

## **APPENDIX D**

### **Buildings of Heritage Interest Report**

#### **Introduction**

The following buildings and structures are not on the Statutory List of Buildings ('listed buildings') but have been identified as having local heritage value in relation to the provisions of Policy DH2

Feedback from property owners and other interested parties at the Pre-Submission stage has been considered. This is the final list of proposed designations.

The assets have been identified using a variety of sources noted in the schedule and using the criteria established by Historic England for this purpose (and that are also being used by the Buckinghamshire Local Heritage Asset project).

*A = Architectural and artistic interest*

*G = Group Value*

*H = Historic/Social Interest*

*L = Landmark Status*

Proposed sites for designation as Local Heritage Assets

<b>Site ref</b>	<b>Location description</b>	<b>Architectural and artistic interest</b>	<b>Group value</b>	<b>Historic/Social Interest</b>	<b>Landmark Status</b>
<b>A</b>	Four Terraced Villas in Brackley road, no's 1-4				
<b>B</b>	Three Terraced Villas, Brackley Road, no's 5-7				
<b>C</b>	Two Semi-detached Villas, Brackley road, no's 8-9				
<b>D</b>	Two Semi-detached Villas, Brackley road, no's 10-11				
<b>E</b>	"VR" Post Boxes – Hunter Street				
<b>F</b>	Franciscan Building on the University of Buckingham's Verney Park Campus				
<b>G</b>	St Bernardine's Church & Presbytery, Chandos Road				
<b>H</b>	Troughs outside community centre				
<b>I</b>	Buckingham School old 1930s building				
<b>J</b>	St Peter & St Paul's old churchyard, Hunter Street				
<b>K</b>	University Chandos Road Building				
<b>L</b>	The Buckingham Arm of the Grand Union Canal'				

#### A. Four Terraced Villas in Brackley Road, no's 1-4



##### Assessment against criteria

Similar terraced villas to those in Chandos Road within the Conservation Area. These lie outside the Conservation Area itself, but opposite another Buckingham Victorian heritage asset, the Cemetery with its period gatehouse and mortuary. They are notable for the expansion of the town from its Georgian centre, and Buckingham has fewer assets of this period. When viewed together they represent an informative picture of the development of Victorian residential architecture as one walks from the town towards the countryside. At present, they mark the western boundary of the town in terms of residential development, with only agricultural buildings beyond.

##### Consultation with Landowner – Red text objection; Green text support

#2 Brackley Road	I have received a letter asking for my response to a consultation about listing my house as a local heritage asset (we live on the Brackley Road in Buckingham). I'm afraid I am finding it hard to find any details around what the listing would mean for my property. Would we be able to undertake general property maintenance without needing to seek any permission? Would it only affect projects that require planning permission?
#3 Brackley Road	<p>Architectural and artistic value</p> <p>It is very important to understand that the property since being built has undergone significant modification inside and out. Externally the original tile path to our front door had gone long before we moved in as well how having basic paved standing in the front garden. The original window frames, door frame and front door have also been replaced along with the introduction of plastic guttering. The</p>

	<p>window frames were replaced by a previous owner with UPVC to improve energy efficiency and the choice of white remain sympathetic to the Victorian brickwork.</p> <p>The house reflects so few original features it is difficult to understand what you are looking to preserve other than the red brickwork.</p> <p>Group Value</p> <p>As with our house numbers 1, 2 and 4 have also received significant modification inside over 100 years. Changes have been made independently to each property so much so that the external appearance of each property looks significantly different. Extensions of 2 floors to number 2 and the back and our single floor extension to the back stand out. Numbers' 1 and 4 have different styles of kitchen at the back setting all four properties apart.</p> <p>Like our property these other three have different standing/paving in the front garden. They have different styles of front wall including the hedges and a low standing wall and railings. Guttering, windows, window frames, front door, front door frame have all be changed independently diminishing the group value.</p> <p>Our View</p> <p>With so many modern features on these properties it is difficult to understand what you are looking to conserve other than the original red brick. It is a testament to previous and current owners of all the properties than the red brick has remained and has not been rendered or painted. When we bought the property this was part of it 's charm and we cannot see why anyone would change this, even a new owner.</p> <p>In become a Heritage Asset it will prevent sensible modifications to the property efficiently and offer limited value to the few remaining original features that remain. Those remaining features add charm and will not be changed. As such I object to my property being a heritage asset.</p>
#4 Brackley Road	No response
Recommendation	
Include as building of heritage interest	

