public green spaces at the corner of Windsor End and Hedgerley Lane, another pleasant sitting area planted with young trees created from the site of demolished buildings, and in Aylesbury End.

Gardens do not make an important contribution to the character of the historic core since front gardens are almost non-existent. There are some exceptions in Windsor End (at Hall Barn Cottage and numbers 16-28) and at the 20th century detached houses in Hedgerley Lane. Also some houses off the main thoroughfares, such as in Factory Yard, have small front gardens. Some houses have space for tiny fenced-off areas at the front where there may be room for container gardens. These and displays of hanging baskets or window boxes, such as at 13 Hedgerley Lane, look picturesque. The large gardens at Hall Place and Little Hall Barn are generally not visible from the public realm. The garden at 53 London End with its tree overhanging the pavement makes a 'green' break in the built-up rhythm of the street.

Historic photographs show that many buildings were clothed by creepers in the past. Today these have been cleared, perhaps in the interest of preserving historic, soft brickwork although Virginia Creeper at 6 Windsor End and a rampant example at 55 Wycombe End add interest. Two large magnolia grandiflora adorn the front of Kings House.

Views

Views in and out of the conservation area

The demolition of buildings at the junction of Windsor End and Hedgerley Lane has opened up this street, which was once almost enclosed, so narrow was this southerly end. Windsor End slopes to the south and the creation of wide grass verges has opened up views down the road and out of the conservation area to a rural scene with the grounds of Hall Barn to the right and the large playing field of the Beaconsfield Rugby Football club, bounded by a hedge, to the left. The bend in the road cuts off a distant view. Looking northwards from this point back into the conservation area the eye is led up Windsor End as the road narrows.

From the junction of Windsor End and Hedgerley Lane there is a view down Hedgerley Lane which slopes in a south-easterly direction away from the conservation area. The terraces of council houses to the left are set well back from the road with no front boundaries whilst there are hedges on the opposite side. The eye is led past the houses down this narrow country lane.

In the opposite direction there is a view of the small cottages, 13-21 Hedgerley Lane, set close to the road, on the right which form a marker for the conservation area. Beyond them Hall Barn Cottage and cottages on the west side of Windsor End can just be seen. ►



The hill-top position of the Old Town appears most pronounced on entering the conservation area from the west. The dense tree cover on the roadside is evident when looking westwards out of the area down the A40. The view in the opposite direction is of the historic buildings of the old town, at first crowding in on either side but gradually the view widens as the road becomes broader.

From London End the view eastwards is stopped by the entrance and lodge to Wilton Park. From this point there is a view westwards along the wide, straight London End.

The northern entrance to the conservation area is marked by a bend so that when coming south from the New Town the view gradually opens up as the bend is rounded. This bend serves to stop the view north, but is marked by trees in the grounds of 64 Station Road.

“Backland” development has opened up the backs of some buildings to view from the public realm outside the conservation area. Examples are views from Old Town Close of the rear of buildings on the western side of Aylesbury End and Meadow Cottages; also from Yew Tree Close of buildings on the north side of London End.

Views within the conservation area

Because of hills in Windsor End and Wycombe End, views gradually open up as the ground becomes level. The width of the four Ends means that they provide far reaching views and, once on the level, views are restricted only by intervening buildings or trees. Viewing opportunities are too numerous for all significant views to be shown on the View Map. The areas closest to the crossroads are particularly wide so that there are views in all directions over and around the roundabout.

The tallest building in the conservation area is the Parish Church. The pinnacles atop its tower can be seen from many parts of the town, sometimes only glimpsed through gaps between other buildings or over rooftops, presumably an effect intended by its builders when the pinnacles were added in 1884.

Since London End is the longest and widest street, the interesting roofscape with prominent chimneys, dormers, parapets and clay rooftiles, is seen to best advantage here.

Gaps in the street frontage permit views of some particularly interesting features or building details. These include the gable end of 68 London End with its interesting brick banding ► which is particularly noticeable because of the set-back of number 70 (Loch Fyne restaurant) and the timber-framing of the gable end of 25 Wycombe End next to the opening of Factory Yard.



◀ A gap on the west side of Aylesbury End allows a view of a timber framed side wall and the backs of Meadow Cottages.

The green in Malthouse Square gives the opportunity for glimpses of the backs of some buildings on the south side of London End.

Significant views from the public realm are marked on the Views map in the Appendix.

Boundary treatments

There are many historic brick walls (usually of red brick, some with flint and/or grey brick too) in this character zone. Some are hidden from public view. Those visible from the public realm which contribute to special character are marked on the map in the Appendix.



Brick and brick and flint walls off Windsor End

Picket fences are an historic characteristic feature and many of the Hall Barn owned cottages have these, usually painted cream. ►



A more architectural version, made of oak and with top rails, runs along the eastern side of the churchyard. ►

An old photograph of Burkes Lodge (20 London End) shows a still more elaborate version which continues past the adjoining Old Post House, and a similar fence in front of 75-79 Wycombe End. These have been lost, as have iron railings in front of some other houses.



The streetscene

Surfaces: some areas of traditional Denner Hill setts survive (see the map).



Most kerbs are of stone. Black tarmacadam is used for roads and footpaths but some areas have been the subject of a recent Council environmental improvement scheme. Denner Hill stone is no longer available so this has involved the use of stone flags in buff and grey shades for pavements, and a rolled shingle surface for parking areas. Loose gravel is used for manorial waste areas in Windsor End.

A large area of Denner Hill setts in front of 70 London End.

Signage

Hanging signs are a characteristic feature for shops, inns and public houses. Local blacksmiths (of which there were several) made elaborate scrolled brackets in wrought iron. Some of these remain, even where the sign has disappeared, for example in Wycombe End at number 45, formerly the Orange Tree public house.



The free-standing sign for the White Hart has traditionally stood some way from the building. Currently it is at the junction of Wycombe and Aylesbury Ends. At one time it stood to the east. The figure of the White Hart itself on the roof is a distinctive and unusual feature.



Some street name boards are affixed to buildings and those in traditional style, such as this on the wall of Little Hall Barn add to the historic character.

Lighting

As can be seen from this photo, some buildings have old gas lamps on their walls. There is street-lighting throughout the conservation area. Indeed this is an important element in a town with so many eating places and hostelries frequented at night. Tall, modern streetlamps in London End were replaced as part of the environmental improvement scheme but remain in Wycombe End and Aylesbury End. Windsor End has lower Victorian style lamps. Shepherds Lane has lower lamps in a modern style. The church is floodlit.

Street furniture

There is a listed K6 telephone box in Windsor End. Other “street furniture” includes post boxes, traditional black iron bollards and several public benches. Traditionally there were three horse troughs along the A40. The wooden troughs which stood outside the White Horse and the Cross Keys have been lost but the stone trough which stood in front



of the old Lloyds Bank in Broadway has been preserved in the public garden in Aylesbury End.

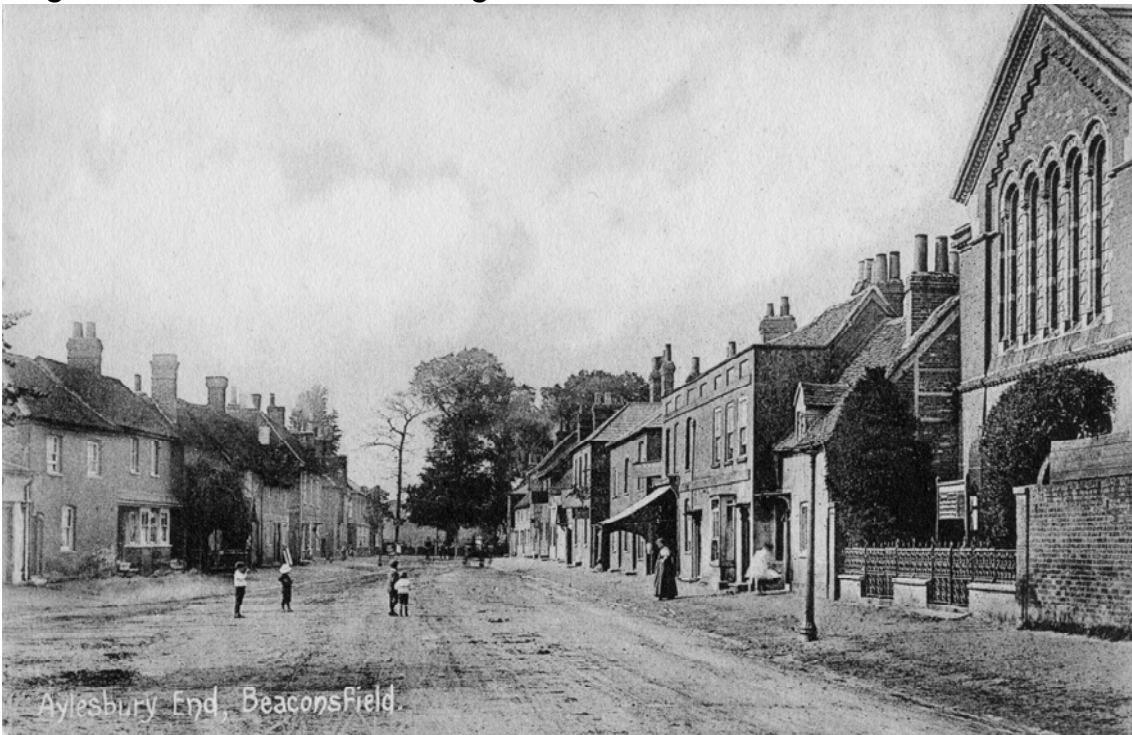


◀A metal bench on the green at the corner of Hedgerley Lane is a pleasant viewing spot. This illustrates the wide road, trees and interesting historic buildings of Windsor End. An old style streetlamp can also be seen.



This photograph looking south along Aylesbury End illustrates the varied and interesting streetscape. There is a curve in the road where it widens out to form the old market place which permits views

of the buildings on the street and of the church and treetops beyond. The gap between the old lock-up and the houses allows a glimpse through to the Broadway Hotel with its dormer window and chimneys. The old lock-up on an island site and facing away breaks the rhythm and only partially stops the view. The eye is drawn to it but also beyond and either side. The frontages conform to the slightly irregular building line but gables, porches, shop windows, signs and steps all help to create an interesting rhythm as they project from the building frontages. Prominent chimneys of various shapes and sizes and roofs of different height, pitch and shape make for a roofscape full of character. The chimneys give a vertical emphasis to what is almost a continuous row of two-storey buildings. Eaves, ridges and window at different heights ensure there are no straight horizontal lines.



This early 20th century postcard shows the view in the opposite direction, north along Aylesbury End. It illustrates how the elements which make the streetscape so interesting have survived. This applies throughout this character zone, not just Aylesbury End.

Buildings

The Old Town is remarkable for its high proportion of listed buildings. There are 129 listings for the conservation area, many of which cover more than one building. This is evidence of the high degree of historical and architectural interest. Chapter 4 showed how the town was well established by the end of the medieval period. Apart from the church, which may still contain some 15th century elements, on the basis of present knowledge the earliest surviving buildings date from the early 16th century (the Old Rectory and Capel House). This photo shows the flint and stone restored church tower with the oriel window of the Old Rectory on the left.



There may well be other 16th century survivals, or at least surviving elements, from that period, but the majority of buildings in this zone appear to have their origins in the 16th and 17th centuries. This coincides with the period of the “Great Rebuilding” throughout England.

At this time all but the very highest status buildings were timber framed, vernacular buildings, infilled with wattle and daub. Brick nogging became the norm in this area where brick clay was readily available and it appears that all the timber framed buildings in the conservation area now have brick infill. This example is 40/42 London End which perhaps originated as a hall house.



Local historians believe that Little Hall Barn, once called the Brick Place, was the earliest load-bearing brick building in Beaconsfield. As brick became the material of choice most could not afford to rebuild completely but re-fronted their timber-framed buildings in brick. This re-fronting is apparent throughout the Old Town, but was often only for show since the backs and flank walls of building were left with their timber frames exposed.

This re-fronting seems to have been most prevalent during Beaconsfield’s heyday as a coaching town in the 18th century. It applied to large and small buildings alike.

The Georgian era brought in ideas of “taste” and classical styles. Buildings such as Hall Place and Wycombe End House (photographed here) date from this period.



Existing buildings were often superficially altered in the fashion of the day and decorative details added. The legacy of classical doorcases remains, although many will have been added later but in the Georgian style.

The early 19th century saw the construction of a few new buildings such as Grove Lodge, simple symmetrical houses with sash windows and hipped roofs. Later in the 19th century Victorian fashions led to more

alterations, often to fenestration with the introduction of plainer sash windows without the multiple glazing bars of the Georgian style.

The growth of commercial activity in the 19th century led to the insertion of many shop fronts, which have subsequently been altered. However there are examples where classical detailing has been retained and informs new designs, whilst others have a Victorian appearance.

The late 19th and early 20th centuries saw the effect of the influence of Lord Burnham on the buildings of the town. A campaign of restoration by the Hall Barn estate and other owners saw many buildings assuming a new “historic” character especially with new half-timbering. The Old English Revival was also influential in the introduction of more elaborate design and detailing in contrast to the plain architecture which is generally prevalent in the town. Chester House and its neighbours in Windsor End represent the zenith of this influence.



Queen Anne style detailing was also introduced, as at Hall Barn Cottage and in the doorhoods of some houses on the east side of Windsor End.

Because of the development of the Beaconsfield New Town there has been little new development in the 20th century, with no buildings in a contemporary idiom.

The result of this is a legacy of historic buildings of many types and sizes, predominantly retaining their original timber-framed structures, but altered over the years.

The Appendix contains tables describing all the listed buildings and those unlisted buildings which make a positive contribution to the special character of the conservation area. There is also a section of the Appendix with photographs of some building details which also contribute to that special character and interest.

Landmark buildings

Several buildings are particularly noticeable when passing through the conservation area and can be classed as landmarks because of a combination of their prominent location, historical significance and architectural detail. They are the Parish church, the Royal Saracen's Head, the White Hart, the former Hall Barn estate office, Burkes Lodge, 90 London End and Wilton Park farmhouse.

◀ *Burkes Lodge*



The White Hart ▼



Material

The local palette is derived from the timber and clay found in the area. This resulted in a tradition of timber-framed buildings (box frame not cruck construction), red brick and plain clay roof tiles. The brickworks at Pennlands near Hedgerley were noted for the quality of their bricks. Bricks were also made at Holtspur and probably in other places close to Beaconsfield. The local clay results in a warm shade of orangey-red for bricks and plain tiles. Vitrified headers (sometimes called blue bricks in the list descriptions) are common in the conservation area. They are seen to best advantage in sunshine and moonshine and still have a lustre under modern street-lighting. After a gap of many years it is now possible to obtain locally made vitrified bricks again. Brickwork is almost invariably in Flemish bond. Diaper brickwork was generally reserved for high status buildings and can be seen on the Old Rectory and in the 19th century Old Church School.

Some buildings have been rendered and colourwashed, usually just in part. There are a few slate roofs. Stone and flint are almost exclusively reserved for the church, apart from stone door steps which are very common.

Details

The predominant architectural style is plain but there are common embellishments. These include dentils or modillions at the eaves; elaboration on chimney stacks some of which have groups of polygonal shafts; relieving arches over doors and windows, sometimes in moulded or differently coloured bricks; applied non-structural half-timbering.

Many buildings have dormers. These may be hipped, gabled, flat-roofed or raking.

Door cases and door hoods are a particular feature of the Old Town and can be found on buildings of all sizes and types. They are often classical in style, but some are semi-circular or Queen Anne style, and many (usually on Hall Barn estate owned cottages) are simple gabled hoods.

Windows are traditionally timber-framed and sash. Hall Barn estate cottages generally have some Yorkshire sliding sashes (windows which slide horizontally rather than vertically), though whether these were introduced by the estate is not known. Later 19th century sash windows generally have no glazing bars or just four panes. Early 20th century buildings have Arts and Crafts style casements. Some public houses/inns have decorated windows. Stained glass is rare but can be seen in the shop front at 9 London End.

Doors in a Georgian style are common. Small cottages often have simple plank doors without any glass.

Photographs of some of the building details which contribute to the special character of the area can be found in the Appendix.

Shop-fronts

Shops are an important part of the Old Town's heritage. Historically there was a great variety providing for everyday needs of residents and visitors. Nowadays the shops are either specialist retailers or service-based. Even where shop use has ceased the retention of a shop-front helps to retain the buildings historic character so shop-fronts form an important element in setting the special character of the conservation area. They are far from standardised with a mixture of Georgian, Victorian and modern styles. Photographs of a selection are shown in the Appendix to show how they contribute to the area's special interest.

Negative features and enhancement opportunities

There are few negative buildings or features which detract from the area's special character. Heavy traffic volumes and car parking are often cited as problems and could be regarded as detrimental to the character of an historical country town. However traffic-calming measures can often lead to

street clutter not in keeping with historical character, especially where fundamental features of the town are the width and openness of its roads.

Some features which are not in keeping with the character of the historic core are:

- Modern lamp standards in Aylesbury and Wycombe Ends.
- An audit of signage, poles and general “street furniture” might be helpful to assess the possibility of reduction of clutter of the traditionally wide, uncluttered roads.
- Modern materials such as plastic seen on some buildings in the form of doors, window frames, downpipes and guttering are not in character with historic buildings.
- Old street name signs on the side of buildings are of interest such as one on Little Hall Barn. Unfortunately one on 13 Hedgerley Lane is no longer legible and its restoration would be desirable.
- Most modern buildings are “neutral”. They neither contribute to nor detract from the area’s special character. The scale and design of 26 Aylesbury End make it appear rather too dominant in a road of predominantly small scale, vernacular or classical buildings. It also tends to detract from the chapel and former Hall Barn estate office, which formerly dominated this road.
- Another “negative” feature is the Blue Dragon group of buildings in Aylesbury End/Horseshoe Crescent. The shop front is out of scale and character and the large, industrial buildings to the rear are visually intrusive and out of scale. ❖



❖ **Addendum**

As at January 2008 these industrial buildings have been demolished as part of an approved scheme to redevelop the site. The building with the shop-front remains. The listed building Grove Lodge (58 Aylesbury End) and the timber outbuilding in its curtilage are not included in the group of buildings referred to above.

