



Buckingham Town Council

Town Council Office, Buckingham Centre,
Verney Close, Buckingham, MK18 1JP
01280 816426

office@buckingham-tc.gov.uk

Town Clerk: Claire Molyneux

INTERIM
FULL COUNCIL

Tuesday, 07 October 2025

Councillor,

You are summoned to an Interim meeting of the Full Council of Buckingham Town Council to be held on Monday 13th October 2025 at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham.

Please note that the meeting will be preceded by a Public Session in accordance with Standing Orders 3.e, 3.f, and 3.g, which will last for a maximum of 15 minutes. A member of the public shall not speak for more than 3 minutes. Members of the public can attend the meeting in person. If you would like to address the meeting virtually, please email committeeclerk@buckingham-tc.gov.uk or call 01280 816426 for details.

The meeting can be watched live on the Town Council's YouTube channel here:

<https://www.youtube.com/channel/UC89BUTwVpjAOElIdSIfcZC9Q/>

Claire Molyneux
Town Clerk

AGENDA

1. Apologies for absence

Members are asked to receive apologies for absence.

2. Declarations of interest

To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.

3. Buckingham Neighbourhood Plan Working Group

To receive a recommendation from the Buckingham Neighbourhood Plan Working Group.

Minute 3: Agreed to recommend to Full Council that, having completed its objectives, the Buckingham Neighbourhood Plan Working Group be wound up.

4. Conservation area survey

To receive a report from the Planning Clerk.

[IM/84/25](#)

Twinned with Mouvaux, France;



Neukirchen-Vluyn, Germany



Valmadrera, Italy



Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't. All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk can send you a copy of any minutes, reports, or other information. To do this, send a request using the contact details set out above.

5. Chair's announcements - for information only

6. Date of next meetings:

Full Council:	Monday 3 rd November 2025
Interim Council:	Monday 1 st December 2025

To:

All Councillors

BUCKINGHAM TOWN COUNCIL**INTERIM FULL COUNCIL****MONDAY 13th OCTOBER 2025****Contact Officer: Mrs. K. McElligott, Planning Clerk****Agenda 4: Buckinghamshire Council Consultation on proposed extensions to the Conservation Area****1. Recommendations**

- 1.1. That Members agree one option to tick for each of the four proposed extensions to the Buckingham Conservation Area.
- 1.2. That Members agree a brief, overarching reason for each choice.
- 1.3. That Members agree *en bloc* the corrections and observations made by the Planning Clerk to the text of the Conservation Area consultation document for submission.

2. Background

- 2.1. The Buckingham Conservation Area was designated in 1971 and includes the historic core of the settlement, fortified in the late-ninth or early-tenth centuries, along with the historic market area. In addition, areas that provide evidence for the expansion of the town in the nineteenth century, boosted by the coming of the railway, are also included.
- 2.2. The last appraisal was carried out by AVDC and the resulting document published in 2015.
- 2.3. Questions preliminary to this review were considered by the Planning Committee on 23rd September 2024. The questions were general in nature, summarised as “we are seeking local people’s views on what you find special about the heritage of the area to inform the draft document”. Members suggested several ‘locally important’ buildings, and listed the materials typical of Buckingham buildings, such as the use of red brick.
- 2.4. The consultation closes on 29th October 2025

3. Summary of changes proposed

- 3.1. The draft document has been produced by Essex County Council’s Place Service, is 90 pages long and can be accessed here

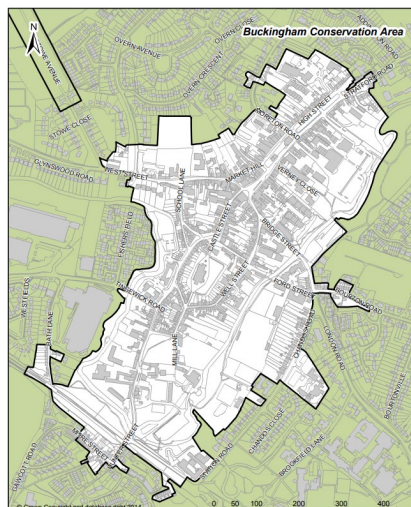
[2025 Buckingham Conservation Area review \(PDF, 18.5MB\)](#)