## B. Three Terraced villas, Brackley Road, no's 5-7



### Assessment against criteria

More ornate over three stories with sub-basement. The front facing brickwork includes contrast pattern work and seem more imposing. Chimney stacks with some chimney pots remaining. Windows are more recessed than numbers 1-4 and the change in architecture fashions is evident.

### Consultation with Landowner

#5 Brackley Road	I oppose the above plans (to designate 5 Brackley road as a Local Heritage Assets). Having lived previously in a Grade II listed property within a conservation area, I am very aware of the difficulty of applying for permission and making changes. It is extremely costly and I am not in a position to pay out the costs should I need to change anything on any property.
#6 Brackley Road	No response
#7 Brackley Road	We read with interest your proposal to designate 7, Brackley Road as part of the Local Heritage Assets along Brackley Road and Buckingham as a whole. This concept for the town is a positive move so we are happy to support the proposal.

### Recommendation

Include as building of heritage interest

C. Two Semi-detached Villas, Brackley road, no's 8-9



**Assessment against criteria**

These are more utilitarian on first appearance – light brick in contrast to the redbrick and then render of their neighbours, with ground floor with stone façade. There is dentelle work between ground and first floor and between building and roof. They have bay windows on the ground floor, and a clear move into Victorian trends. No second storey windows to the front but second storey is present.

**Consultation with Landowner**

#8 Brackley Road	No response
#9 Brackley Road	No response

**Recommendation**

Include as building of heritage interest



D. Two Semi-detached Villas, Brackley road, no's 10-11



Assessment against criteria

These are rendered to the front, with bay windows both on ground and first floor which stand well forward of the front doors. The doorways are rectangular as are the door skylights in contrast to Nos 1-4

Consultation with Landowner

#10 Brackley Road	No response
#11 Brackley Road	No response

Recommendation

Include as building of heritage interest

E. "VR" Post boxes, Hunter Street, University of Buckingham



Assessment against criteria

Reminder of the postal system, established in Queen Victoria's reign, as a component of a national communications system linking Buckingham to the rest of the country, and its importance to social and economic life of the community. This would have been installed at some point from 1857 when wall boxes were introduced for smaller communities- they ceased to be produced in the 1980s.