The demolition of the old market hall has resulted in the lack of an historical and visual focus for this former market town. The roundabout at the ancient crossroads has become a focus but without any historical foundation since the crossroads remained open for centuries.

Perhaps the major threat to historical character is the gradual erosion of historic building fabric by inappropriate alterations and the use of unsuitable materials. The Council’s Conservation and Design Officer is happy to give advice to property owners and some other sources of information and advice are given in the Appendix. Residents are also asked to note the Guidance for Residents also set out in the Appendix.

CHAPTER 7 - PARK LANE

Park Lane, another historic route, forms the eastern boundary of the town of Beaconsfield. The 1770 Jeffreys Map shows it as part of the road from Hedgerley Green and Bulstrode Park, then the seat of the Duke of Portland, which, having crossed the current A40, leads north to Amersham. Park Lane is now the busy A355, acting as a Beaconsfield bypass. The name derives from Wilton Park on the eastern side of Park Lane.

Park Lane is a sensitive site on the settlement edge, forming an entrance and exit for Beaconsfield Old Town and a marker for the town for the many who only use Park Lane as a bypass.

Townscape

Since the road forms the edge of the developed part of the town its two sides have different characters. The eastern side has a rural character with the historic buildings of Wilton Farm and undeveloped land to the north. The western side has a suburban character, more akin to Beaconsfield Old Town, as the photographs of the two sides show:



There is an important node at the south end of Park Lane, now marked by a roundabout, but there was once a triangular green here in front of the gates to Wilton Park. Historically the road eastwards through Wilton Park was the main route from Beaconsfield to Chalfont St. Giles but the DuPre family had this road diverted around the edge of the park to form what is now Potkilm Lane. The high visibility of the Wilton Park gateway, Lodge and Wilton Farm buildings help preserve the important historic link with one of the three great estates which shaped Beaconsfield. The road through Wilton Park retains a rural character, enclosed by hedges either side as it passes Wilton Lodge and Latchmoor. Beyond the boundary of the conservation area there is the open space of the Beaconsfield Cricket field to the south and the fields of Wilton Park to the north.

Park Lane is wide with grass verges either side. There is a pavement only along the western side. The tall hedge on the east provides enclosure and a feeling of intimacy despite the width of the road.

Rhythms are not entirely regular. Wilton Park Farm House is side-on to the road, facing what would have originally been its farmyard, whilst its

outbuildings, all now converted, form an irregular group to the east. On the west side, numbers 11 and 13 (April Cottage) are set back from the houses farther north, whilst none of the buildings on the Crossways developments addresses Park Lane directly.

Plot sizes also vary with numbers 23, 25 and 27 having longer back gardens.

Trees

Trees make a significant contribution to the special character of Park Lane. A continuous hedge with mature trees borders the road on the eastern side, north of Wilton Farm, giving the road a sense of enclosure and there is a large sweet chestnut between the road and Wilton Farm house. Trees on the eastern side include a mixed group in the grounds of Latchmoor, whilst to the west the magnificent cedars at Crossways are a landmark feature.

Views

Views along Park Lane are dominated by trees and hedges. Approaching from the south the large trees either side of the road give a feeling of enclosure and emphasise the country town character of Beaconsfield. Wilton Farm House is a landmark building close to the road and then the eye is drawn along the straight road to the hedge and trees along the eastern side. The view northwards is stopped by a right-hand bend in the road and more tall trees beyond the conservation area.

Coming southwards along Park Lane the eye is again drawn via the hedges and trees on the east to the magnificent tall trees on either side at the end of Park Lane.

Boundary treatments

The houses on the west side all have front gardens with a variety of boundary treatments. Hedges are particularly characteristic, sometimes in combination with a low wall.

Buildings

The only pre - 1900 buildings along Park Lane originally belonged to Wilton Park farm on the east. The listed 18th century red brick farmhouse, a landmark building, is set close to the road whilst its barns and outbuildings have been converted to residential use.





These are set farther back, except for the restored Old Dairy, which with its black and white timbered front is something of a visual surprise when glimpsed through the gap in its high hedge.

Materials are typical of vernacular Chiltern farmsteads, with the use of red brick, plain clay tile

roofs, black stained weatherboarding and some flint.

The standing buildings on the west side were all built in the 20th century. Despite its height (four storeys) the flats at Crossways are not overpowering. They are partly screened by trees and a hedge and their Queen Anne style is in character with the London End buildings as well as Wilton Farm. Bull Farm Cottage was designed by the important architect, P. Morley Horder (1870 - 1944), in an Arts and Crafts style. He was clearly proud of his achievement on a constrained plot since a photograph of the house in the National Monuments Record bears the note “showing what can be done on a 25 foot strip”. The remaining houses to the north are early 20th century Arts and Craft style houses. Typical stylistic details are gables, prominent chimneys, hanging tiles, barge-boards, porches and roof finials.



Materials include red brick, plain clay tile roofs, pebbledash or roughcast (which would originally have been unpainted) and applied black and white timbering.



Of the two modern exceptions, one seeks to emulate its neighbours, whilst April Cottage, a modern “vernacular” cottage built of old timber and brick in a picturesque style, takes its inspiration from Beaconsfield’s historic core.

Any farming use has ceased and all the buildings within this part of the conservation area are residential. The prevailing character is that of a middle-class suburb on the edge of the countryside.

Listed and positive buildings

The farmhouse and converted granary and barn at Wilton Park Farm are all listed. The modern buildings at Crossways, which replace a large early 20th century house, have a neutral effect. Replacement uPVC windows at number 23 diminish the character of this house. Apart from number 19 the remaining buildings make a positive contribution to the special character of the area. These and the listed buildings are marked on the Buildings Map in the Appendix

Negative features and enhancement opportunities

The modern infill house at number 19 does not match its neighbours in quality, despite apparent attempts to duplicate some stylistic details. In particular its uPVC window frames are very bulky.

CHAPTER 8 - LAKES LANE

General description

Lakes Lane is a quiet, narrow route lined with workers cottages. It originally formed the southerly continuation of Park Lane but its status as a thoroughfare is much diminished since the roads leading south from Beaconsfield were truncated by the construction of the M40. Now it serves only local traffic and forms a quiet contrast with the busy London End and Park Lane. The derivation of the name is unknown. In the mid-19th century it appears to have been called Lacks Lane. Lake was quite a prevalent surname in Beaconsfield at that time.

Townscape

In contrast with Beaconsfield's principal streets, Lakes Lane is narrow with an intimate and enclosed character. The grain is much finer with buildings closely spaced, running almost continuously along each side and built close to the road.

There is a pavement along the western side. Surfaces are black tarmacadam.

The high and historic brick boundary wall of Parkside and the house wall itself engender a feeling of confinement but the hard surface is softened by trees in the grounds of Parkside. ►

The rhythm on both sides of the road is slightly irregular since, on the western side, number 12 is set back from the road. So too is number 54, once the Manse. On the eastern side the pair of semi-detached cottages, 11 and 13, are also set slightly farther back. Whilst the northern-most terraces have no front gardens, the character appears more spacious farther south since the four southern-most terraces on the west side of the lane all have tiny front gardens whilst on the east side there are more modern semi-detached houses (outside the conservation area) set behind much larger front gardens.



The line of the terraces on the western side is broken up by gaps where unmade tracks lead to the rear of the houses where wooden outbuildings can be glimpsed from the street.

The small triangular green at the junction with Malthouse Square echoes other triangular greens at junctions farther south (outside the conservation area) and contributes to the rural character and appearance as Lakes Lane becomes more open and eventually leads into the countryside.

The neat and colourful front gardens of the terraced houses make for a picturesque scene. Boundary treatments are a mixture of picket fences and low red brick walls.

Trees

The confinement of the lane leaves no room for roadside trees but there are hedges in front of the Old Manse and the Malthouse Square houses which front Lakes Lane. Travelling northwards up the lane there are views of trees at Parkside and of the large trees in the grounds of Crossways and Latchmoor. Trees on the green at the junction with Malthouse Square and in the gardens of houses to the east of the conservation area, together with front gardens make a significant contribution by softening the hard surfaces of roads and buildings and reinforcing the character of this part of Beaconsfield as belonging to a country town.



Buildings



All buildings are residential, almost all being 19th century cottages. Numbers 1 to 9 on the east side may be the row of five cottages shown on the Tithes Map of 1846. This red and grey brick now part - painted row, has front doors opening straight into the street.

The opposite row, comprising

numbers 2-10, is less regular since the three centre cottages echo those on the east side with similar brickwork and detailing but the end cottages have been altered. Number 2's white painted walls, side oriel window in an Arts and Craft style and small, flat door hood, set it apart from its plainer neighbours. Perhaps it has its origins in an earlier building on the site. Cape House can be seen to the right of Cape Cottage. ►



At the other end of this row, number 10 has been altered. It faces south, and has an attic storey.

The four remaining terraces on the western side of the lane are all slightly different, contributing to the variety of the street scene. These terraces have retained their historic character through common ownership by the Hall Barn estate. When first built, around the end of the 19th century, these solid brick terraces must have represented a great improvement in workers' housing from the small, vernacular timber-framed cottages in the historic core of Beaconsfield.



A pair of cottages on the east side make another variation in building type and are unusual in not having front doors.

The Old Manse is a late 19th century building important for its historical links with the strong non-conformist tradition in Beaconsfield. Built of red brick with stone dressings it is unpretentious but a middle-class dwelling in contrast with the smaller artisans' houses in the lane.

Views

The enclosure of this narrow lane means views are limited the main view being up and out of the lane towards London End and the busy roads converging at the Wilton Park entrance. With the slope northwards this view unfolds but as one goes up the lane the rows of houses on the left (west side) dominate and their roofs, especially the chimney stacks, are important in setting the character. There are odd glimpses through gaps between buildings to gardens and/or outbuildings.

Positive features

None of the buildings in Lakes Lane is currently listed. Number 12 is a modern infill development and has a neutral effect. All the remaining buildings make a positive contribution to the special character of the conservation area and have been marked on the Buildings map. There are more details in the Appendix.

Negative features and enhancement opportunities

There is a variety of window type in Lakes Lane. Traditional sash windows (some with glazing bars), Yorkshire sliding sashes and casement windows. However all traditionally had wooden frames and many houses have retained their original fenestration. uPVC windows such as those at the Old Manse and in the row numbers 1-9 are not in character with buildings of this type and age.

The lane is generally quiet but, as the photographs show, there seem to be cars parked in the lane at all times of the day and night making the lane even narrower and increasing the sense of enclosure. Traffic is light. However residents report that the lane is used as a “cut through” for drivers trying to avoid traffic jams on the main road.

Some building details



CHAPTER 9 - MALTHOUSE SQUARE

General description

Malthouse Square is an early example of local authority housing, built shortly after the First World War. Concerns over the health of the working population before the war were confirmed when so many men were found to be unfit for military service. Much of the blame was laid on poor housing conditions but these were not confined to slums in large towns and cities. There was already a grave shortage of decent homes for agricultural workers in country towns and villages and the situation was exacerbated by the lack of new building work during the conflict. Lloyd George's government also feared political unrest, especially after the 1917 Russian Revolution, and its reaction was to promulgate a campaign of "Homes fit for Heroes". There were to be light and airy houses with inside lavatories and running water, set in spacious plots with gardens for residents to grow their own flowers, fruit and vegetables and room for children to play in the fresh air. Such early local authority developments were influenced by the principles of the Garden City and Garden Suburb movements in their layout and building-design and took account of the local setting. The provision of communal facilities was also seen as important. All these features are exemplified in the "cottage estate" at Malthouse Square.

Before the war only 1% of the nation's housing stock was owned by local authorities. The Housing Act 1919 required local authorities to provide housing schemes in working class areas and, for the first time, national government subsidies were made available to councils who built houses.

Beaconsfield Urban District Council, was quick to react, acquiring land from Lord Burnham in 1920 and the first houses in Malthouse Square were occupied in 1922. This prompt action was fortunate since, by 1922, the subsidy scheme was proving too expensive and was withdrawn.

Estate layout

The estate was built on meadow land enclosed by London End to the north, Lakes Lane to the east, and Windsor End to the west. To the south was a recreation ground (shown on the 1897 Ordnance Survey map) and field next to Hedgerley Lane. The land slopes gently to the south. A road was cut through from Lakes Lane turning south to come out at Hedgerley Lane. There is a triangular green at the Lakes Lane entrance/exit, shown above.





London End can be accessed on foot only via a path issuing out next to the Old Swan. Whichever approach is used, there is an element of surprise on entering the square as the area suddenly opens up into the large open space centred on the green. The bends in the road at the south-western and south-eastern corners of the green provide a feeling of enclosure. Following the creation of the childrens' playground to the south a narrow path ◀ has been made between numbers 42 and 43.

The square feels like a quiet enclave.

Whilst two pairs of cottages faced Lakes Lane, most of the houses were arranged in a regular fashion around a large, rectangular grassed area, so creating the impression of a village with houses assembled around a green. The spaciousness of the development is another "garden suburb" characteristic with all the houses having gardens front and back and generous spacing between the pairs of cottages or terraces.

With the exception of the loss of two pairs of cottages (numbers 31-34) with a new development forming Crosby Close, and the later addition of two pairs of bungalows (16a/17a and 22a/23a), the original estate layout remains unchanged.

Being so close to the town centre, residents were able to benefit from existing shopping and community facilities in Beaconsfield. There is an attractive recreation ground and children's playing area behind the houses on the southern side of Malthouse Square (outside the conservation area) which enhances the setting of this part of the conservation area.

Trees, landscape, spaces and views



The magnificent horse chestnut in the north-western corner of the green is a focal point. The green is an open expanse of grass crossed diagonally by two tarmac paths which converge in front of the entrance to the footpath leading to London End. This path gives glimpses of the busy main street of Beaconsfield's historic core, in contrast with the tranquillity of Malthouse Square.

The green is an important open space (designated a Green Space in the Local Plan). Originally there was a view of the old windmill to the north-east (since demolished). A postcard of 1930 (reproduced at the end of this chapter) shows a picturesque scene of children on the green, trees with white wooden

benches (similar to those which used to stand in Windsor End), against a backdrop of the “model estate “ cottages and windmill. The spacious layout with gaps between buildings still allows views out of the estate, to the north, of tall trees and the backs of historic buildings in London End, and, to the west, of the pinnacles on the church tower.

Whilst there are relatively few mature trees within Malthouse Square itself it is able to “borrow” greenery from adjoining properties. Towards the south there are views of mature trees behind the houses on the south side of Malthouse Square. Most of these are on the recreation ground and playing field (outside the conservation area).

Gardens belonging to the houses also play an important part in forming the character of this “cottage estate”. They contribute to the spacious feeling, make the estate visually attractive and perpetuate the “garden suburb” philosophy behind the original estate design. Hedges are particularly sympathetic to the estate’s character; when set out each plot had a simple post and wire fence and privet hedges were planted. Hedges at the important corners (in front of numbers 10 and 35/36) are especially significant since they are most visually prominent and act as markers at the entrances/exits to the square. Enclosure of gardens, both front and rear, was an essential characteristic of the development.



Because of its largely secluded setting behind buildings, views into Malthouse Square are limited. Where the boundary is next to open land, at the southern edge next to the recreation ground, views are restricted by trees, except for a gap in the tree cover behind number 45-48.

Roads and paths

Although on-street parking is allowed there is little traffic in Malthouse Square. Surfaces are of black tarmac with concrete kerbs. The streetscape remains uncluttered by road markings or unnecessary signs. Street lighting is on modern metal standards in keeping with 20th century housing and there are wooden telegraph poles.

Buildings

As with most early local authority housing, the buildings at Malthouse Square are of special interest because of their thoughtful design and use of good quality materials. Later local authority houses often gained a poor reputation through use of standard and repetitive designs and materials which bore little or no relationship to the local setting and were out of context with their surroundings.

There were 52 houses of six different types in the original layout. Considering all the houses were in pairs or groups of four this made for a variety not usually associated with council housing.

The arrangement around the green was symmetrical with four terraces of four houses each, arranged facing each other on the west and east sides of the green. On the north and south sides were three pairs of double cottages (the term “semi-detached” would not have been used at the time). Apart from one terrace of four on the south side (towards Lake Lane) all the other houses were grouped in pairs. Those at the entrances to the estate in Lakes Lane, and in the south-western corner (35/36) form an “L” shape, almost like book ends, thus acting as markers at the entrances/exits.

The six house types (all have a ground floor plus attic storey)

Type 1 (numbers 9-12, 13-16, 23-26, 27-30 and 45-48). Five terraces comprising four houses each; symmetrical with a straight garden path leading through an arch in the centre forming a ginnel leading to the rear. Parallel to the road. The house at either end forms a cross-wing with a gabled front with rendering to the apex making it look rather like a pediment. Pitched roofs.



Type 2 (numbers 19-20, 43-44 and 49-50). Three pairs of cottages built end-on to the road with pitched roofs and twin gables facing the road. Rendered attic storey with one window in each front gable; string course above those windows. Prominent chimney stack rises from the valley between the gables. (The left hand house shown here has an original upper window)



Type 3 (numbers 5-6 and 39-40). Two pairs of cottages similar to type 2, but the parallel roofs are hipped.



