

# BwB Neighbourhood Plan

## Conservation Areas

### Initial Evidence Paper

Version 2 23/05/18

**Note:** To put the other maps in this document in perspective, here is an image showing the parish boundary. The northern half of the parish is lightly populated.



## Overview

The local authority, Aylesbury Vale District Council, has produced a document which comprehensively describes the Conservation Areas around the village of Bierton. As a linear village aligned along both sides of the A418 between Aylesbury and Wing, the buildings on both sides of this road form a major part of the older, and historic, Bierton. It is not surprising therefore that the Conservation Areas in large part tend to lie along, and straddle, the A418.

This map shows a view of all the Conservation Areas:

Source: Extract from:

[https://www.aylesburyvaledc.gov.uk/sites/default/files/page\\_downloads/Bierton-Conservation-Area-Jan-2008.pdf](https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Bierton-Conservation-Area-Jan-2008.pdf)



For clarity, these lie within the enclosing red lines. It can be seen that the Conservation Areas cover a small area of the parish.

## Definition of Conservation Area

Source:

<https://www.aylesburyvaledc.gov.uk/sites/default/files/assets/files/Planning/Design Guides/Conservation Areas Advisory Guide 2.1.pdf>

Refer to the “AYLESBURY VALE DISTRICT COUNCIL – ADVICE GUIDE – CONSERVATION AREAS”, available for download via the above link, for more details. Here are some extracts of note:

“A Conservation Area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Conservation Areas can include groups of listed and unlisted buildings, historic village greens and open spaces, surviving historic street layouts, unusual historic field patterns and areas of historic archaeological significance. However, it is the character of the whole area, and not just individual buildings, that Conservation Area designation seeks to preserve or enhance.”

“Conservation Areas were introduced in 1967 when it was found that listed building legislation on its own was failing to protect the overall character of cities, towns and villages.”

“Proposed works which are within or adjacent to a Conservation Area and require planning permission, are constrained by the need to respect the special character of the area.”

“Development can take place in a Conservation Area, but is subject to greater control.”

## AVDC Management Plan for Conservation Areas

Source:

<https://www.aylesburyvaledc.gov.uk/conservation-area-management-plan>

The document referred to in this source (“Conservation area management plan” produced by Aylesbury Vale District Council) is a lengthy and technical discussion of AVDC’s approach, or planned approach, to the management of their Conservation Areas. It is referred to here for completeness, and may be of value during the creation of the Neighbourhood Plan. For example, here are some extracts from the final “Conclusions and Recommendations” section:

“The loss of historic surfaces and their replacement with areas of tarmac is a very significant issue, particularly evident in Aylesbury but seen in almost all of the sample survey settlements (Figure 56). In addition, the repair and maintenance of surfaces; broken, cracked and missing pavers and particularly poor or inappropriate repairs, especially after utilities have been installed, is a major issue in the towns but is also seen in the smaller settlements.”

“The use of traditional materials in conservation areas should be encouraged through conservation area appraisals, Listed Building and Conservation Area Advice Notes, and their use required through Listed Building Consent and planning permission for alterations and extensions in conservation areas.”

“Undertake an audit of all clutter in the street scene, the condition of surfaces and street furniture and places where there are barriers to full accessibility.”

“Suspected unauthorised works which have a negative impact on the character and appearance of the conservation area should be highlighted and recorded as part of the conservation area appraisal process.”

“Encourage the continued use and protection of hedgerows as boundaries and where necessary promote the re-introduction of hedgerows and hedgerow husbandry.”

## Bierton Conservation Areas - Details

Source:

[https://www.aylesburyvaledc.gov.uk/sites/default/files/page\\_downloads/Bierton-Conservation-Area-Jan-2008.pdf](https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Bierton-Conservation-Area-Jan-2008.pdf)

The document referred to in this source ("Bierton Conservation Areas" produced by Aylesbury Vale District Council) provides a comprehensive background to the creation and definition of the Conservation Areas around Bierton. It is the major reference source for this Evidence Paper, but is a lengthy read. Although 10 years old (the front page describes it as "*Designated by the Council 5th March 2008 following public consultation*") it is still believed to be current in essential aspects.

Here are some significant extracts from the document to set the scene for our Conservation Areas:

"Bierton is a linear village stretching for about a mile along the route of the busy Aylesbury Road (A418). It sits on the southern slope of a low lying ridge and far reaching views across to the Chilterns can be glimpsed between gaps in development on the south-eastern side of the A418."