The map of the proposed extensions can be accessed here

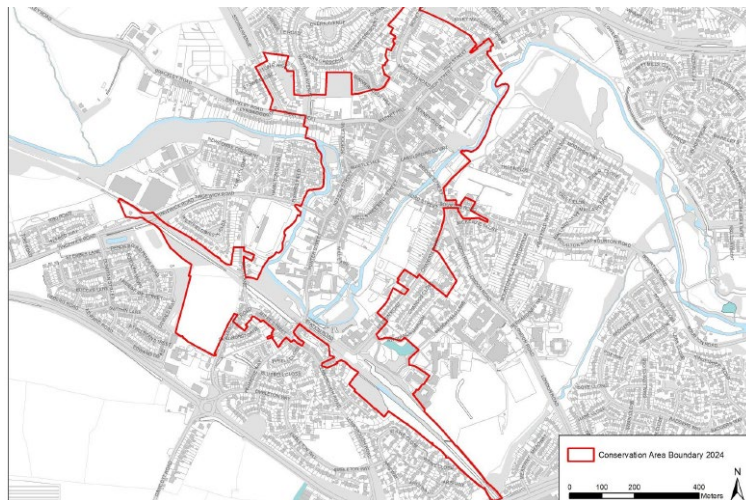
Boundary map of the current Buckingham Conservation Area showing the proposed extensions (PDF, 5.3MB)

Conservation Area designation introduces additional planning controls and considerations, which exist to protect an area's special character, appearance, and the features that make it unique and distinctive. For example, changes to the external appearance of buildings or changes to external materials and finishes may require planning permission from the Local Planning Authority, as certain permitted development rights are restricted. *For example, Conservation Area designation would require planning approval of any works to trees on Railway Walk.*

[Any comments or clarifications in italics are the Planning Clerk's]



Existing Conservation Area



Proposed Conservation Area

The proposed extensions are described individually below.

3.2. As part of this appraisal, Buckingham Conservation Area has been divided into four distinct Character Areas. The areas have been determined by building typology, historical development, land use and appearance. Many of the defining characteristics of each Character Area are also present in other areas, emphasising the homogenous character and architectural significance of the Conservation Area. The four Character Areas are as follows:

- Character Area One: Market and Commercial Centre
- Character Area Two: Castle Site and Historic Core
- Character Area Three: Victorian Expansion
- Character Area Four: The Railway and Mitre Street

3.2.1 Character Area One comprises the Market Square, Market Hill, and High Street and extends north-east to North End Square. It encompasses the medieval borough of Buckingham and represents the commercial heart of the town, along with adjoining residential areas to the west and backland areas between the High Street and the River Great Ouse to the east. Buckingham Hospital is included, as is the north-western side of the High Street up to Stratford Road. To the south-east it extends down to the bank of the River Great Ouse.

3.2.2. Character Area Two includes School Lane, Castle Street, Well Street, Mill Lane, Tingewick Road, Hunter Street, and the University of Buckingham buildings. It is likely to encompass the town's earliest area of settlement. In plan and layout, the area is highly distinctive and defined by the curvilinear pattern of the roads around the site of the former castle

3.2.3 Character Area Three is bounded by the river to the west and includes Chandos Road, the western end of Bourton Road, and part of London Road. It also includes part of the grounds and the original building [*Brookfield*] at the Royal Latin School.

3.2.4 Character Area Four includes a significant part of the former railway and its embankment, including two viaducts, and development resulting from the railway's establishment in the 1850s. Mitre Street pre-dates this phase, as do some of its buildings. Also included is St Rumbold's Well, A Scheduled Monument which is an important remnant of the medieval landscape, along with surviving traces of the medieval ridge and furrow field system west of Bath Lane.

3.3. Heritage assets and Listed Buildings

3.3.1 There are 192 designated heritage assets within the Buckingham Conservation Area boundary, including residential properties, places of worship, monuments and tombstones.