Type 4 (numbers 3-4, 7-8, 17-18 and 21-22). Four pairs of cottages built parallel to the road but with half-hipped roofs. Each has a front dormer, originally with a raking roof. Only number 3 appears to have retained its raking roof at the front, the others having been replaced by flat roofs.



Type 5 (numbers 37-38 and 41-42). Two pairs of cottages built parallel to the road with pitched roofs. Each cottage has a front wing with a half-hipped roof.



L shaped pairs (numbers 1-2, 35-36 and 51-52). Three pairs in an L-formation, located on junctions at entrances to the estate in Lakes Lane and at the south-western corner. Similar to half of a Type 1. This L-shape enables each cottage to face a different road.



Building materials and details

All houses are built of a mellow brown stock brick in stretcher bond. All were altered whilst still in council ownership and there have been some subsequent alterations and extensions. Painted rough render was used on some gables to add interest. Some chimney stacks still have recessed panels of pebbledash. Raking dormers have already been mentioned. Number 20 retains a small raking dormer to its western (side) elevation.



Fenestration patterns remain interesting despite original windows having been replaced. Ground floor windows were unusually long and narrow and many small round windows survive on side elevations.

The interesting roofscape caused by the variety of roofshapes is enhanced by the chimneys.

It is probable that the original roof covering was a clay pantile, rather than the usual plain clay tile ubiquitous in the Old Town.

Positive buildings

None of the buildings in this part of the conservation area is listed. However all those surviving buildings which were included in the original development (numbers 1-30 and 35-52) make a positive contribution to its character and are coloured red on the Buildings map in the Appendix.

The Ferns

The Ferns is a later development built on previously undeveloped land accessed by a road between numbers 12 and 13 and a footpath between 86 and 90 London End. This footpath has a rural, enclosed character since it is flanked by a hedge and shrubs on the eastern side and an ivy clad garden wall at 17 The Ferns which stops the view. The location of The Ferns is even more secluded than that of Malthouse Square. It comprises two identical rows of two storey houses. With their open plan layout, both back and front, and three gables at the front, they seem to emulate the council house terraces in Hedgerley Lane (outside the conservation area). There is a separate row of garages to the south. Mill Cottage is a modern detached house built where the windmill once stood. There is a wooden bench on the grass at the south end with a view through the gap into Malthouse Square. All these buildings have a neutral effect on the character of the conservation area.

Negative features and enhancement opportunities

- Almost all the original Crittall window frames appear to have been replaced. uPVC window frames with their bulky profile are unsympathetic to the character of these buildings.
- Concrete roof tiles have a negative impact. Whilst plain clay tiles are ubiquitous in the historic core of Beaconsfield, clay pantiles are thought to have been part of the original specification.
- Since the provision of front and back gardens was a fundamental part of the philosophy of such cottage estates, the loss of some front gardens to parking space is out of character as well as visually unattractive.
- The loss of original raking dormers in favour of flat roofed box dormers is detrimental.
- Loss of front boundary hedges.
- An old photograph of Malthouse Square shows more trees on the green with white painted wooden seats, reminiscent of those which used to stand in Windsor End. The green now looks rather bare in comparison, with no seat and fewer trees.

Documentary evidence

Since consultation on this document, research in the records of Beaconsfield Urban District Council has shown that, in December 1919, it resolved to erect 52 houses on this site. Designs for cottages were submitted by two architects, Mr F W Holden of Burgess, Holden & Watson, and Mr Ransome, both of whom were appointed. Before approving the plans the Housing and Town Planning Committee visited Bourneville model village. The builder appears to have been Mr Woodley of Amersham. It is reported that the houses were ready for occupation in October 1921.



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Ordnance Survey maps

1846 Tithe map Ref. 35

Plan of roads north west of Beaconsfield - undated - probably late 18th-early 19th century. Ref. Ma/304

1813 Plan of the estates of James du Pre Esq. in various parishes including Beaconsfield, surveyor R. Stratford. Ref. Ma/14/1.R

1763 survey of estates of Edmund Waller Esq. in various parishes including Beaconsfield, drawn by John Richardson. Ref. MaR59c

Minutes of Beaconsfield UDC meetings. Ref. DC 18.

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Buckinghamshire County Museum Service

Mr Julian Hunt

Mr Colin Seabright for kind permission to reproduce postcards from his collection

Mr Dick Smith, Beaconsfield Town Crier

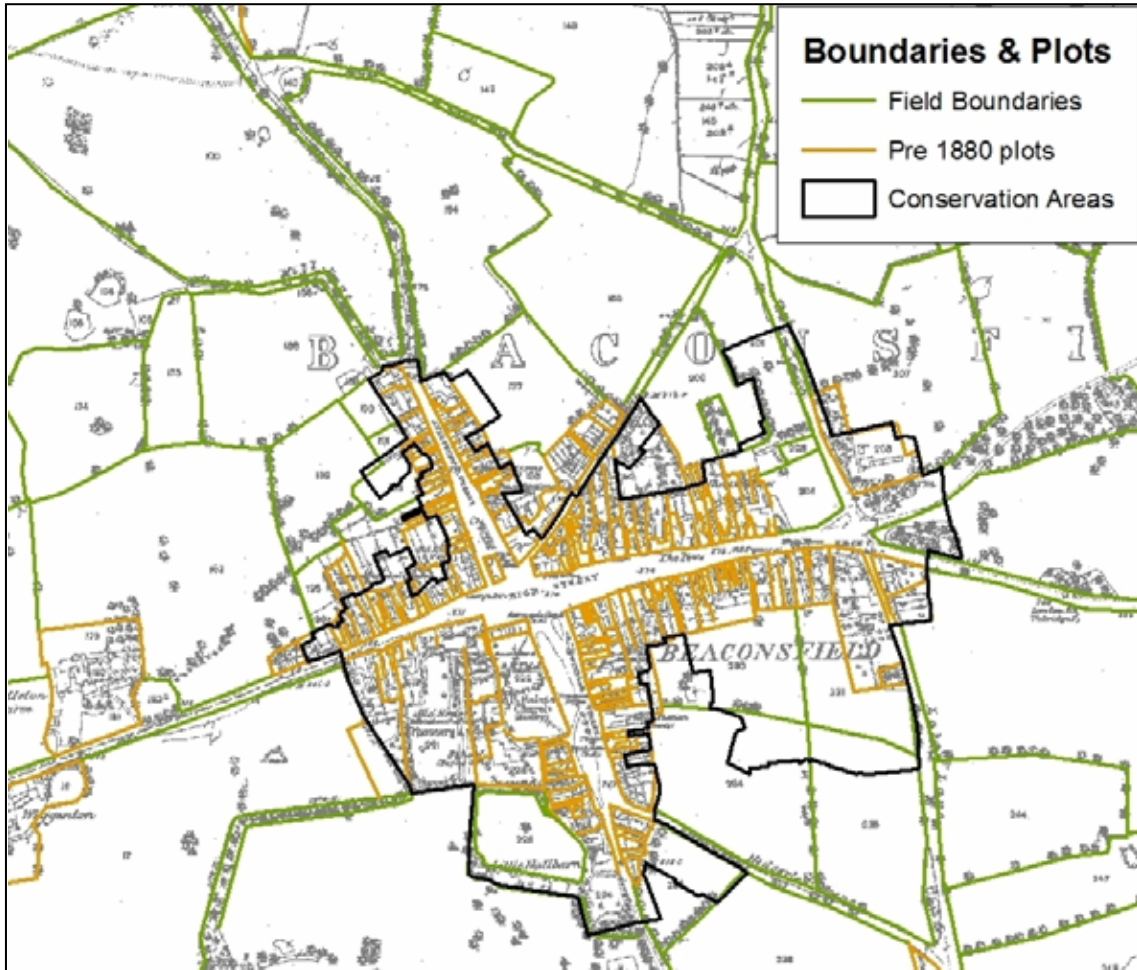
Hall Barn Estate, Colonel Read and Bidwells

Beaconsfield Old Town Residents' Association

The Beaconsfield Society

Beaconsfield & District Historical Society

Historic Plots map (see chapter 4)
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Ordnance Survey map 1886 (see chapter 4)DuPre estate map 1813

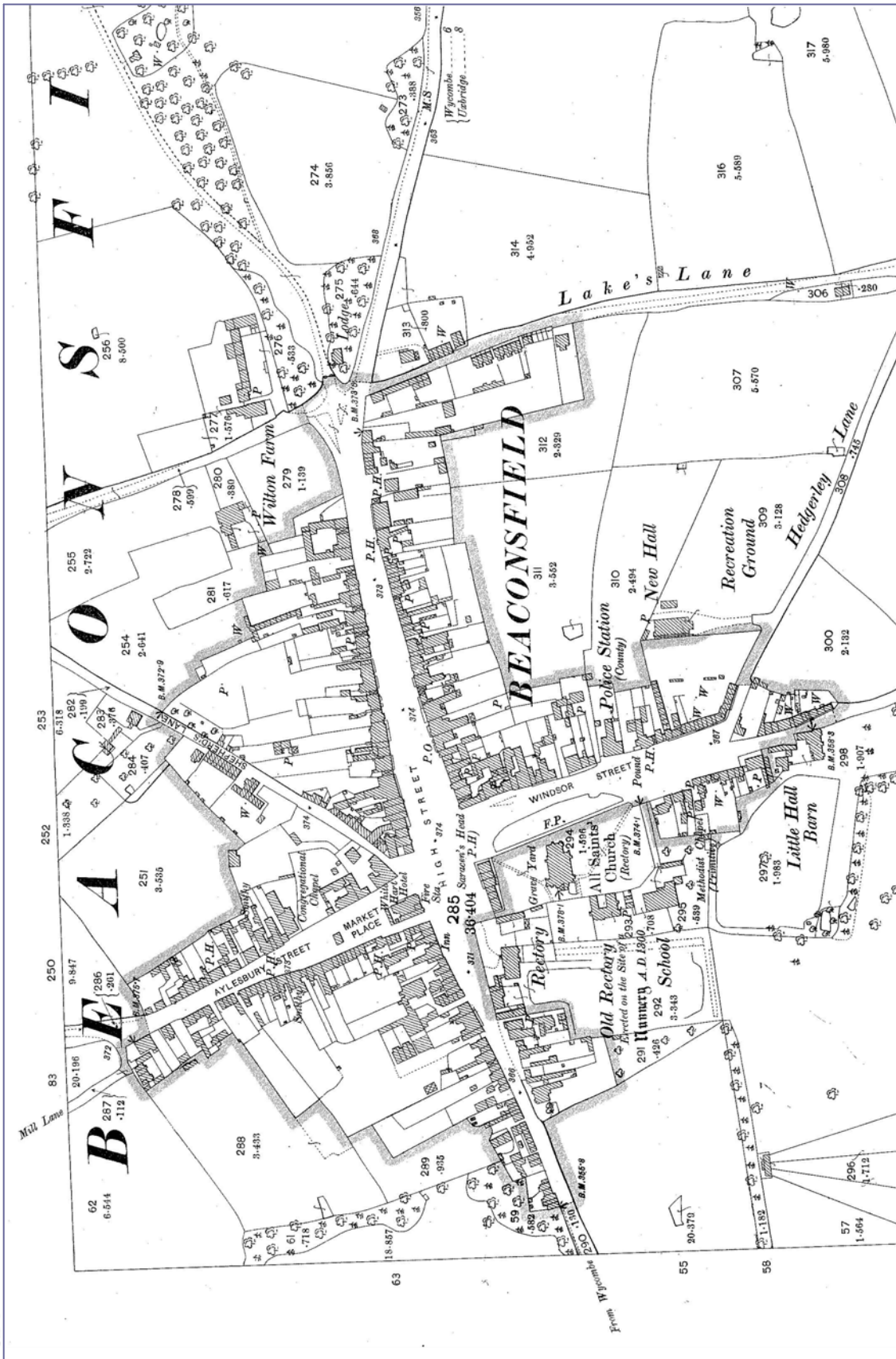
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Please note that this map is orientated with east to the top.

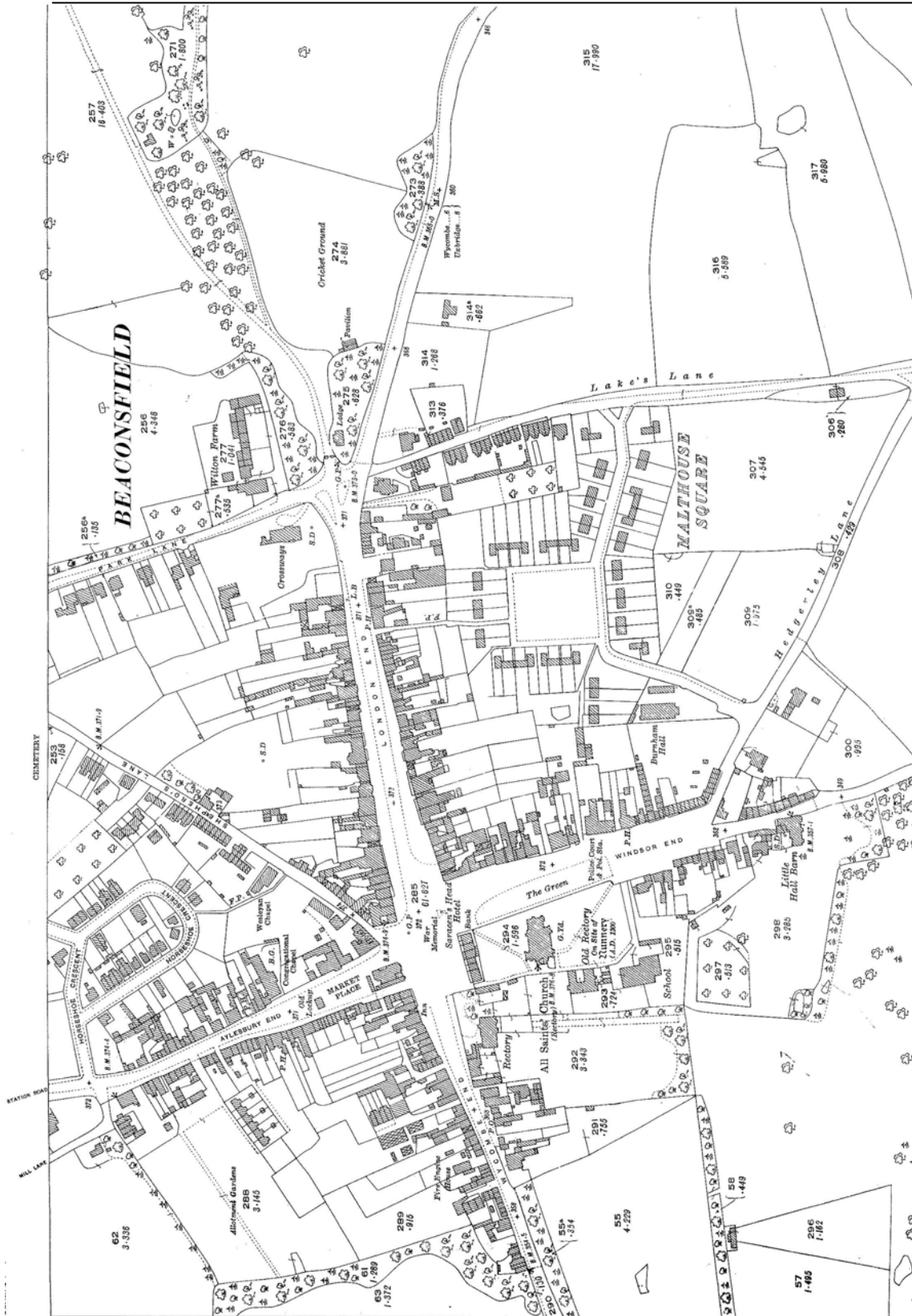
Tithe Map 1846

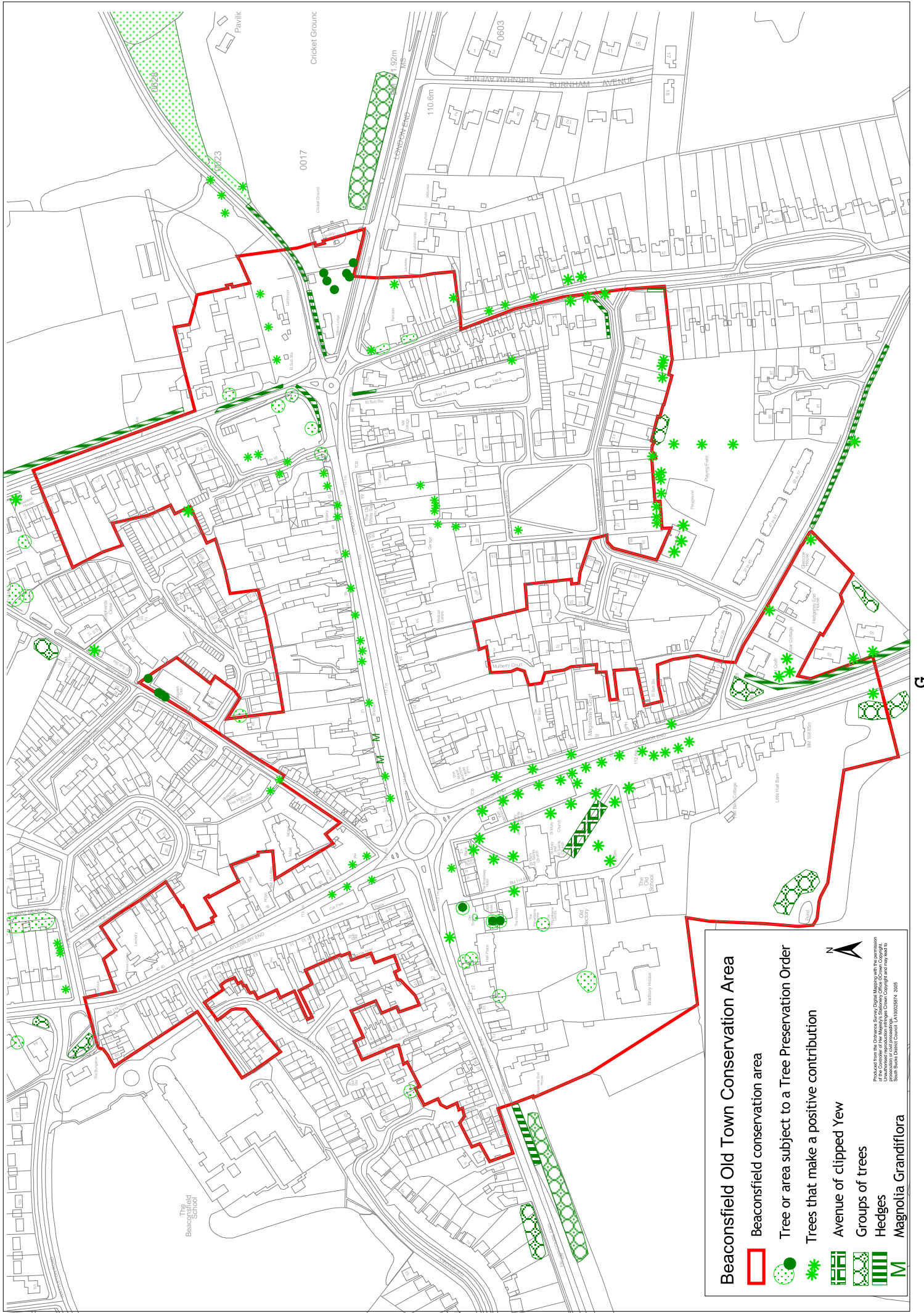
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Ordnance Survey 1897 revision