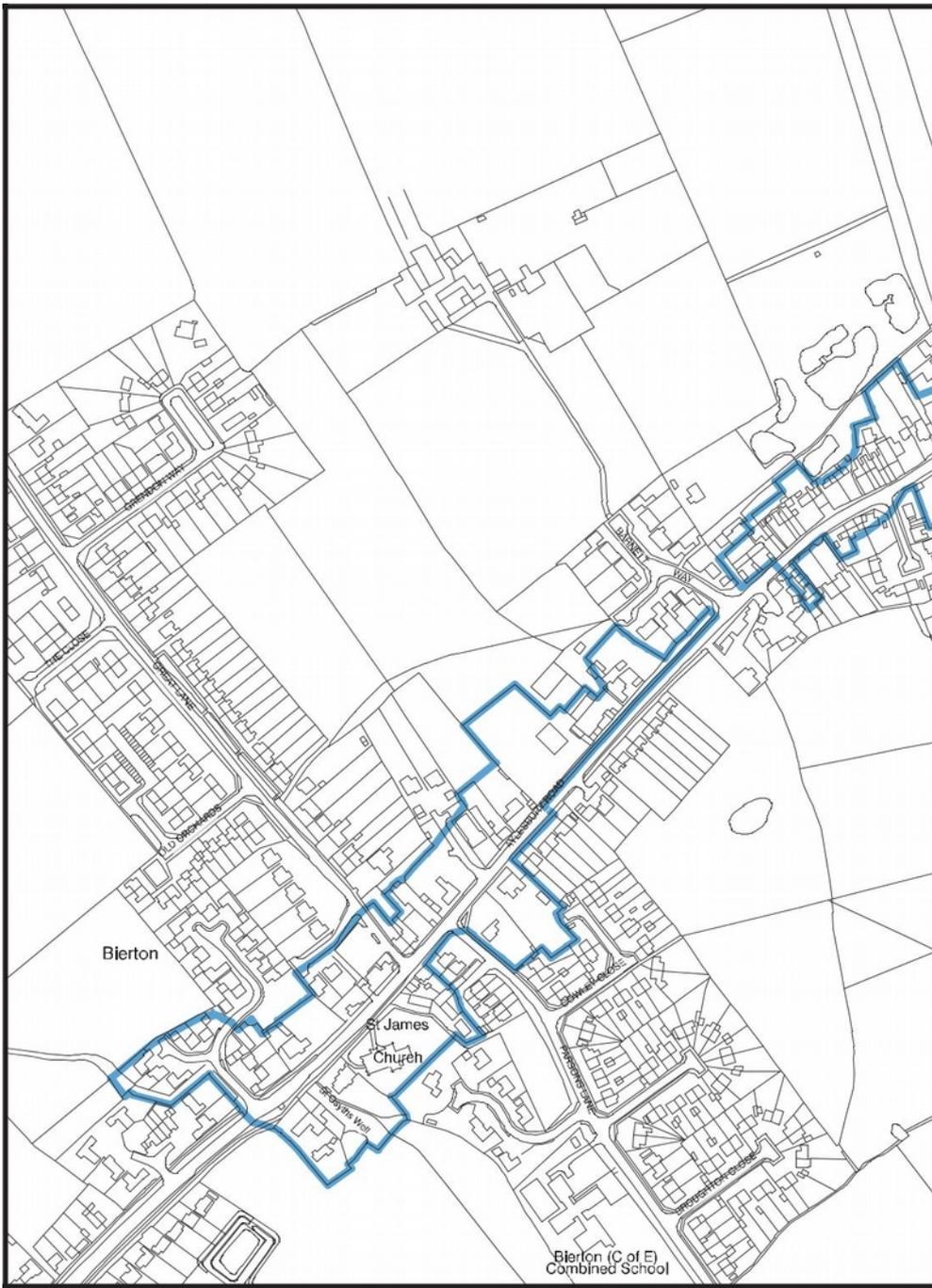
"Bierton contains an eclectic mixture of historic buildings ranging in date from the 14th to the 21st centuries. There are examples of both Polite and vernacular architecture as well as existing and former agricultural buildings. There are four key character areas in the village:

- The church of St. James provides the visual focus to the south-western end of the village. The historic buildings within this area extend to both sides of the A418 and consist of an eclectic mix of building types and ages
- Located close to the junction of Aylesbury Road, Burcott Lane and Brick Kiln Lane is an area of short rows of two storey buildings of primarily 19th century date
- At the north-eastern end of the village, on the north-western side of the A418 is an area of detached former historic farm buildings set back behind hedges. To the rear of these buildings are long rectilinear enclosures which were originally formed from strips of open field farming. These are well preserved and locally important examples of historic field systems
- At the north-eastern end of the village is Rowsham Road. Concentrated primarily on the north-eastern side of Rowsham Road are historic buildings of mainly 18th and 19th century date. Despite modern development, Rowsham Road has a much more rural feel than the busy A418" (*Note: see comment below map of Bierton East below*)

These two maps show more detail, each covering a different half of the village:

*Source: AVDC website*





**Bierteron (West)**