3.3.2. Non-Designated Heritage Assets

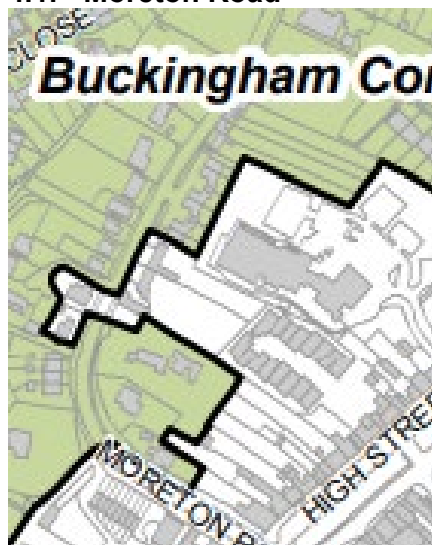
Buckinghamshire Council maintains a formally adopted Local Heritage List of NDHAs. As part of the appraisal of the Conservation Area, NDHAs which make a positive contribution to the Conservation Area have been identified and these assets will be automatically added to the Local List on adoption of the Conservation Area Appraisal.

3.3.3. Buildings at Risk

There are no Grade I or Grade II* listed designated heritage assets within the Buckingham Conservation Area on the At Risk Register at present. However, the Scheduled Monument of St Rumbold's Well (List Entry Number: 1017204) is within the newly revised boundary and is included on Historic England's At Risk Register. It is described as having extensive, significant problems, being vulnerable to erosion and in decline. The Well is currently in private ownership and has been on Historic England's Heritage at Risk Register since 2023. It is located at the edge of a meadow [*now St. Rumbold's park area*], adjacent and to the west of the former railway line, to the south of Tingewick Road. It has medieval origins as a holy well and was rebuilt in 1623 as a conduit house and restored in 2002. This is a uniquely historic, positive feature within the Conservation Area.

4. The following four areas are being extended. Text is extracted from the survey document.

4.1. Moreton Road



Existing Conservation Area (white)



Proposed extension outlined in red and hatched in green

The Moreton Road extension begins at the junction with Summerhouse Hill and incorporates 33 Moreton Road, a large early-twentieth century detached dwelling in an elevated position. The appearance and character of this corner has altered in the last decade, with the widening of the entry to Summerhouse Hill, the loss of mature trees and the replacement of a limestone wall with a generic, red brick retaining wall in stretcher bond. However, there is sufficient remaining architectural interest in this area to warrant inclusion within the boundary.

The terrace of late-nineteenth century dwellings at numbers 37 to 43 (odd) are also included. In this area, later twentieth-century houses on the north side of Moreton Road at numbers 6, 8 and 10 are also included. The buildings here are neutral, although their low height is beneficial and the existing boundaries of limestone and hedges, along with the grass verges, are beneficial elements.

Further north on Moreton Road, the extension takes in late nineteenth- and early-twentieth century detached dwellings on the western side of the road. On the east side of the road, the nineteenth-century terrace of cottages at numbers 32 to 38 (even) is included. More recent dwellings also included are generally neutral, with the potential for enhancement resulting from their inclusion.

The boundary of the Conservation Area on Moreton Road corresponds to the surviving historic stone wall of the plot boundary around the grounds of the nineteenth-century workhouse, demolished in the 1960s. The site of a recently approved scheme [23/03607, approved 13/12/24] for seven residential dwellings on part of the workhouse grounds is therefore just beyond and adjacent to the Conservation Area boundary. The Grade II listed former County Police Station of 1892 is just beyond the boundary, but a positive element within the Conservation Area's immediate setting.

The extension on Moreton Road brings in buildings and structures of architectural value. The road slowly began to be urbanised in the late-nineteenth century and into the early twentieth century, and this phased development is evident in its dwellings and their surviving features. The character of the street is enhanced by the use of limestone and brick walls, occasional railings, hedges, and mature trees.