Ordnance Survey 1924 revision

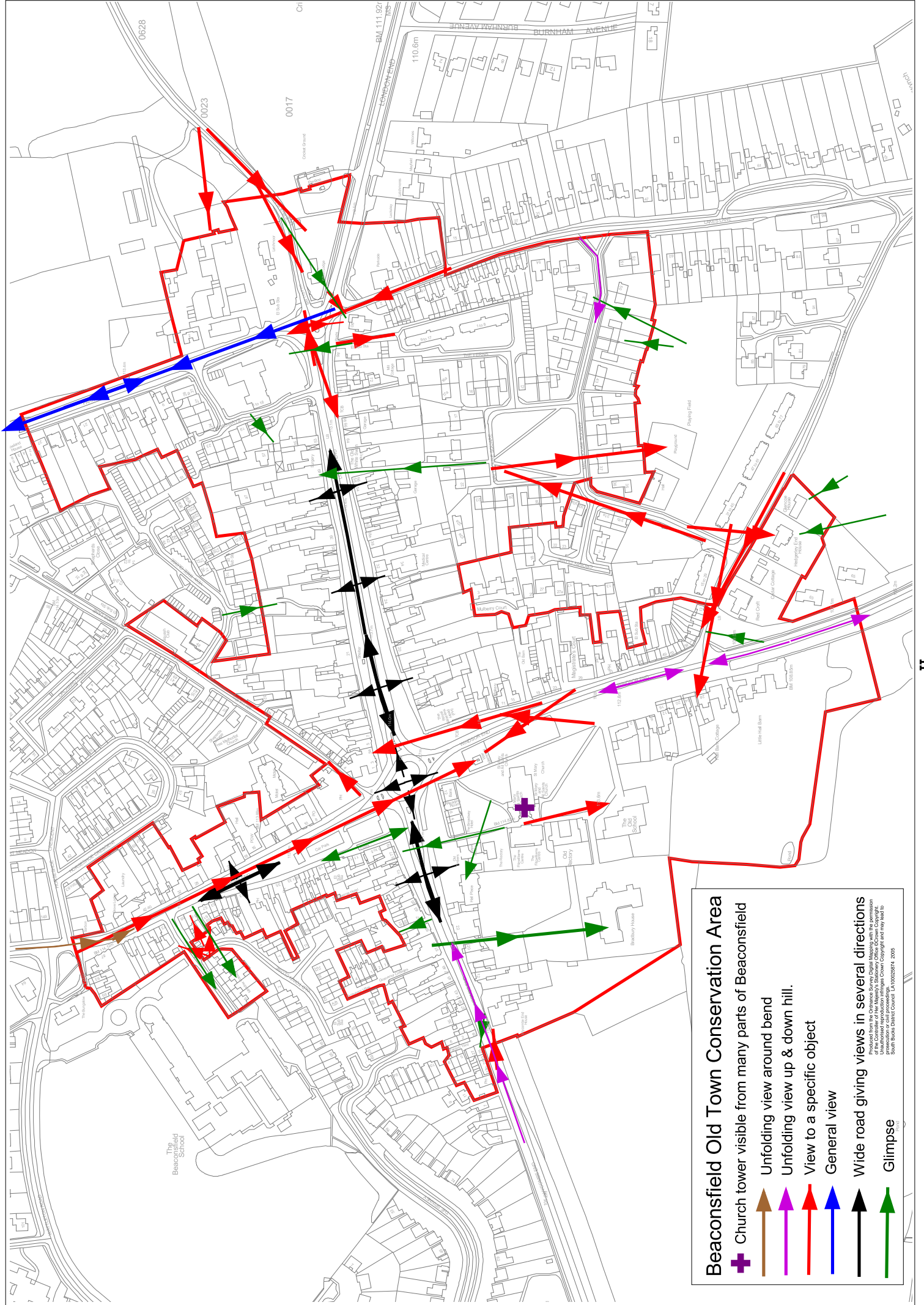











Beaconsfield Old Town Conservation Area

-  Beaconsfield conservation area
-  Tree or area subject to a Tree Preservation Order
-  Trees that make a positive contribution
-  Avenue of clipped Yew
-  Groups of trees
-  Hedges
-  Magnolia Grandiflora

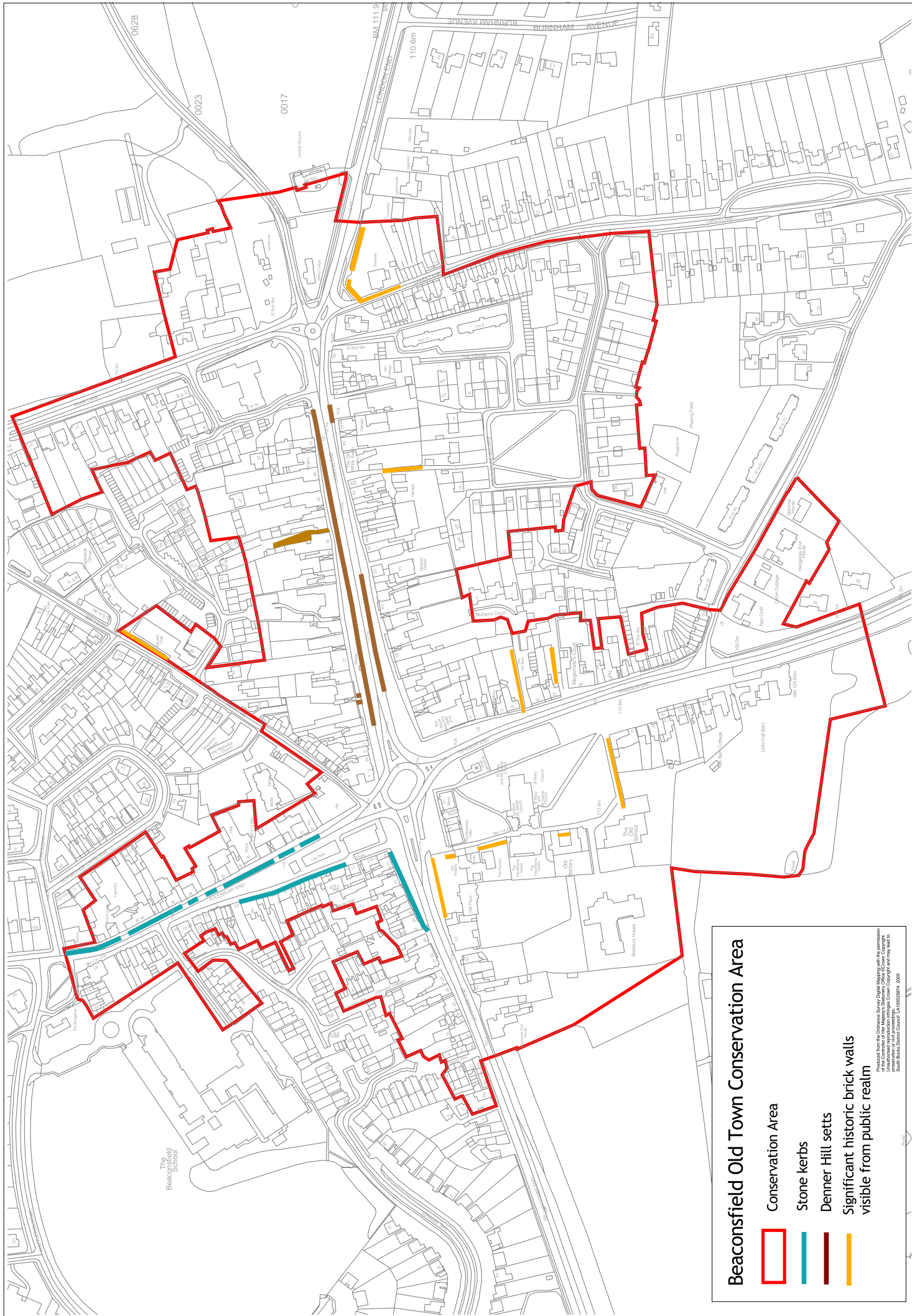
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Beaconsfield Old Town Conservation Area

-  Church tower visible from many parts of Beaconsfield
-  Unfolding view around bend
-  Unfolding view up & down hill.
-  View to a specific object
-  General view
-  Wide road giving views in several directions
-  Glimpse

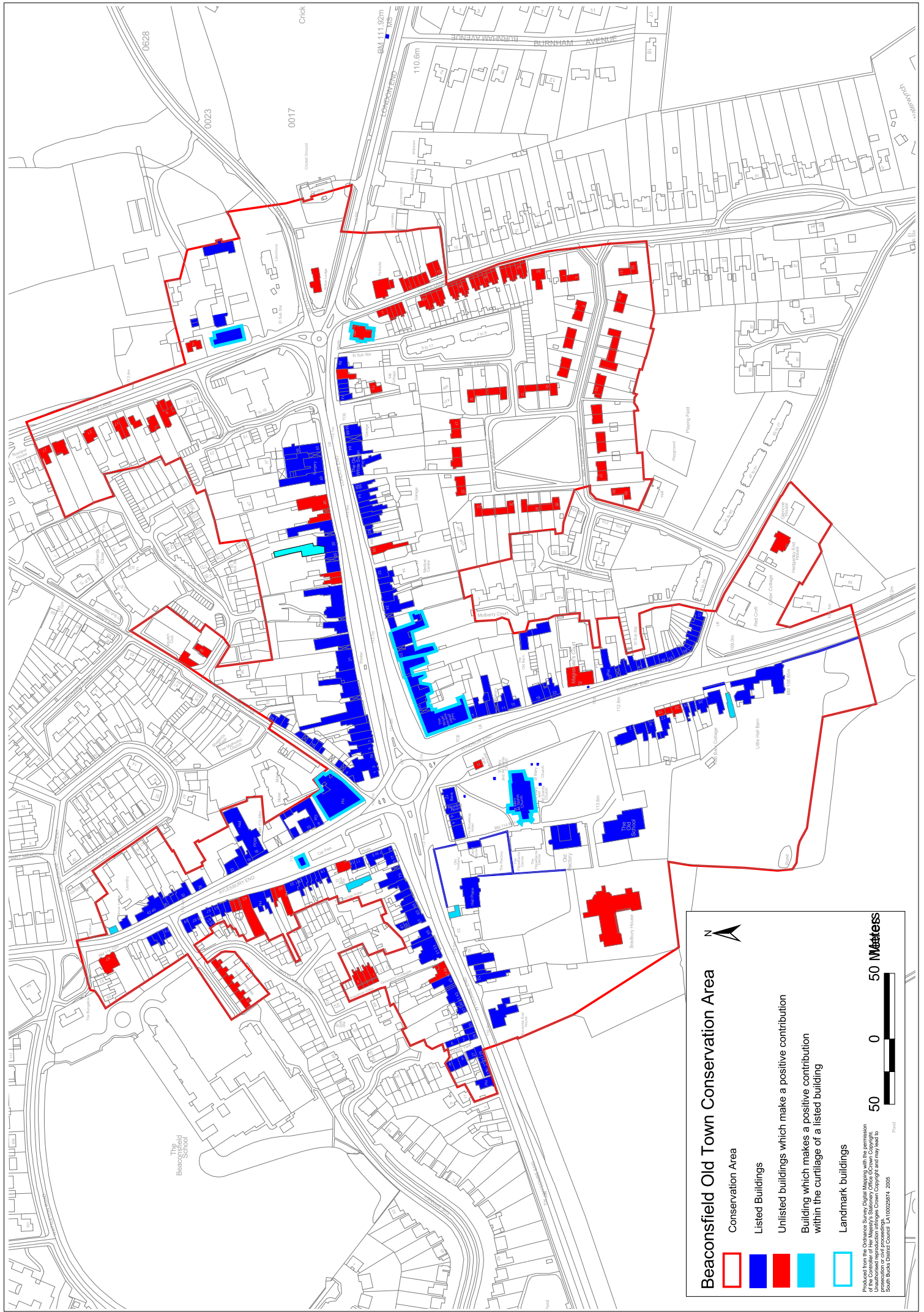
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Beaconsfield Old Town Conservation Area

- Conservation Area
- Stone kerbs
- Denner Hill setts
- Significant historic brick walls visible from public realm

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Beaconsfield Old Town Conservation Area

Conservation Area
 Listed Buildings
 Unlisted buildings which make a positive contribution
 Building which makes a positive contribution within the curtilage of a listed building
 Landmark buildings

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TABLE OF LISTED BUILDINGS

Road	Address	Grade	List no.	Short description (This is not the list description)
Aylesbury End	The White Hart Hotel (listed as The Crest Hotel)	II	12 & 13/3	A landmark building. One of the principal coaching inns. 16 th and 17 th century originals. As with the Royal Saracen's Head the exterior is mostly modern with applied timbers in the Brewer's Tudor style. Inside many old timbers remain. An old chimney stack with grouped shafts is particularly interesting. Between 1884 and 1886 it was called the Manor Hotel. The bar was a favourite haunt of G K Chesterton. Modern additions at the rear.
Aylesbury End (east side)	United Reform Church and hall with attached gates and railings at front	II	12/1002 3	Tallest building in the street. The building was only listed in 1999 and the list description is detailed. The original chapel of 1800 remains at the rear and is the church hall. The "new" chapel fronting the street dates from 1874-5. The polychrome brick work and ornate detailing contrast with the predominantly plain architecture of the conservation area. Most of the original iron railings and some bushes at the front have been lost. There is a pleasant garden with a seat at the rear. Gravestones stand against the boundary wall.
Aylesbury End (east side)	Nos 8 & 10	II	12/4	No 8 is the most recent location for the Old Town's post office -also a convenience store. Listed as C18 but the Pevsner archive says the house was built by John Newington c.1656 and refronted in 1929. A photo of c. 1890 shows a building which had already been refronted but with only four windows where there are now eight. However it does show a projecting shop-front similar to the present version. Recessed doorway between shop windows retains some black and white tiles perhaps from its time as Warren's Grocery. The door to no 10 has a flat lead-covered door hood with elaborately carved brackets. Also there are fine iron rain heads to north end of front wall and above the shop front. Two chimney stacks on ridge between which the ridges of roofs of two rear wings are visible. Southern gable is rendered. The stables for the White Hart were attached here (shown on c.1890 photo).
Aylesbury End (east side)	Outbuilding and wall to north of No 10	II	12/5	Name plate "Easter Barn". The red brick base of the western wall of this outbuilding forms the street frontage. Black weatherboard to upper floor. Clearly altered during the conversion process. Old clay tile roof. Timber double gate to yard. An important visual and prominent reminder of former uses and prevalence of outbuildings in the conservation area, many of which remain but are not seen from the public realm.
Aylesbury End (east side)	No 18	II	12/6	Tiny one bay cottage of one and a half storeys. C17 and refronted. Cement render painted blue. Old clay tile roof with gabled dormer breaking from eaves. Ground floor Yorkshire sash window with relieving arch. Dormer window modern casement without glazing bars. Flat door hood with shaped wooden brackets over traditional plank door with old number plate. South gable has tiny window and some timber framing visible. Large chimney stack shown on old photo has been lost. Wooden bench outside.