Consultation with Landowner

University of Buckingham

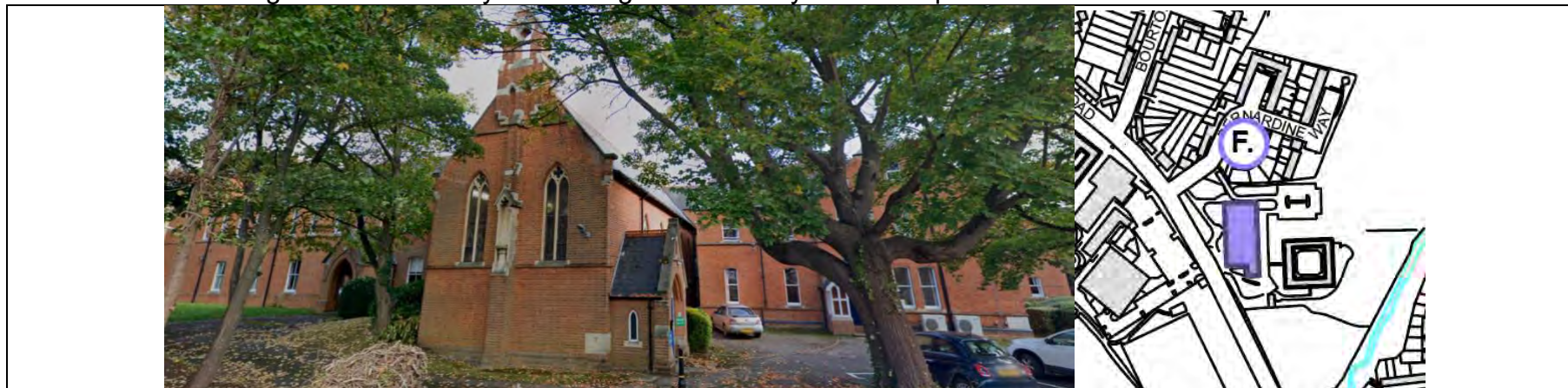
No objection

Recommendation

Include as building of heritage interest



## F. Franciscan Building on the University of Buckingham's Verney Park Campus



### Assessment against criteria

Now part of the University of Buckingham Verney Park campus lying on the southern approaches to the town providing a notable landmark mentioned by Pesvner, upon entering the town area. Built between 1892-4 by Pugin & Pugin, the Gothic style building with bell turret and lamp was originally a Junior Seminary for those boys wishing to enter the Franciscan Order. In 1912 the College Chapel was opened as the local Catholic Church. The friars moved to Chandos Road and the site of the new Catholic Church and the College Closed in 1968. The buildings were bought by Buckinghamshire County Council and were used as an annex to the Buckingham School. In 1977 the buildings were sold to the University of Buckingham, the first independent university in the UK, where they were initially used as residential accommodation for both staff and students. Aside from being a notable building in the Victorian Gothic style, it is part of the social history of the developing and expanding town of Buckingham at this time. One of the Fair Charters held by the town was given by Queen Mary in recognition of the town's staunch support of her mother, Catherine of Aragon indicating a long connection with Catholicism It is also part of the history of strong educational provision within the town.

### Consultation with Landowner

University of Buckingham

No objection

### Recommendation

Include as building of heritage interest

# G. St Bernardine's Church & Presbytery, Chandos Road,



## Assessment against criteria

The building was started in 1968 and the new building was blessed in 1974. It lies in an area originally part of the Dairy Building on the corner of Chandos Road and Station Road. It was designed by Williams and Mathers, Cheltenham, and built by local builders, Pollard & Sons. There was significant input from the local congregation led by Father Ulliyatt and Colonel Bill Sharpe. This became the new Catholic Church for a congregation that had been growing significantly [along with Buckingham] from the Second World War. There had been places of worship in both Elm Street and then 9 Chandos Road, before St Bernardine's College opened in 1895 and the College Chapel became the local Catholic Church in 1912.

Alongside its importance to the social history of Buckingham, the Church building hosts some notable features; the door was sculpted in resin (although giving the visual impression of a significantly more substantial material) by local sculptress, Angela Godfrey; the notable art work depicting the "Stations of the Cross" is by Martin Hughes; and the striking stained glass side window was created by Dom Charles Norris of Buckfast Abbey using the Dalle de Verre medium. Much of the internal furniture was brought from St Bernardine's College Chapel.


This is a striking example of late 20<sup>th</sup> century architecture, with a significant place in Buckingham's social history. The Presbytery Building adjoining is noted by Pesvner. It is said to be built with "Buckingham marble" that was quarried nearby.