To what extent do you agree or disagree with the proposal to extend Buckingham Conservation Area along Moreton Road?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give reasons for your choice

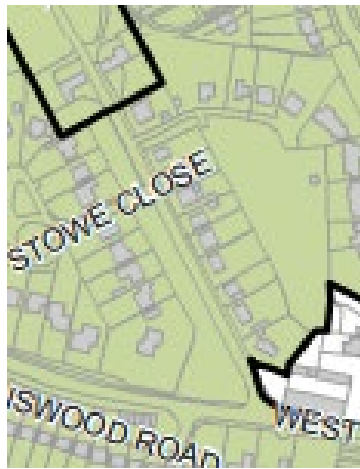
4.2. Stowe Avenue & Stowe Rise

The Stowe Avenue and Stowe Rise extension covers a single phase of housing development from the inter-war period. The buildings were designed to be individual, with variations in form, features, and finishes, yet they share a distinctive architectural design aesthetic and are good representative examples of houses of that period. The extension ends at the boundary of Stowe Park.

Prior to development, Stowe Avenue was a tree-lined approach to the stone-built West and East Buckingham Lodges and on to the extensive estate of Stowe Park (these listed buildings are outside of the Conservation Area boundary).

The redevelopment of the avenue in the late 1920s required the removal of the trees on the avenue's east side. The single phase of development is evident in their design, yet each house was given a slightly different architectural treatment. There are examples of brick or

stone arched entrances to porches and bay windows, contrasting with supported porch canopies and timber-framed gables, with variations in pebble dashed, rendered and exposed brickwork finishes and modest front gardens.



The top left corner is Stowe Avenue CA
Existing Conservation Area (white)



Proposed extension outlined in red and hatched in green

All dwellings are two storeys in height, with the exception of the single-storey bungalow at the north end of Stowe Avenue, called The Chalet. The Chalet is notably unaltered, with original doors and windows, although in poor condition. *[This is no longer true, see comment below]*. Three contemporary, detached dwellings were also built on Stowe Rise, which are included in the boundary. This group also retain original elements, such as a timber porch, metal windows and cast iron railings.

The undeveloped open area to the south of Stowe Rise is associated with the inter-war development through ownership. Modern houses beyond the three inter-war dwellings on Stowe Rise are outside of the Conservation Area boundary.

The grass verges, hedge boundaries and surviving mature trees that make up the western side of the avenue are within the boundary and make a positive contribution to its character. The later twentieth-century houses on the western side of Stowe Avenue are also outside the Conservation Area boundary.

Clerk's comments:

(P65 of the appraisal: Stowe Avenue and Stowe Rise)

All dwellings are two storeys in height, with the exception of the single-story bungalow at the north end of Stowe Avenue, called The Chalet, which has original doors and windows, **although in poor condition**. *The Chalet has been extensively refurbished (23/02320/APP - Householder application for rear porch entrance. First floor rear dormer and alterations to existing first floor dormer windows. Approved 26/9/23).*

Three contemporary, detached dwellings were also built on **Stowe Drive**, which are included in the boundary. This group also retain original elements, such as a timber porch, metal windows, and cast-iron railings. *Stowe Rise - this error is particularly careless, three lines below the (correct) heading. Furthermore Stowe Rise is a private road, but illustrated in the document on p62, as is The Chalet on p64.*

In my opinion a private house should not have been identified in this way in a document intended to last for years, especially if the circumstances of the neglect are not known. This also applies to Stratford House, in Section 5, below.

To what extent do you agree or disagree with the proposal to extend Buckingham Conservation Area along Stowe Avenue and including Stowe Rise?

Please tick (✓) one option

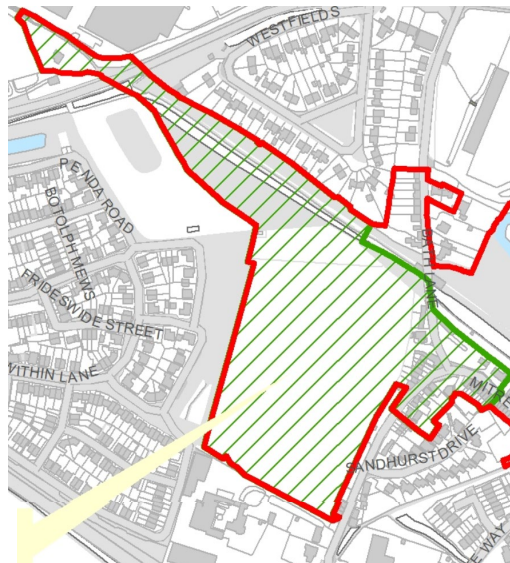
- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give reasons for your choice