Aylesbury End (east side)	Nos 20, 22 & 24	II	12/7	Recently restored to form shops and offices. Shown on the Tithe Map as the Buckingham Arms beerhouse and garden. C17 re-fronted in C18. Timber framed - re-fronted in brick with cement render painted cream. Panelled parapet across front. Clay tile roof is hipped at northern end. Chimneys just visible on back of roof. Windows are mixture but 3 flush sashes with glazing bars retained to first floor of no 20. Two blind windows to first floor. Three modern doors with new flat hoods covered with lead with scalloped edges.
Aylesbury End (east side)	No 28	II	12/8	Similar in style and age to no. 58 but with three windows to first floor. Hipped roof covered with old clay tiles. Red brick and vitrified headers in a chequer pattern. Three stone steps up to front door. Two chimney stacks.
Aylesbury End (east side)	Nos 32 & 34	II	12/9	Tripps Removals - name on hanging sign. Old photograph shows it as the Queens Head. At one time there was a Queens Head smithy. C17 much restored - exposed timber frame painted black with roughcast to first floor and render to ground floor all painted white. Two prominent chimney stacks. Timber casement windows with glazing bars. Two front doors - one with gabled hood. Machine clay tile roof. Side entrance to yard with wrought iron gate and brick outbuilding visible from street. Was this the smithy?
Aylesbury End (east side)	Nos 36 & 38	II	12/10	Very plain pair of cottages. C17 timber framed with part of frame visible in the south gable. Re-fronted in red/brown/grey brick. Clay tile roof with central chimney stack just below ridge (not on ridge as list description says). Modern doors and timber casement windows with glazing bars. Two steps up to front doors - 40 has a wrought iron hand rail. Doors and windows have cambered relieving arches. No porches or door hoods.
Aylesbury End (east side)	Nos 40 & 42	II	12/11	Pair of red brick two-storey houses with hipped machine clay tile roof. Probably early C19. Doors side by side in centre and 42 has window over door. Small flat door hoods- lead covered. Sash windows with cambered relieving arches. Sash windows in 42 are older without horns. Two stone steps up to front door. Sagging brick work over door and tie rod in no. 40.
Aylesbury End (east side)	No 58 (Grove Lodge)	II	12/12	Early 19C - Georgian appearance. Similar to no. 28. Two storey - hipped slate roof - red brick. Vitrified headers on north gable. Not quite symmetrical. Sash windows with glazing bars and segmental heads. Since listing the chimney stacks - two to south wall and one to north wall - have been taken down. Their restoration is desirable to restore lost character. Wooden doorcase with Tuscan pilasters and small flat door hood - lead covered. As at 2007 in poor repair with slipping slates and broken window. The south gable has unfortunately been painted red. Derivation of name unknown but was owned by George Grove in 1846 (Tithe Map).
Aylesbury End	(Former) Hall Barn Estate Office (on	II	12/13	18 th century building formerly the town lock-up; also used as a shop, a warehouse and latterly as the Hall Barn estate office. Two storey red brick with old clay tile hipped

	island site (formerly listed under Market Place)			roof. Remodelled perhaps c.1930 by Hall Barn Estate for use as their estate office. A photo of c.1890 shows three 16-pane windows on first floor with segmental heads. Ground floor windows were narrow and closer to the door. Another early photograph shows a central door on the first floor, as in a warehouse. Formerly no windows on the north side - the building faced south towards the old market place and market hall. Flat door hood covered in lead. Lateral chimney stack on north wall. Present door and sash windows are 20 th century in Georgian style. There used to be a gas lamp on an ornate iron bracket on the north-western corner (photographed 1991).
Aylesbury End (west side)	Nos 1, 3 & 5	II	12/14	Nos 1 & 3 have been amalgamated (Crossroads House). Old clay tile roof - two storey C17 timber framed building refronted in red brick. Number 3 has bow window to ground floor, like a shop. First floor windows in 1 & 3 are Yorkshire sliding sashes, also to ground floor of no. 1. No 5 has casement windows. Front gable to number 5 like a cross wing. Gable end has been rebuilt perhaps because numbers 7-9 have disappeared. Prominent chimney stacks to nos 1 and 5.
Aylesbury End (west side)	No 11	II	12/15	This house has a C19 appearance but the core is older. Front windows are all sashes but right-hand ground floor window is larger (1:3:1 sash) and door is off centre. Front gable. Perhaps remodelled around turn of C19/20. There is no number 13 now but undated old photograph shows this as two cottages as part of row comprising also nos. 15 and 17. No. 17 was the Old Elm PH and has been demolished and rebuilt.
Aylesbury End (west side)	No 15	II	12/16	Small two-storey cottage with sash windows to front; ground floor window has segmental head. Old plain wooden front door has small flat door hood and door step. Old clay tile roof.
Aylesbury End (west side)	No 19	II	12/17	A C17 house but with a C19 appearance since it was re-fronted in orange/red brick in C19. Hipped old clay tile roof. Four-paned sash windows. Relieving arch to ground floor window. Upper floor windows are set close to the eaves. Appears to have been re-roofed with machine clay tiles.
Aylesbury End (west side)	Nos 21, 23 & 25	II	12/18	Row of three two-storey C17 cottages re-fronted in red brick in C19. Machine clay tiled roof. All front windows are Yorkshire sliding sashes. Ground floor windows with segmental heads. One stone step up to each front door. 21 & 25 have gabled door hoods - no. 23 has sloping hood - all clay tiled.
Aylesbury End (west side)	Nos 27 & 29	II	12/19	Two C17 two-storey cottages. Re-fronted C19 with red brick. 27 has three-light casement windows with glazing bars. 29 has replacement double-glazed windows. Sloping door hood on 29 with tiled roof. Old clay tile roof.
Aylesbury End (west side)	Nos 31 & 33	II	12/20	Another two C17 two-storey cottages re-fronted C19. Red brick has been painted cream. 33 is larger with central door and window either side. Now used as a dry-cleaning shop with modern bow-fronted large shop window and modern doors. First floor windows at front - casement to south and two Yorkshire sashes to north. Iron

Aylesbury End (west side)	No 39 (St. Nicholas' Cottage)	II	12/21	<p>bracket for hanging sign on front.</p> <p>One storey plus attic with gabled dormer. Modern windows and door with gabled door hood. Red and vitrified brick but effect marred by poor pointing. Brick string course. Old clay tile roof. Large chimney stack shared with property to north.</p>
Aylesbury End (west side)	No 41 (formerly the Old Hare Public House)	II	12/22	<p>Now called "Zizzi". The name board extends right across the front and unites a rather disparate group. The southern end appears to be a pair with no. 39 with a large chimney stack in the centre looking like a lobby entry building. One storey with attic dormer. In the middle is a two storey section with timber framing evident on the north side of the gable. The northern end comprises a carriage entrance with a roof of two different pitches, closed in by a wooden door. Old clay tile roof. Pebbledash painted cream. Yorkshire sashes to first floor. Ground floor windows have leaded lights with "Parlour" (lefthand side) and "Taproom" to right of door - also wooden shutters. 1907 date on two rain heads.</p>
Aylesbury End (west side)	Nos 49 (Shire Cottage) & 51 (Tobin Cottage)	II	12/24	<p>C18 pair of two storey cottages with first floor windows crashing into eaves and breaking cornice. Old clay tile roof. Gabled porches - step up to front doors. 49 has Yorkshire sash to first floor with modern casement to ground floor. Modern leaded lights at 51. Ground floor windows have relieving arches. Brickwork painted white. Formerly both had low picket fences with rail on top but now only 51 does. These look typical of Hall Barn estate houses.</p>
Aylesbury End (west side)	No 53 (Autumn Cottage)	II	12/25	<p>Unusual cottage with all vitrified brick headers apart from red brick dressings around windows and to form quoins. C18 - two storey with eaves higher than its neighbours. Also deep first floor window. Windows are Yorkshire sashes. Gabled porch. Opening to ground floor window altered. Old clay tile roof.</p>
Aylesbury End (west side)	No 57 (Keys Cottage) & No 59	II	12/26	<p>59 is now 59/61 (St. Peter's Lodge) - in wing to rear and facing north. C17 restored two storey house with timber frame exposed to first floor at front and side (north wall). Red and grey brick nogging. Old clay tile roof. Modern porch with gabled roof. Character diminished since the flank wall to 57 has two uPVC replacement windows. 59 has replacement timber frames not in sympathy with casement windows at front which have glazing bars.</p>
Aylesbury End (west side)	Nos 65, 67 & 69	II	12/28	<p>A particularly interesting row of three two-storey houses. C18 - pitched machine clay tile roof. Red and vitrified bricks in a chequer pattern with especially good vitrified headers on south gable. Poor re-pointing at 69 rather spoils the effect. Some spalling brickwork which will be exacerbated by use of cement mortar. Brick string course. Unusual windows - sash windows flush to wall with marginal lights at top, bottom and sides. Moulding on timber window frames. Space where a plaque or panel was just below the cornice at no. 67 (small panel is mentioned in list description). The back of the building can be seen from the public realm in Old Town Close and is also interesting</p>

				with gables and a stair turret. Three doors with one door step each. All with small flat door hoods. No. 69 has scrolled wrought iron fence to front. Both north and south gables sensitive since exposed to public view. North gable (69) is rendered and painted white with modern windows painted black. Single storey range at rear of 65 has slate roof to north side (away from road) and clay tile roof to south side where it can be seen from the side passage.
Aylesbury End (west side)	Nos 73 to 79 (odd) list reads 73 and 79 (odd) but map and description make it clear that 73 to 79 was intended.	II	12/29	Entrance to 73 is on south side with dummy front door. 73 has jettied front and gable has been rendered since listing. Rest of building is timber-framed with mainly red brick nogging. The regularity of the visible timber-framing indicates heavy restoration. Door hoods added to 77/79 since listing. Multi-paned casement windows with metal frames.
The Broadway (south side) Wycombe End	No 2, The Broadway Hotel	II	12/176	Two storey with attic with three hipped dormers (there was only one when listed) behind a panelled brick parapet. Early C18. Red brick with vitrified headers. Old clay tile roof - half-hipped at west end. Flush sash windows with glazing bars and relieving arches. Modern bay window to east end on ground floor. Door has flat hood on scroll brackets. Back of building overlooks the churchyard so the rear is sensitive - interesting irregular fenestration pattern at the rear. Picket fence at front.
The Broadway (south side) Wycombe End	Nos 4 & 6	II	12/175	Provisional listing says this was originally one house. Now pair of cottages. 2 storeys with attic and 2 hipped dormers. No. 4 has blocked first floor window. First floor sash windows set close under eaves. No. 4 has ground floor bay window with a larger flush sash to first floor. No. 6 has sashes up and down. Each has modern gabled door hood and picket fence. Old clay tile roof. Red brick with some vitrified headers. Rear open to public view from churchyard.
The Broadway (south side) Wycombe End	No 8 The Reading Room	II	12/174	Late C19 Reading Room with assertive presence in the street scene thanks to its gabled front facing the road, with half-hipped roof, balcony over large ground floor bay window and large window onto balcony containing double door. There were no railings on the balcony when photographed for the listing. Red brick and slate roof. Gothic style with relieving arch to balcony door with four-light window above door under trefoil arches. Old photos show civic use with proclamation of royal accession from the balcony. Now offices and communal use. Rear can be seen from the churchyard.
The Broadway (south side) Wycombe End	No 12 (formerly Lloyds Bank)	II	12/134	C16 timber framed building much restored. In a prominent and highly visible position at the end of the Broadway row of buildings next to the crossroads and the churchyard. Dragon beam at south-east corner and jettied to north, south and east sides. Double roof with valley running east-west. Modern brick nogging in stretcher bond and windows under trefoil heads. Machine clay tile roof and hanging clay tiles to south elevation. Barge boards on gables with pierced floral decoration. Three good polygonal stacks.

Factory Yard, off Wycombe End	Nos 5, 7 & 9 (west side of Factory Yard)	II	12/158	Oriel windows on east and south elevations. Now estate agents office. Opened in 1887 as the Capital and Counties Bank, the first bank in Beaconsfield. Two-storey row - red brick with vitrified headers under hipped slate roof. Evidence of old factory use in changes in openings. All windows are casements. Also signs of old paintwork on brick and some blackened bricks. All have small front gardens with hedges. Previously had picket fences.
Factory Yard, off Wycombe End	Nos 2 & 6 (east side of Factory Yard) (there is no number 4.)	II	12/159	Two-storey row attached to rear of number 29. As with 5-9, openings have been altered with evidence of bricked up openings and overlarge relieving arches above ground floor openings. Long timber lintels over upper windows. Old red/orange brick with some vitrified headers. Gable end of no. 6 has remains of paint, presumably for a name board.
Hedgerley Lane	Nos 1 & 3	II	14/48	Pair of two storey cottages at corner of Hedgerley Lane and Windsor End. Set back from 5-13 row. Doors at centre in gabled porches with quarry tiled floors. Red brick in somewhat erratic bond (indicating restoration perhaps) with some old clay tiles on roof and chimney stacks either end of roof. Picket fence in Hall Barn style.
Hedgerley Lane	Nos 5 to 13 (odd)	II	14/49	Picturesque row of two storey red and grey brick two storey cottages. Machine clay tile roof. Again no particular bond. Relieving arches above ground floor windows. Porches and fences similar to 1/3. Old street name plate on number 13 is somewhat worn (mentioned in the list description) and its restoration would benefit the historic character of the street.
London End (north side)	No 1	II	13/56	Two-storey building which rounds the corner of Market Place and London Road with a curved wall, inscribed with various initials. Red brick with vitrified headers. Shop fronts to south and west sides and sash windows to first floor. Hipped old clay tile roof. Said to be the home of Anne Waller, mother of the poet Edmund. Wall paintings dated c.1620 from first floor chamber were removed to the County Museum, however Julian Hunt's research indicates this was part of a much larger inn called the Swan.
London End (north side)	Nos 3 & 3A (formerly listed as Nos 3 and 5)	II	13/55	Two storeys but higher than no 1 with hipped old clay tile roof and prominent chimney stack to west end. This building is highly visible in the streetscene close to the cross roads and can be seen from Windsor End. Timber framed and rendered - currently painted pale grey. Sash windows, two are multi-paned - one has four panes. Two doors and shop front.
London End (north side)	Nos 5 & 5a (formerly listed as Nos 3 and 5)	II	13/57	Part of same row as 3/3A. The front of this building is partly obscured by a mature tree. Large double bow shop front. Rendered and painted white. Upper windows are sashes with marginal glazing bars. A photograph of 1925 shows a very plain frontage in contrast with modern front.
London End (north side)	No 7	II	13/58	Fish and chip shop formerly a fishmongers. Narrow (two bay) building with strong vertical emphasis. Shallow slate covered roof, and third floor with square windows,

side)					presumably part of C19 alterations. Two tall sash windows to first floor with cornice above. Projecting shop front with central recessed door. Rendered and painted grey.
London End (north side)	No 9	II	13/59		The large chimney stack with four polygonal shafts clustered together is an important feature in the roofscape of London End. Part of group with number 7 but no cornice above first floor. Double bow shaped shop front. The many glazing bars are distinctive feature. Stained glass and motto “Habenda ratio valetudinis” over door. Now offices but formerly was a pharmacy.
London End (north side)	No 11	II	13/60		Unusual arrangement since the two-storey front projects forward of the building line with a panelled parapet in front of a machine clay tiled roof with a gabled dormer. Two sash windows in first floor. Also the modern shop front extends partly over no 9. Currently the Turquoise Holiday company with the turquoise shop blind and front providing a splash of colour and contrasting with the orange/red brick. Chimney stack to right.
London End (north side)	No 13 (Chelsea House) (formerly listed as Chelsea House)	II	13/61		Two storeys plus attic with two modern dormers with curved lead-covered roofs. Slate roof. Red brick with parapet. Two sash windows to first floor with glazing bars. Ground floor sash has marginal lights. Door set in large door case with flat hood and fanlight with a garland pattern. Wrought iron railings at front where formerly there was a wooden picket fence with top rail and finials similar to that now at the church.
London End (north side)	No 15 (King’s Head House) (formerly listed as King’s Head)	II	13/62		Two storey plus attic with three hipped dormers, old clay tiled roof. Two prominent chimney stacks on ridge. Panelled parapet. Five flush sashes with glazing bars to first floor. Central door with slim flat hood on brackets and “Kings Head” in fanlight. It is said that at one time it formed one building with 17 and formed the King’s Head inn. A building called The King’s Head was mentioned in John Gardiner’s will of 1507 – he was then improving it. Sir William Bulstrode acquired the building (he died 1527) and it was later the home of Robert Waller, the poet Edmund’s father. Magnolia grandiflora on front at western end partly hides plaque with sundial “Essex House 1580 Kings Head 1714 Tempus Fugit 1925”. This presumably sets out the dates of the original building, its re-fronting and restoration. This sun dial takes up the bottom part of a first floor sash window. Red brick with some vitrified headers. Rain head “R RE 1714”.
London End (north side)	No 17 (Highway House)	II	13/63		See no 15 above but no attic storey here. There is a carriage entrance to left where timber frame can be seen. Roof lower than 15 and some timber framing can be seen in gable of 15 at join with no 17’s roof. Prominent chimney stack on ridge. Door with pedimented doorcase with Doric columns and semi-circular fanlight. Magnolia grandiflora at right hand end.
London End (north side)	No 19	II	13/64		This building has an Arts and Crafts influence owing to the two front bay windows joined by a clay tiled roof which goes over the door as a porch, with carved scrolled brackets, perhaps c. 1900. Old clay tile roof - two storeys. Sash windows with glazing bars to