## Consultation with Landowner

Pastoral Council, St Bernadine's Church and Presbytery	Your letter states that St Bernardine's Church & Presbytery, Chandos Road is being considered for designation as a Local Heritage Asset within the Buckingham Neighbourhood Plan. We understand that this would mean that St Bernardine's
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	Church & Presbytery could become a Non-Designated Heritage Asset (NDHA). We also understand that this differs from sites that have statutory protections or national designation (such as Listed Buildings, Registered Parks and Gardens or Scheduled Monuments) however, it does mean that its local importance will be recognised and taken into account during the planning process. I am not sure how long ago the Presbytery was built but the church was only built in 1974. Please can you advise what the NDHA would mean should we seek to extend either of the buildings or make any other alterations in the future.
<b>Recommendation</b>	
Include as building of heritage interest	

#### H. Troughs outside Community Centre

	
<b>Assessment against criteria</b>	
<p>Reminder of Buckingham's status as a Market Town in an agricultural area; the importance of animals in the daily lives of residents through horses as a means of transport to the cattle and sheep markets which were held in the town centre [Bullring] and in Well Street where the high kerbs near the Woolpack pub were used as pens as well as the Charter Fairs and regular street markets.</p>	



Consultation with Landowner	
Buckingham Town Council	No objection
Recommendation	
Include as building of heritage interest	

#### I. Buckingham School (1930's section of building)



Assessment against criteria	
The Buckingham School's original 1930s building holds significant heritage value as a representation of early 20th-century educational architecture and community development. Constructed during a period of expansion and modernization in British education, the building embodies the architectural style and educational philosophies of its time.	
Consultation with Landowner	
Buckinghamshire Council/ The Buckingham School	No response
Recommendation	
Include as building of heritage interest	

# J. Old Churchyard, Manor Street,



## Assessment against criteria

This ancient church site was mentioned in the Domesday Book, and had a history of several tower and spire collapses through the centuries. Repairs were made after such a collapse in 1698, but after another in 1776 a new location was sought and this old location was left to fall into great disrepair and abandonment. The new church was built on Castle Hill and dedicated on Dec. 6, 1780.

## Consultation with Landowner

PCC St Peter and St Paul's –  
Buckingham Parish Church

On behalf of The Rector and the PCC of Buckingham Parish Church of St Peter and St Paul, we have no objections to the new listing of the old churchyard in the above Neighbourhood Plan. The old churchyard is owned by The Church (i.e. Oxford Diocese) and is maintained by Bucks Council (formerly AVDC). No one can carry out any work to it without a Faculty from the Diocese.

## Recommendation

Include as building of heritage interest



# K. University of Buckingham, Chandos Road Building (The Old Dairy)



## Assessment against criteria

Large redbrick, 3 story 'factory-style' building, with arched window openings on all elevations, with arched painted brick lintels over and original windows remaining. The Dairy was built by the Bucks Direct Dairy Supply Company and is dated 1934, but the company pre-dates this as in the late C19 also took ownership of nearby Tanlaw Mill (also on campus and a recognised NDHA) The University of Buckingham is a unique establishment being the only independent university in the country.

## Consultation with Landowner

University of Buckingham	No objection
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## Recommendation

Include as building of heritage interest

## L. The Buckingham Arm of the Grand Union Canal



### Assessment against criteria

The Buckingham arm of the Grand Union Canal, comprised of the Old Stratford and Buckingham Arms, has significant heritage value. Initially authorised by the Grand Junction Canal Company's Act of 1793, the Old Stratford Arm connected to Watling Street, a major Roman road, highlighting its strategic importance. The canal facilitated a trade revolution in Buckingham by enabling the efficient transport of bulk goods such as coal, bricks, and agricultural products, fundamentally transforming local trade and construction practices.

By the early 20th century, commercial use had sharply declined, leading to its eventual abandonment in 1964. However, the canal's legacy persists, as evidenced by the efforts of the Buckingham Canal Society, established in 1992. The society has worked to restore sections of the canal, clear overgrowth, and reinstate water to parts of the canal bed. Their efforts preserve the canal's historical significance and provide a glimpse into the past infrastructure that once played a crucial role in Buckingham's development.

### Consultation with Landowner

Land owner	No response
Buckingham Canal Society	No response

### Recommendation

Include as building of heritage interest