London End (north side)	No 21 (The Malt House) (formerly listed as The Malt House)	II	13/66	<p>first floor. Two chimney stacks on rear of roof. Red/brown brick. Forms one building with an extension of no 21.</p> <p>Five bays with central door in triangular open pedimented doorcase. Semi-circular fanlight with glazing bars. Sash windows with no horns but with glazing bars. Pediment is of mixed red and grey brick but front is of redder brick. Decorative iron rainhead. Half-hipped old clay tile roof with three dormers, central with curved roof over semi-circular pediment and outer dormers have triangular pediments with pitched roofs, all lead covered. Rear of building has slate roof.</p>
London End (north side)	No 23	II	13/67	<p>The present frontage is modern since a 1940s photograph shows two shop fronts so the list description of 1950 is now out of date. However the two gabled dormers and the long dormer - or roof projection with a raking roof and two windows - remain. As does the narrow passage on the right with its small flat door hood (no door but an iron gate) where part of the timber frame can be seen. Old clay tile roof. Red brick in header bond (very unusual in the conservation area). Sash windows - some flush and some set in reveals. This building shows how appearances can be deceptive.</p>
London End (north side)	No 25 (Old Bank House) (formerly listed as Old Bank House)	II	13/68	<p>A private house. A four bay house with an off-centre door. Old clay tiled roof with two gabled dormers. Red brick in header bond. Three sashes to ground floor and four to first floor. Doric pedimented doorcase and semi-circular fanlight. Moulded brick above windows. Windows sympathetically replaced.</p>
London End (north side)	No 27 (Canon House) (formerly listed as The Yews)	II	13/69	<p>Partly shielded by mature trees. A large key building of three storeys with a parapet in front of double roof covered in slate. Three chimney stacks on ridge and one visible at rear. Irregular fenestration, presumably as a result of the refronting. An old postcard of the rear shows a very complicated roofscape with wings and a stair tower to the rear with hipped roofs covered in old clay tiles. The slating was presumably part of a modernisation scheme. Recently subject to another restoration with tuck pointing to ground floor front. Wide door in flat roofed doorcase with oblong fanlight and Tuscan columns. The two storey addition to the left and single storey wing to the right are included in the listing. Formerly used as a nursing home. The plot extended to Shepherds Lane at the rear and included part of Yew Tree Close and stables, now part of the squash club.</p>
London End (north side)	No 33	II	13/71	<p>Now a restaurant -1940s photo shows a house here. Red brick - two storey. Two full height canted bays- old clay tile roof. Flat door hood with fluted door case columns. Sash windows with bricked up window above door. Wooden dentils at eaves. Carriage entrance with wooden door to right. Two narrow chimney stacks. Another roof just visible at rear.</p>
London End (north side)	Nos 35 & 37	II	13/72	<p>A lower two storey pair with shallow slate covered roof. Central chimney stack appears to have been cut off. Three plain sash windows to first floor with cambered relieving</p>

side)				arches. White painted brick. Modern shop fronts. 35 a Georgian style bow and 37 is part of 39.
London End (north side)	No 39	II	13/73	A three storey shop occupied as one with 37. Formerly Morford Stores. Hipped slate roof. Large modern shop front which extends over 37. Chimney stacks either end of roof one to left is tall and both rendered. To the right a lower roof behind a sloping parapet over a carriage entrance with a window over and tall chimney stack. Sash windows with four panes. Rendered and painted white with quoins. To the rear and in its curtilage is a two storey red brick former stable and store. Such ancillary buildings were once common in Beaconsfield. This is a rare survival in a relatively unaltered state and makes a positive contribution to the character of the area.
London End (north side)	No 41	II	13/74	Formerly Beaconsfield bakery and still a bread/cake shop. Two storey with hipped slate roof. Shop front with recessed door. Door to Bakery Cottage at right hand side under a wide flat roofed hood on scrolled brackets. First floor central blocked window and two casement windows made to look like sashes. Rendered and painted white.
London End (north side)	Nos 49 & 55 odd & 53a (formerly listed as No 49, No 51 (London End House) and No 53)	II	13/75	A group of buildings having its origins as Bull Farm. This became the Bull Inn. In C19 came into the possession of the Hare family, wheelwrights and carriers. Much enlarged and altered over the years and heavily restored. Inside the roof there is a date of 1713 with the initials "IH", perhaps indicating the date of the refronting. The range fronting the street comprises a shop and solicitors offices with a Georgian appearance. End on to the road is a range on the west end with exposed timber frame and, since this is next to a large yard it can be seen from the street. At the eastern end is another range (nos 53/55) of houses with a garden behind a wall. This space effectively marks the end of the town and introduces a rural character. Carriage entrance with timber door. Long hipped machine clay tile roof with prominent chimney stacks.
London End (south side)	Nos 1 & 3 (The Royal Saracen's Head) & No 5	II	13/76	May be on the site of the inn at the crossroads mentioned in 1242. In 1545, Robert Waller's will refers to the Saracen's Head. The building has 16 th century origins but was restored and largely rebuilt by local architect, Arthur Vernon, in 1893 in mock-Tudor style. Whilst the exterior timbers have been applied, some of the timber frame survives. Further refurbishment in 2006-7. The name on the gable used to read "The Saracen's Head Patronized by Royalty". The original carriage entrance was on the right hand side (when viewed from London End). Old photographs show a shop where the carriage entrance now stands on the left hand side. This was the principal inn where horses were changed in the coaching era.
London End (south side)	Nos 10 & 12	II	13/77	Pair of C19 red brick two storey cottages with slate roof. Brick paler on no. 10. Two large chimney stacks emerge on rear of roof. Sash windows with glazing bars. Very plain.
London	Nos 14 & 16	II	13/78	Two-storey with large central stack on ridge. Machine clay tiled roof. 14 has red brick

End (south side)				(likely restoration) and 16 has chequered red and grey brick. 14 was Puffins tea shop - internal fire in 1991. Both have modern shop fronts and a grape vine grows across the top of these. Hanging sign at 14. Additional old wooden door at east end. Another chimney stack at 16 low down on front of roof. Casement windows - leaded lights at 16. 14 has pedimented door hood obscured by vine foliage.
London End (south side)	No 18 (The Old Post House)	II	13/79	Said to have been built as a large house possibly in C15 and divided into three cottages in C18. In the early C19 the curate lived here. The telegraph reached Beaconsfield in 1860 and this building became the post and telegraph office. Old clay tile roof. Brick is reddish brown with red brick dressings around windows. This increases the vertical emphasis, giving the impression of pilasters between the windows. Parapet with panels in red and grey brick. Tall stacks, one on ridge and other on rear of roof. Elaborate door case with flat roof and lozenge between brackets. Gas lamp above door-hood. Window either side of door. Ground floor windows have tracery in heads whilst upper windows are sashes with plain glass but rounded heads. There is another door to the right. Refronting dated '1723' on incised brick to left jamb of right hand door. A boundary wall extends from the front at the west end - this now looks rather incongruous since the front fence has disappeared. The gable end above the roof of 16 is rendered with fictive ashlar.
London End (south side)	No 20 (Burke Lodge and Africa House, now Metropolitan House)	II*	13/80	Landmark building in London End. Projects from the building line. Formerly one building - the Crown Inn-with carriage entrance where the timber frame is exposed and can be seen when the doors are open. Refronted in mid C18. Five canted bays with distinctive C18 octagonal glazing bars. Both doors have large door cases with triangular pedimented hoods. Semi-circular window over carriage entrance. Front is painted cream - old clay roof behind parapet. Three chimney stacks. Earlier timber fence with column posts and ramped top-rail has been replaced with low wall and railings.
London End (south side)	No 22 & 22A (Old Mulberry House)	II	13/81	Was the stable block for the Crown Inn. Much restored. Small modern windows to upper floor. Large double shop front. Mainly red brick. Brick wall in front of 22a which has modern flat door hood in Georgian style. Lead rain head inscribed "DMFP". Evidence of timber frame behind this. Clay tiled roof - mainly old.
London End (south side)	No 24 (Wendover House)	II	13/82	Another building which dominates the streetscene in London End. Three storeys - very red brick. Old tiled roof behind parapet - hipped to the east end. 2 blind windows in centre. Carriage entrance to right with panelled door. Gas lamps over this and the main door, which is off-centre and set in a wide arch with traceried fanlight and lights to each side. Hipped bay window to left. Upper windows are sash with glazing bars. At the front there is a door-scraper and low post and chain fence
London End (south side)	No 26	II	13/83	A refronted red brick building with two triangular gables reminiscent of 67/69 Wycombe End. Large shop front extends across whole frontage. This projects with a flat roof on

side)				which there are plant troughs. The eastern part projects. Two sash windows to first floor.
London End (south side)	Nos 28, 30 & 32	II	13/84	Now two shops. Two storey. Timber framed with painted cement render with fictive ashlar. Clay tile roof. Hanging slates at eaves level. 28 has modern projecting double shop front with flat roof - sash window to first floor. 30 has blanked out door and shop window. To right of door 32 has a large sash window as a shop window - with handles and slightly projecting fascia. To left of door is a slightly projecting shop window. Although building is C17 it has a C19 appearance.
London End (south side)	Nos 40 to 44 (even)	II	13/87	Picturesque row of three small two storey cottages which appear to be sandwiched between adjoining shops. C16/C17 and restored. Timber frame exposed. Old clay tile roof with large chimney stack between 40 and 42. 40 has unpainted red/brown brick nogging in stretcher bond. Yorkshire sash to ground floor and upper modern casement. 42/44 also have brick nogging in stretcher bond but painted white. Their doors have gabled hoods (in Hall Barn estate style); Yorkshire sashes to ground floor. Casement windows to upper floor cut through the timber frame. Another door to the left with a four centred arch which has been cut through by brick work to right.
London End (south side)	Nos 46 to 58 (even)	II	13/88	This two-storey row has higher eaves and lower-pitched roof than 40-44. C19 appearance and old photos show the row has been altered. Only one chimney stack remains (between 46/48) leaving a rather bare roofscape. C1920 photo of no. 46 shows premises of James Harris chimney sweep with cyclists' tearoom and advertising chair repairs. Sash windows and a carriage entrance to the right. Windows in 46/48 modern casements, some leaded lights. Sash windows to first floor 50-56 with one bricked up. Principal features of row are the shop fronts with a long shop fascia over 52-56, presumably once in the same occupation but now three different shops. Carved head decorations unique in the conservation area. Red/brown brick but 48 more orange and mixed with black brick.
London End (south side)	The Swan public house (formerly listed as The Old White Swan Inn)	II	13/89	Another of Beaconsfield's main inns. Listed as C16/17 but much restored. Prominent chimney stack with smaller stack at rear on left hand side. Timber frame evident in gable at east end - 2 smaller modern gables. Mixture of sash, bay and casement windows and the many glazing bars are an important characteristic of this building. A passage down the western side leads to Malthouse Square and means the side elevation outbuildings and part of rear are open to public view. Machine clay tiled roof.
London End (south side)	Nos 64, 66 and 68	II	13/90	64 called "The Old House". A dominant building owing to its height - with three storeys. Shallow clay tiled roof with two chimney stacks. Probably mid C18. Red brick but with cream brick bands which are an important feature of the eastern gable end and the rear wall. Also a porthole window at rear of 68. Now shops and garage. Historic uses include as Denman's school for boys in C19, International Stores, Old House Tea Gardens. The

				garage was the first in Beaconsfield and was formerly the London End smithy. A high carriage entrance has been cut through the building exposing the interior, including an old fireplace and leading to garage buildings, including an old red brick building on eastern side of plot. During World War I the garage became a munitions factory. Prominent shop fronts - that at 64 has central door with old doorcase with flat hood and carved brackets. Very large hanging sign bracket and gas lamp above door. Modern shopfronts at 66 and 68 are negative features.
London End (south side)	Nos 74 to 82 (even)	II	13/91	Row of two-storey cottages with attic. Two gabled dormers. Old clay tiled roof. Western gable end has window and half-timbering. Red and grey brick in chequer pattern to 76-82 with string course except at 74. 74 formerly a shop - has bay window. 80 has new window and door surrounded by painted render - was there a shop window here before? Different appearance of 74 indicates possible rebuilding.
London End (south side)	No 86	II	13/93	Antique and clock repair business with landmark two-faced clock protruding from front wall. Also bracket for hanging sign. Hipped slate roof. Two storey - two shop fronts and two sash windows to first floor. Two chimneys on rear of roof. Building in prominent position at entrance to London End close to roundabout and also draws the eye with cream painted brickwork. Recent timber outbuilding in sympathetic style at rear visible from side path. Eastern gable end has red and grey brick with good pointing.
Park Lane	Wilton Park Farm House	II	13/103	A landmark building close to the roundabout at the east end of London End. C18 red brick with vitrified headers - two storey square looking building - with hipped old clay tile roof. Sash windows with glazing bars. Doorcase with narrow flat roof on scrolled brackets and round headed window over door. Three chimney stacks visible from road. House faces south. 1940s photo shows more trees in front of building.
Park Lane	Wilton Park Farm Granary	II	13/104	Restored. Not visible from the public realm. Timber frame is exposed. Hipped clay tile roof in keeping with farmhouse and red/grey brick nogging.
Park Lane	Wilton Park Farm Stables	II	13/107	Another converted former farm building C18. Not visible from public realm. Red brick and clay tiled roof.
Park Lane	Wilton Park Farm Barn	II	13/108	Converted C18 barn. Weatherboard with clay tile roof- typical of Chiltern area.
Shepherds Lane	Nos 4 & 4A (Fourways Cottage)	II	13/65	C16 - timber framed -refronted c.1800. Blocked up openings on Shepherds Lane frontage. Building recently restored after period of disrepair. Machine clay tile roof. Orange/red brick. Casement windows. Most distinctive feature is the tympanum with shell design over ground floor window on west wall. Blocked up windows to Shepherds Lane frontage.
Shepherds Lane	No 6	II	13/116	A timber framed two storey house with a large carriage entrance taking up the right hand half. The first floor oversails this and the ground floor. Restored with machine

Shepherds Lane	Nos 12 to 20(even)	II	13/117	clay tile roof and red/brown and some grey brick nogging in stretcher bond. One Yorkshire sash window to ground floor - rest are casements. Door opens into carriage entrance. Row of plain two-storey red brick cottages under old clay tile roof. Yorkshire sashes to ground floor and casements to upper floor. A lowered carriage entrance to left of no. 18 with modern brick and window above. Blocked up opening - probably door to 16. Upper windows break through dentils under eaves. Only one chimney stack.
Shepherds Lane	Nos 24 to 28 (even)	II	13/118	Now just seems to be 24 and 26. Outbuildings converted by Hall Barn estate (verbal communication). Red brick with vitrified headers. One storey plus attic with four dormers - flat roofed - rising from eaves. Unusual mansard clay tiled roof (perhaps unique within the conservation area). Two large chimney stacks. Timber framing exposed on east wall. Timber casement windows at 24. 26 has uPVC replacement windows and door.
Windsor End (east side)	Nos 1 & 3 (The Saracen's Head) & No 5	II	13/76	See London End (south side) The Saracen's Head. Number 5 is a small cottage, part of building but in separate ownership. The ground floor window is almost completely obscured by shrubs and conifers. Old door with knocker and old number plate. Old sash window to first floor. Gabled porch looks rather incongruous and out of scale. Old clay tile roof and tall chimney stack.
Windsor End (east side)	Nos 7, 9 & 11	II	13/123	Pevsner says these "ate up a number of small houses 1904-6". A spectacular example of the black and white half-timbering fashion of the turn of the C19/20. Also characterised by gables, Queen Anne style door case at no 7, decorated barge boards, red brick, windows with many glazing bars and jettied fronts, tall chimney stacks. The roof is of machine clay tiles in keeping with local vernacular.
Windsor End (east side)	K6 telephone kiosk facing Nos 1 & 3 (the Royal Saracen's Head Public House)	II	14/150	This kiosk was moved and was formerly listed as adjoining Beaconsfield Magistrates Court.
Windsor End (east side)	No 15	II	13/124	Two storey house, red brick with unusually high eaves. Hipped clay tile roof with dormer to side. Sash windows with four panes. A plain building apart from the Queen Anne style door hood. Virginia creeper on front wall. Ornate picket fence.
Windsor End (east side)	Nos 19 & 21	II	14/125	Pevsner describes this as a smart pair and perhaps originally one house. Red brick with vitrified headers to make a chequerboard pattern. Doors under flat hoods. Windows sash with four bricked up. Hipped old clay tile roof with two chimney stacks. An old photo shows railings in front but now a post and chain fence.
Windsor End (east side)	The Old Barn (J & T Oldknow) and barn	II	13 & 14/126	A collection of barns. The Old Barn has been converted and much restored as doctors' surgery. Both are C17. Timber framed with brick nogging, black stained weatherboard

side)	to rear of No 23 (Hall Barn Estate Yard)			and clay tiled roofs in keeping with local Chiltern Vernacular. Barn behind no 23 is less altered.
Windsor End (east side)	No 23	II	14/127	Attached to but lower than 19/21. Two storey with hipped clay tile roof. Semi-circular hood over door. List description says rebuilt c1900. To ground floor red brick with vitrified headers. First floor and side elevation rendered with fictive ashlar and painted white. Large bay window to left supported by large carved brackets, presumably formerly a shop window, with other windows sashes. Old photo shows a plain glass shop front.
Windsor End (east side)	No 33 (the Greyhound Inn) & No 35	II	14/129	Timber framing evident in coaching entrance and to first floor of No 35. Greyhound has been rendered with fictive ashlar. Brick front to ground floor of 35. Two polygonal bay windows with sashes. Other are casements - no glazing bars in two first floor windows at north end. Later porch with good brackets and moulding and with scalloped clay tiles on roof and nicely incised decoration and name on glass in door. Roof marred by non-local yellow stock brick central chimney stack. Range at rear in red and grey brick looks C18 - early 19C.
Windsor End (east side)	No 37 (Claire Cottage)	II	14/129A	Narrow two storey cottage. C17 - white painted brick but presumably timber framed. Distinctive stepped string course higher over the door. Old casement windows with glazing bars. 3 lights - central light is narrower. Old clay tiled roof.
Windsor End (east side)	Nos 39, 41 & 43	II	14/130	C17 and refronted in red and grey brick. 39 has a nice chequerboard pattern in brick but more haphazard on 41/43. 39 now office but formerly a shop and retains shop windows. Also it has sash windows to first floor. All have door hoods on carved brackets - flat roofed to 41/43 and unusual triangular hood to 39 which appears to differ from that on the listing photo which had a lozenge decoration. Clay tile roof, mainly machined. Casement windows at 41/43. Ginnel to side of 43. 41/43 have picket fences typical of Hall Barn estate properties.
Windsor End (east side)	Nos 45 to 49 (odd). The list refers to 45 to 51 but there is no number 51 now	II	14/131	According to Pevsner 45/47 was a two-bay C16 hall house with C17 stack, divided into two c. 1764. Now a row of three cottages with gables either end. Southern gable is higher. Refronted C18. The string course at 45 steps down to lower level at 47. One storey plus attic. First floor window in northern gable but in the southern gable first floor window is much lower and there is a smaller square blank window. Two gabled dormer at 47. All windows are casements but glazing bar patterns vary. Prominent chimney stack down roof between 45 and 47. All have gabled porches and picket fences in the Hall Barn estate style. This row presents a very interesting and varied face to the street. Chimney to 49 has been removed since listing.
Windsor End (east side)	Nos 53, 55 & 57	II	14/132	One and a half storey cottages with gabled dormers rising from eaves. Three tall chimney stacks. Old clay tile roof. C17 and refronted in red and grey brick but timber

side)				framing left exposed at 57. Casement windows with relieving arches except at 57 which has a bow window, and gabled porches(brown felt covered roofs) and picket fences all in Hall Barn estate style.
Windsor End (east side)	No 59	II	14/133	Evidence of blocked up doorway so presumably was originally two cottages - door is off centre with gabled porch covered in brown felt. C17 refronted in red brick. Two storeys so higher than cottages to north. Yorkshire sashes to ground floor and casements to first floor. Clay tile roof and chimney stacks either end of roof. Picket fence with small front garden.
Windsor End (west side)	Parish Church of St Mary and All Saints	II*	12, 13 & 14/135	A landmark building and the largest in the conservation area. Heavily restored - indeed mostly rebuilt - between 1869 and 1885, under the supervision of architect Henry Woodyer as recorded by an inscription in the south porch. Excellent knapped flint work. The nave was extended whilst the chancel was rebuilt and extended to the east. In 1884/5 the tower was heightened and pinnacles added which can be seen or glimpsed from many parts of the conservation area. The church retains many fine monuments both inside and in the churchyard.
Windsor End (west side)	Tomb of Edmund Waller SE of parish church of St Mary and All Saints	II*	14/134	Recently restored. Early example of an important gentry tomb in a churchyard rather than inside a church. Obviously designed to be prominent and highly visible to passers-by in Windsor End.
Windsor End (west side)	Hyde tomb 15m S of S aisle of parish church of St Mary and All Saints	II	14/134a	Ann Hyde left a charitable bequest which still benefits the children of Beaconsfield.
Windsor End (west side)	Hollis/Anthony tomb 3m N of Waller monument in churchyard of St Mary and All Saints Church	II	14/134B	The urn mentioned in the list description is missing from the top of this tomb.
Windsor End (west side)	Smith tomb 15m N of chancel of parish church of St Mary and All Saints	II	13/1	The Smith and Turrell tombs appear identical.
Windsor End (west side)	Turrel tomb 28m N of chancel of St Mary and All Saints	II	12/2	

	Church			
Windsor End (west side)	The Old Rectory (adjoining west side of Churchyard)	II*	3/136	c.1500. restored by Lord Burnham and again more recently. See stones above carved stone entrance.
Windsor End (west side)	Old Church School	II	SU94468 992	Set in what is now a quiet enclave to south-west of the churchyard. Built on land donated by Mr Hargreaves (then owner of Hall Barn) and Madgalen College, Oxford who owned the benefice. Designed by the “gentleman architect” Henry Woodyer and commissioned by his brother in law the rector. Built 1872 and extended. The school was closed in 1957 and is now a Masonic centre. Some modern additions and alterations which are in character. Red and brick diaper brickwork echoes that at the Old Rectory but is in English bond. Half-timbering, gables and decorated barge boards. Detailed list description. Bell cote now without the school bell.
Windsor End (west side)	No 2 (Yew Tree Cottage)	II	14/138	The clipped yew in the front garden is a landmark in the streetscene of Windsor End. It appears in early 20 th century photographs. The two prominent chimney stacks on the northern wall also contribute greatly to the interest of the roofscape. The sympathetic front extension replaces a timber lofted building shown on old photographs. The window above the door is blacked out.
Windsor End (west side)	No 4 (Chapel Wells)	II	14/139	Two storey house standing forward of its neighbours. Southern gable end has red and vitrified bricks but front is rendered and painted white. Door not quite central. Sash windows those on first floor with four panes - multi-paned to ground floor. Central upper window is blocked. Tall chimney stacks either end of roof. Black painted louvered shutters to windows.
Windsor End (west side)	No 6	II	14/140	An unusual two storey cottage with a central door and a lead covered roof over the ground floor windows and door forming a verandah in front of the door and left window. Bay widow to right. Upper windows have gables rising from eaves. Red brick with vitrified headers to left side in chequered pattern. Old clay tile roof with chimney stacks either end. Virginia Creeper on front. Black painted trellis across base of bay window and verandah.
Windsor End (west side)	Nos 12 (Cherry Cottage) & 14	II	14/141	A wing at rear of 16 and tucked away from the street. Restored C17 pair of cottages. Exposed timber frame with red brick nogging. Machine clay tile roof and modern casement windows.
Windsor End (west side)	No 24	II	14/142	Built end on to road with large gable and joined to 26. One storey plus attic. Two windows with diamond panes and sloping tiled hoods. Exposed timber frame with red/brown brick nogging in herringbone and square patterns. Good condition indicates restoration. Clipped privet hedge and wooden gate in Hall Barn style. Large chimney stack on right shown on 1940s photo has gone, presumably when the adjoining cottages(16-22) were demolished and rebuilt.

Windsor End (west side)	No 26	II	14/143	Joined to 24. Built end-on to road with half-hipped machine clay tile roof. Reddish brown and grey brick. Modern casement windows installed since 1940s photo showing just two sash windows. Small front garden with clipped (battlemented) privet hedge and wooden gate in Hall Barn style has been retained. The downpipe down the front is rather visually intrusive.
Windsor End (west side)	No 28	II	14/144	A plain red brick two-storey cottage embellished with a triangular doorhood on scrolled brackets over the central door. Four sash windows with glazing bars. Red brick with repairs to left side. Machine clay tile half-hipped roof. A low wall has replaced former Hall Barn style fence.
Windsor End (west side)	No 30 (Hall Barn Cottage)	II	14/145	This house dominates the southern end of Windsor End because of its height (three storeys) and ornate detailing. The semi-circular door hood in Queen Anne style and white painted louvred shutters on each of the 8 front sash windows. Hipped roof covered in slate with two prominent chimney stacks. Listed as early C18. Was probably a cottage before Edwardian alterations to convert it to a gentlemen's residence.
Windsor End (west side)	Garden Wall to No 30	II	14/146	Currently obscured by cotoneaster. Red brick in Flemish bond. Stone capped. In four "scooped-out" segments with scrolled black wrought iron railings. Stone balls on piers.
Windsor End (west side)	Little Hall Barn	II	14/147	Built c. 1700 and according to Pevsner perhaps the earliest load-bearing brick in the town. The top part of the front of the house itself can be glimpsed over the wall with a vertical emphasis with its tall chimney stacks and pots, long upper windows (their length emphasised by the use of grey brick between the windows creating a sort of pilaster effect), gabled dormers and steeply pitched roof. The main impact on the streetscape is from the various ranges of stables and outbuildings massed on the western side of Windsor End. With their differing shapes, sizes, roof shapes, chimneys etc. they make a significant contribution to the interest and character of this part of the conservation area. They can be seen to better advantage following the 1950s widening of the road and demolition of buildings opposite. They are also a link between the town and the great estate of Hall Barn. William Hickey, noted for his scandalous memoirs of his life in India, occupied the house for 7 years from 1809.
Windsor End (west side)	Little Hall Barn Garden wall	II	14/149	This wall is stepped to follow the incline of Windsor End as it climbs towards the town, with the tallest part closest to the house. There is a garden door in the wall with a bell-pull adding further interest. Unlike the Flemish bond which is the norm in the town this wall is of English bond.
Wycombe End (north side)	No 15 (formerly the Prince of Wales Public House and now The Old Bengal	II	12/150	C18 two storey with hipped machine clay tiled roof. Altered and extended. Door used to be in middle of southern elevation - now replaced by window. Sash windows - modern to ground floor. Red brick but damaged by removal of paintwork. Hanging sign at front. Prominent position at entrance to conservation area and noticeable since

Wycombe End (north side)	restaurant) Nos 17, 19 & 21	II	12/151	properties to west are set back from the road. 15 and 17 are separated by a passage. Terrace of three two-storey cottages. Red brick with vitrified headers. Relieving arches over doors and windows. Yorkshire sashes to ground and casement windows to upper floor. Modillion cornice and old clay tiled roof, hipped at western end. Doors open directly onto street - one stone step. No door hoods. 2 chimney stacks.
Wycombe End (north side)	Nos 23, 25, 25A and 27 (odd)	II	12/152	Another two-storey terrace but larger than 17-21. Most important in the streetscene is the visual contribution of the timber-framing evident on the eastern flank, and it is hoped that a less visually intrusive site can be found for the satellite dish. Yorkshire sashes some of which look quite new. 27 is at the rear around corner into Factory Yard. Row of lean-to former privies numbered 1 to 7 at rear.
Wycombe End (north side)	Nos 29, 31 & 33	II	12/153	Row of three but 29 has different, just red, brickwork. 29 rounds the corner into Factory Yard where it has a side door and the timber frame is visible at rear of 29. Change to front door opening at 29 - perhaps a shop previously? 31 and 33 have stringcourse and each has dormer; hipped at 31 and raking at 33. 3 chimney stacks. Render to east wall of 33. 31/33 chequerboard pattern in brickwork. Clay tiled roof. Yorkshire sashes but 29 has casement to first floor.
Wycombe End (north side)	37-41 listed as Nos 37 & 39	II	12/154	Row of four two-storey cottages - 37-43. East end has half hipped front. Old clay tile roof. 37 has small flat door hood. Red brick with vitrified headers. String course across 37 to 41. Assortment of modern casements and some sashes. Large chimney stack shared by 37/39.
Wycombe End(north)	No 43	II	12/155	See above. Forms east end of row of four numbered 37,39,41 and 43.
Wycombe End (north side)	No 45 (Marlborough House)	II	12/156	Two storey red brick with hipped slate roofs in two section. The chimney stack mentioned in the listing has gone. Carriage entrance to left with doors across. All sash windows - metal bars across bottom. Cambered relieving arches to windows and carriage entrance. Modern door under a small flat hood. Formerly the Orange Tree public house and the metal bracket for the hanging sign remains.
Wycombe End (north side)	Nos 51 & 53 (Grosvenor House and Leigh House) (formerly listed as No 53)	II	12/160	Two storey building probably mid C18 and the provisional list description says the front is all one house (c.1971) although there is a straight joint in the brickwork between 51 and 53. Leigh House has more elaborate doorcase and hood with scrolled brackets. Modern bay windows in western end are prominent in the streetscape. Red brick with plain clay tile roof. Sash windows to front. Window above door of 51 is blacked out. Apse like wings at rear. That at 51 has initials and date 1830 in bottle ends. Leigh House was a girls' school in the C19.
Wycombe End (north	No 55	II	12/161	Two storey building with slate roof. Double projecting shop front. Chimney stack at either end of roof. Walled rear garden visible next to passageway on eastern side.

side)				Distinguishing characteristic currently is the Virginia Creeper which covers most of the building.
Wycombe End (north side)	No 57 (formerly La Lanterna) Nos 57A, 59 & 61	II	12/162	Currently being thoroughly restored. Timber framed but street frontage has been refronted and has modern shop front. Rear wing (59/61) has exposed timber framing and brick nogging.
Wycombe End (north side)	Nos 63 & 65	II	12/163	List description gives a date of C16/17 but the building looks younger since it has been heavily restored with modern timber framing and brick nogging in herringbone and square patterns. Georgian style bow window to 63 and casements. Sash windows at 65. Clay tile roof and at west end this wraps around the back of 57. Very interesting and varied roofscape along this row.
Wycombe End (north side)	Nos 67 & 69	II	12/164	An undated old photograph shows how much alteration has been carried out at this and 63/65. 67 was a one bay cottage with a huge chimney stack next to 69. This has been refronted to give it a parapet and gable to match 69. The large stack has been shortened to leave the polygonal base. Sash windows to first floor and modern bow windows to ground floor. Mixture of red and grey brick. New roof tiles do not match the old.
Wycombe End (north side)	No 71	II	12/165	The western end projects and is a continuation of the parapeted front to 67/69. The right hand bay is set back a little and is attached to the George. Now a Londis store, was Benyon's newsagents when photographed in 1912. Modern double shop front with two sash windows to first floor.
Wycombe End (north side)	No 73 (The George Hotel)	II	12/166	One of the town's principal coaching inns. At three storeys high, with clay tiled hipped roof and chimney stack on front of roof, it dominates Wycombe End. Currently undergoing a thorough programme of restoration
Wycombe End (north side)	Nos 75 - 77 (odd)	II	12/167	Large chimney stack in centre of roof of this pair of cottages now used as offices/shops. 75 was once occupied by Mr Perfect who mended boots. The light for the town's fire alarm was positioned above his shop front. The Hall Barn style fence has also disappeared. Modern shop front with bow windows and hanging sign. Machine clay tiled roof. Casement windows to first floor.
Wycombe End (north side)	No 79	II	12/300	Turns corner into Aylesbury End and timber frame is evident on eastern wall. Large modern shop windows to both frontages. Red and grey brick and machine clay tiled roof. Large chimney stack low down on roof next to 1 Aylesbury End.
Wycombe End (south side)	No 10 (Wycombe End House)	II	12/168	Large three storey red brick house, recently the home of Lady Burnham. Central door (returned to its original position since listing) has Tuscan doorcase between two full height bays topped by a parapet. The western first floor bay window is blank. On the edge of the conservation area this building's impact as a landmark is diminished by the heavy tree cover on the western side. This obscures the view of the Venetian windows on the ground and first floors in the western elevation, an effect which can hardly have

				been intended originally. The provisional list photograph (c.1971) shows a neatly trimmed hedge and one small tree on the western side so the windows were then on full show. Originally there was a timber framed cottage in the grounds just to the east of the house, demolished in the 1920s. The front brick wall previously had iron railings. Hipped machine clay tile roof but rear range has slate roof. Brick outbuilding seen from road has interesting rendered gable with brick covering half-timbering.
Wycombe End (south side)	Nos 12 (Threshers) 14 & 16	II	12/169	An interesting group since 14/16 are set back from the road, unlike 12 (formerly the Post Office). No 12 is later and much higher but all is two-storeyed. No 12 is C.18 with hipped roof to the western end. Steps up to the front door, now walled off from the street. Sash windows. 16 has gable facing the street which projects. 14/16 have large central stack. Yorkshire sash windows to ground floor with casements to first floor.
Wycombe End (south side)	No 18 (The Cross Keys)	II	12/170	Timber framed former public house, now an office. The front with two hipped roofs (with a similar arrangement at adjoining no.20 (unlisted) looks like an C18 addition. Two storey whitewashed brick. Sash windows to first floor. Door is off-centre with a gabled hood on sloping brackets. Large sash to left and modern plate glass shop window to right. One local history says that performing bears were kept in the cellar. Hanging sign "Cross Keys" remains with scrolled wrought iron bracket, a characteristic of the conservation area. Chimney stack to western elevation has gone since listing photograph. One of the town's three horse troughs stood outside the Cross Keys.
Wycombe End (south side)	Hall Place (formerly listed as The Rectory)	II*	12/171	Formerly used as the rectory and a boarding school. Large C18 red brick house of two storeys plus attic with hipped dormers. Altered by the "gentleman architect" Henry Woodyer who was a brother-in-law of the rector. Buckler sketched the house in 1832 before those alterations. The removal of trees shown on earlier photographs have made the building more noticeable from the street and although set back behind a high brick wall it is a dominant feature with its hipped roof, dormers and prominent chimney stacks. Recent work has revealed that there was probably a gentry house to the west within the present grounds.
Wycombe End (south side)	Garden walls to north, east and south-east of Hall Place	II	12/172	A garden door has been lost from this wall since the listing photo (c.1977). Also the impact of the wall on the streetscape is somewhat diminished by the brick bus shelter. Old stone setts and paving have been retained in the pavement in front of the gate in Wycombe End.
Wycombe End (south side)	Capel House (formerly listed as The Stables (to east of the Rectory)	II	12/173	Dated 1524. Richard Capel, a former rector, who died in 1500 left £40 in his will for the building of a church house. Unusually for this area, a Wealden building. At one time used as a stable for Hall Place when it was the Rectory. Now a house and much altered, especially on the western side.

**TABLE OF UNLISTED BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO
THE SPECIAL INTEREST OF THE CONSERVATION AREA.**

Aylesbury End (west side)	No 17	A modern reconstruction of a cottage, probably early 17th century, demolished in 1977, which had formerly been the Old Elm Tree Inn. Very plain, 2 storeys with single storey addition at the front and a catslide roof over right-hand bay. Old red and grey brick with plain clay tile roof.
Aylesbury End (west side)	Nos 35/37 (The Charles Dickens public house) and April Cottage	Formerly the Star P.H. Painted brick and pebbledash with half-timbered gables in "Brewer's Tudor" style. Between them is a distinctive stepped pediment where the pub's name was displayed - this has an art deco look. Regarded as significant for its historical associations and contribution to the streetscene.
Aylesbury End (west side)	No 43 (Basmati restaurant)	Two storey - hipped plain clay tiled roof - red and grey brick in Flemish bond. An early 19th century postcard shows a plain gable-ended building here. Rather picturesque small building which could be enhanced by the removal of the overlarge shop-front.
Aylesbury End (west side)	Nos 45 & 47	Pair of red brick two storey, probably 19th century, cottages with bay windows to ground floor in centre with continuous pitched roof over and front doors either side with steps up. Extra door on left, presumably to a covered passage. Plain clay tiled roof.
Aylesbury End (west side)	No 87 Burkes Corner	Large house perhaps originally 3, with hipped slate roof and built of orange/red brick (repointed with rather too much mortar). Ground floor has 3 canted bay windows under hipped slated roofs. Front door is off-centre with a classical door case and bracketed hood with slightly pitched roof covered in lead. All windows are sash with glazing bars. House appears restored with modern extension in sympathetic style to the south. However the wide garage door gives too strong a horizontal emphasis. Attached to the north is the flat roofed Burkes Cottage. Important and sensitive position at entrance to the conservation area.
Aylesbury End (west side)	Nos 1 to 6 (inclusive) Meadow Cottages	Row of one and a half storey houses. In east gable end is a lozenge shaped date stone "B 1912", presumed to stand for Burnham. In red/brown brick the 10 gables are a notable feature. The houses have the appearance of estate cottages, or even almshouses. Each has a small front garden behind a white picket fence.
Aylesbury End (east side)	Timber outbuilding to north of Grove Lodge	Belongs to and within curtilage of listed building no. 58 Aylesbury End (Grove Lodge). Outbuilding shown here on 1846 Tithe Map owned by George Grove who is listed in Kelly's directory of 1854 as a wheelwright in Aylesbury Street (sic).

Hedgerley Lane	Hedgerley End House	Large two-storey house with attic; hipped machine plain clay tiled roof in chequer pattern, with large bracketed eaves. Early C20 in an Arts & Crafts style. Tower to left front with tall multi-paned window similar in style to those at Loch Fyne restaurant in London End and 2 Lakes Lane. Pebbledashed painted white. Hipped dormer. Modern rooflights mar the interesting roofscape.
Lakes Lane (west side)	No 2 Cape Cottage	At the northern end of a two storey row of workers' cottages, the name links this cottage to neighbouring Cape House but any connection has not been researched. It has been "gentrified" with a lead covered door hood in Georgian style and the brick has been painted white. The oriel window on the northern elevation looks c.1900. This and the painted pebbledash on this wall echoes the Arts and Crafts style of Cape House.
Lakes Lane (west side)	Nos 4 to 10 (even nos)	The remainder of this row is of red and grey brick. Slate roof. Some Yorkshire sashes. Door to 10 in south flank wall. 10 has attic window and uPVC windows. Chimney stacks on front roofs.
Lakes Lane (west side)	Nos 16 to 22 (even nos)	Row of workers' cottages. Machine clay tile roof. 16 has set-back extension with rough sawn timber cladding. All have sloping door hoods. Relieving arches in buff brick. Tiny front gardens behind picket fences in Hall Barn estate style. All have sash windows with 4 panes but 16 has uncharacteristic diamond leaded lights. Two stacks on ridge.
Lakes Lane (west side)	Nos 24 to 30 (even nos)	Date stone "Jubilee Cottages 1887". Row with slate roof. All have sloping door hoods with slate roofs. Red and grey brick with relieving arches in red brick. Front gardens have red brick walls. Two stacks on ridge. Sash windows with 4 panes.
Lakes Lane (west side)	Nos 32 to 42 (even nos)	A row where the brick has been painted cream. Hipped roof with machine clay tiles. Sloping door hoods with clay tile roofs. All sash windows with 4 panes. Gardens have untreated picket fences. Three stacks each with 6 chimney pots.
Lakes Lane (west side)	Nos 44 to 52 (even nos)	Date stone "Cornish Villas 1902". Hipped machine clay tile roof and red and grey brick. Ground floor windows are bays under a continuous sloping roof covered with clay tiles. Sash windows in bays have glazing bars to top half. First floor sash windows have 4 panes. Three chimney stacks.
Lakes Lane (west side)	No 54 (The Old Manse)	A large house in comparison with the artisans' cottages in Lakes Lane. The former manse, which was probably used as a school in the C19. Modern materials such as uPVC window frames have detracted from its character but it remains important for its historic associations.
Lakes Lane (east side)	Nos 1 to 9 (odd nos)	This may be the row shown on the 1846 Tithe Map. Row appears "bookended" by 1 and 9 which have been painted white. Rest are of red and grey brick. Hipped old clay tile roof. Relieving arches to ground floor windows and dentils at eaves. uPVC windows detract from historic character.

Lakes Lane (east side)	Nos 11 & 13	Pair of cottages with old clay tile hipped roof. Central stack. No front doors - access from side. Each has two sashes to ground and first floor. Very attractive red/orange brick.
London End (north side)	Nos 29 & 31	Date stone "Victoria 1887 Cottages". Pair of two-storey cottages with full height canted bays under slate roof. Central chimney stack. Grey and red brick with red brick dressings. Doors at either end. String course with egg and dart moulding and painted white. 29 has modern door in sympathetic Victorian style. Stone door step with metal scraper also in character.
London End (north side)	Former stable behind No 39	Please see listed building table for No 39
London End (north side)	Nos 43 & 45 (Peter Knight's)	Important for historic interest. On site of the Chequers public house which became the workhouse. That use ceased when the Union Workhouse was built in Amersham. Present building erected early C20 (how much of the former building remained is not known) and was used as a convalescent home for sick children. Carriage entrance between 43 and 45 has Denner Hill setts in front as part of pavement.
London End (south side)	No 38	One of a pair with no 40. White painted brick with slate roof. Two storey. Two sash windows to first floor with glazing bars. Plain shop front with shop door to right of window. Another old wooden door to far right. No 40 not included because of its overlarge shop front which is out of scale with the building.
London End (south side)	No 72	c1900. Arts and style house which is on the (private) track which led to the (demolished) mill. This can be seen from the street thanks to the set-back of the Loch Fyne restaurant and the track making a gap in the street frontage.
London End (south side)	No 84 The Old Mill House	It is difficult to understand why this building was not listed. Probably early C19. The windmill built in 1811 stood behind the house. Two storey red brick house under hipped old clay tile roof. Central door in Georgian style doorcase. Tall blocked opening in centre of first floor (like a warehouse door, presumably in connection with mill). Four sash windows, each with four panes.
London End (south side)	No 90, Cape House	A landmark building on the A40 at entrance to the conservation area and close to the roundabout in front of Wilton Park Lodge. Large early C20 house in Arts and Crafts style now subdivided. The first floor verandah is particularly noticeable. Gables, black and white half-timbering, clay tiled roof with finials, hanging tile elevations are typical features of the style.
London End (south side)	Parkside	Mid-late C19 two-storey house; red brick with hipped roof. Sash windows and central door with pedimented porch. On site of almshouses in 1846 Tithe Map. Its red brick boundary wall is important in streetscape of Lakes Lane. Wall to A40 frontage obscures ground floor from view but does allow sight of visually intrusive rooflight on front of roof.

London End	Wilton Lodge	C19; only surviving lodge to Wilton Park, one of the three great estates surrounding the town and an important mansion which was demolished in the 1960s. It is a gateway building standing at the head of London Road and retains its boundary railings. Half-timbered, similar style to lodges at Cliveden. Clay tiled roof with gable facing the A40 with oriel window and a gablet. Its tall chimney is a dominant feature. An eye-catching building in a prominent position.
Malthouse Square	Nos 2 to 30 and 35 to 52 all inclusive	Please refer to chapter 9
Park Lane (east side)	No 2 The Old Dairy	Whilst this reconstruction appears to bear little resemblance to the dilapidated dairy in an old photograph it nevertheless adds character to Park Lane and can be glimpsed between the tall neatly clipped hedges in the front garden. Black and white half-timbering and hipped clay tile roofs. Single storey.
Park Lane (west side)	No 9 Bull Farm Cottage	Designed by the important architect, P. Morley Horder (1870-1944) who was articled in the offices of George Devey. He designed numerous country houses. He often used roughcast, as in this house, and a photograph in the National Monuments Record is inscribed "showing what can be done on a 25 foot strip of land". Two gables face the road. The semi-circular arrangement at the front of the house shown in the old photograph has been altered so that the carefully planned layout of gates to garage, front door and side entrance set in the boundary wall has been lost.
Park Lane (west side)	No 11	Arts and craft style characteristics such as black and white half-timbering to gable, hanging tiles, tall chimneys to side wall, and balcony. Red brick to ground floor and painted roughcast to upper floor. Roof is a clay profiled tile. Roof finials and ridge crests.
Park Lane (west side)	No 13 April Cottage	This reconstruction of a vernacular timber framed cottage is rather out of character with its C20 neighbours but nonetheless is picturesque and makes a positive contribution. Two buildings in L-shape. Old red brick, timbers and clay tiles have been used.
Park Lane (west side)	Nos 15 & 17	Pair of semi-detached houses in Arts and Crafts style. Two central doors with recessed porches. Half-timbered full height bays. Red brick with painted pebbledash to first floor. Ridge crests and roof finials. Two gabled dormers in clay tiled roof. Dentils at first floor level. Elaborate chimney stacks (two).
Park Lane (west side)	No 21 The Cottage	Picturesque one storey detached house with attic. Weatherboard at apex of gables. Very tall chimney stacks and massive clay tiled roofs. Painted pebbledash with yellow/brown stock brick base (unusual for Beaconsfield).

Park Lane (west side)	No 25	Two storey plus attic. Half-timbered gables at front and side. Verandah to left front at first floor level. Tile hung elevation with red brick base. Gabled dormer. Roof finials. Clay tiled roof. Two tall chimney stacks.
Park Lane (west side)	No 27	A plainer red brick two storey house with central door between two full height canted bays with half-timbered gabled. Clay tile roof with chimney stack either end. Plain sash windows. Probably c1900.
Shepherds Lane	Former stables, now part of Beaconsfield Squash Club	C19 buildings of red brick with clay tile roofs. Important for historic associations and rarity value since the grounds of the large houses and inns on the northern side of London End extended to Shepherds Lane where stables and outbuildings were kept. These may have belonged to the Yews. Many such buildings have been demolished in Beaconsfield.
Windsor End	War memorial	Originally sited further north at mouth of Windsor End but moved in 1936 to make way for traffic roundabout. A <i>lanterne de morts</i> - architect J.O. Cheadle of New Square, Lincolns Inn - builders Wooldridge & Simpson of Kidlington, Oxford. Unveiled in 1921 by Field Marshall Lord Grenfell (who lived at Butlers Court).
Windsor End	Abbeyfield Bradbury House	Large modern nursing home reminiscent of a large tithe barn.
Windsor End (west side)	16/18/20	Row of modern cottages built in traditional style in old materials to replace a demolished row. Brick in stretcher bond indicates this rebuild. They make a picturesque contribution to the streetscene in character with the demolished historic cottages and neighbouring buildings.
Windsor End (east side)	29	Former Police Station built 1870. Magistrates court behind – 1957 by F.B. Pooley. Significant for historical associations. Also red-brick Victorian frontage with its detailing such as relieving arches, pointed arch over the door and dentils at the eaves, contributes to the streetscene.
Wycombe End (off north side)	1/4 (consecutive) Grosvenor Villas	A row of C19 two storey red brick cottages with slate roof and fretted bargeboards. Two chimney stacks on ridge. Bay windows to ground floor under continuous slated roof. Sash windows to upper floor. Front gardens. On an unmade track behind Grosvenor House and facing west.
Wycombe End (north side)	47	Probably late C19. Built end-on to road with half-timbered gable with uPVC bay window. This and the modern shop front in a Georgian style somewhat mar the character which could be restored by treatment sympathetic to the mock Tudor style.
Wycombe End (north side)	49	Looks early C19. Formerly The Old Curiosity Shop. Two storey red brick under hipped old clay tile roof. East wall painted white. As with 47 character could be restored with sympathetic window and shop front treatment.

Examples of shop fronts which contribute to the special interest and character of the conservation area

Bay or bow windows without a fascia



Bow windows with a fascia



Non-projecting shop fronts, with and without glazing bars



This large double shop front is sympathetic in scale and design to its building in Windsor End and picks up its black and white half-timbering in the stallriser, fascia and blind



Projecting shop fronts in scale with the building



and which can look appropriate in a modern style.



Even a **sash window** can make a simple shop front - this wide sash has been elaborated with spandrels and retains its handles



Ornamental features, such as brackets, capitals and pilasters, are common on Beaconsfield's shop fronts.



Here there are distinctive carvings.



A continuous long fascia board over several different shops gives unity to a set of shop windows of different designs and shapes.



Examples of details which contribute to the special interest and character of the conservation area





Conservation Areas

Guidance for Residents

What is a Conservation Area?

An area with special historic or architectural character.

Who designates a Conservation Area?

The local planning authority has the power to designate Conservation Areas under the Planning (Listed Buildings and Conservation Areas) Act 1990.

What does Conservation Area designation mean for residents?

Owners of properties within a designated Conservation Area are unable to carry out certain works unless they get planning permission or Conservation Area Consent.

What are these works?

- Demolition of the whole or a substantial part of the property
- Demolition of boundary walls over a certain height
- Side or rear extensions over 50 cubic metres or 10% of the original volume up to a maximum of 115 cubic metres
- Alterations to the shape or size of the roof
- Cladding of the exterior of the property
- Erection of a satellite dish in certain locations
- Buildings (eg sheds, summerhouses) or enclosures (eg swimming pools) within the curtilage of a house, which exceed 10 cubic metres in volume.

Also, notice must be given to the authority at least 6 weeks prior to any works to **trees** within a Conservation Area. For further information please contact the Tree Officer on 01895 837376 or 837207.

Are extensions allowed in Conservation Areas?

Yes.

Planning applications in Conservation Areas, like any other location, are considered on their merits. Should a proposal to extend a property be regarded as in keeping with the character of the area by the Conservation & Design Officer it would gain permission (this, of course, is subject to Planning Officer approval based on the usual planning criteria). If the proposal is deemed not to be in keeping with the character of the area efforts can be made by the applicant to improve the proposal on the advice of Officers so that it can become acceptable and be given permission. It is through this

process that Conservation Area legislation acts to protect the special character of these areas.

Are satellite dishes allowed in Conservation Areas?

Yes.

If you ensure that only one satellite dish per property (of less than 90cm in diameter) is installed in a permitted location then you are free to carry out the installation without planning permission. Dishes should be sited below the roofline and away from the front of the house and the chimneys.

Further advice

Should any further information be required on any aspect of the implications of living in a Conservation Area or local planning regulations please contact Planning Admin or the Conservation Section at the Council's Capswood offices on 01895 837200.

TECHNICAL HELP AND ADVICE

Is available from:

The Council's Conservation and Design Officer
Capswood
Oxford Road
Denham
UB9 4LH
Telephone 01895 837200

Society for the Protection of Ancient Buildings
37 Spital Square
London
E1 6DY
Telephone 020 7377 1644
www.spab.org.uk

The Victorian Society
1 Priory Gardens
London
W4 1TT
Telephone 020 8994 1019
www.victorian-society.org.uk

The Building Conservation Directory published annually by:
Cathedral Communications Limited
High Street
Tisbury
Wiltshire
SP3 6HA
Telephone 01747 871717
www.buildingconservation.com

INFORMATION ON LISTING AND CONSERVATION AREAS

English Heritage
www.english-heritage.org.uk

Department for Culture Media and Sport
www.culture.gov.uk

Consultation

The following steps were taken to consult the local community on the contents of the Beaconsfield Old Town Conservation Area Character Appraisal.

Copies were made available for inspection at:

- the District Council's offices
- Beaconsfield public library

The document was published on the District Council's website:

www.southbucks.gov.uk downloadable free of charge, with an on-line response form.

On 5th/6th November 2007 a letter was sent to each property in the conservation area notifying the owner/occupier of the above and inviting written comments.

Printed copies were supplied to the following:

- Beaconsfield Town Council
- English Heritage*
- L & Q Beacon
- Mr Julian Hunt, local historian*
- The Chiltern Society*
- Buckinghamshire's County Archaeologist*
- Buckinghamshire County Council's Highways Department
- Beaconsfield Old Town Residents' Association (BOTRA)*
- Hall Barn Estate Manager
- Bidwells as agents for the Hall Barn estate
- Mr R. Smith, Town Crier
- The Beaconsfield Society
- Beaconsfield Chamber of Commerce
- St. Mary & All Saints Parochial Church Council

The consultation period expired on 7th December 2007.

Comments were received from those marked *, from six residents (one being a Town Councillor and one whose comments were also made on behalf of BOTRA). These were taken into account and some amendments have been incorporated in the final version of this document.

An oversight has been rectified by the addition of a description of the Old Police Station, Windsor End to the table of positive unlisted buildings.

Some other amendments have been made because of events which post-dated the consultation or fresh information being obtained by the Council. Commencement of re-development of the former Blue Dragon Laundry site in Aylesbury End/Horseshoe Crescent necessitated an Addendum to chapter 6. Research into the history of Malthouse Square revealed more information which has been added to Chapter 9. Because of a recent historic assessment of former stables in the curtilage of 37/39 London End that building has been added to those curtilage buildings which make a positive contribution.



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