4.3. Scenic Walk



Existing Conservation Area (white)



Proposed extension outlined in red and hatched in green

The Gawcott Road and St Rumbold's Well extension would bring the following features into the conservation area:

- The ancient St Rumbold's Well, a Scheduled Monument that is on Historic England's 'At Risk' register
- The medieval ridge and furrow field system in the open ground to the south of the well and to the west of Gawcott Road [*now St. Rumbold's green space*]
- Nineteenth-century buildings on the north-west end of Mitre Street and part of Gawcott Road, together with some buildings on Bath Lane
- The western section of the Buckingham Railway Walk [*Scenic Walk*]
- Station House on Tingewick Road

Today, as a result of the expansion of Buckingham, the close physical relationship between the historic town and its agricultural hinterland is harder to read due to modern housing developments. However, the medieval ridge and furrow of the field to the west of Gawcott Road is a notable surviving element of the historic medieval landscape.

Included in this area is the site of St Rumbold's Well, a Scheduled Monument. The well and the headland with the ridge and furrow field system have clear archaeological and historic interest. St Rumbold was a Christian child saint and the grandson of Penda, the seventh-century pagan Anglo-Saxon king of Mercia.

In Britain, the veneration of springs and wells has ancient origins in the pre-Christian and pre-historic period. The cult of holy wells continued throughout the medieval period and, in some cases, continues today. In the past, holy wells functioned as sites for baptism and healing, and ritual practices at well sites often included the casting of an object or coin into the well.

[The next paragraph is omitted from this report – it is Historic England's Official Listing entry]

While there are earlier buildings on Mitre Street and the road layout is of some antiquity, there is a consistency in age and form of many of the nineteenth-century dwellings, some of which retain original windows. The extension of the Conservation Area includes buildings of architectural merit, which provide legible evidence for the town's expansion and are of historic interest.

The Railway Walk, which extends to the north-west, is an important historic open space related to Buckingham's now lost railway. It is a community asset which allows an appreciation of the engineered embankment structure that was constructed c1850. The historic railway line includes two surviving brick-built viaducts and the raised embankment of the railway itself, constructed to provide a level track bed.

At the time of its construction, Buckingham was closely surrounded by agricultural land which had been farmed for centuries, and the railway engineers carved their route through this landscape. At the northern end of the Buckingham Railway Walk, Station House on Tingewick Road is also included in the boundary. Built in the 1880s, the red brick dwelling is of architectural and historic interest and has an association with the development of the town and its railway.

To what extent do you agree or disagree with the proposal to extend Buckingham Conservation Area along Gawcott Road and to include St. Rumbold's Well?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give reasons for your choice

4.4. Railway Walk

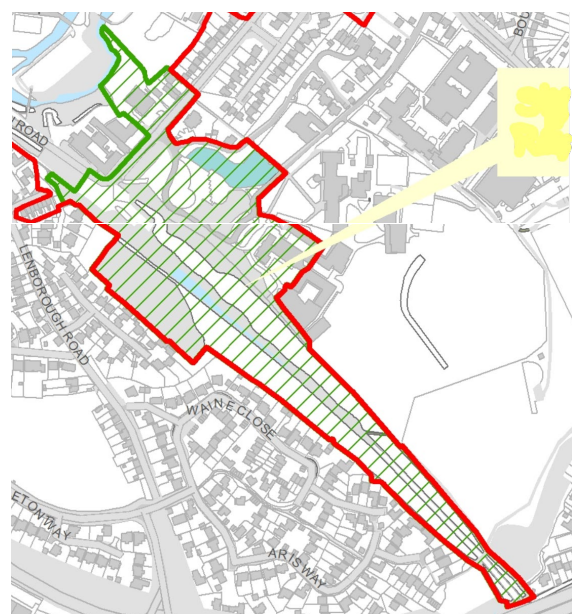
The Station Road and Royal Latin School extension would bring the following features within the conservation area:

- The site of Buckingham's lost railway station
- The eastern section of the Buckingham Railway Walk
- The Royal Latin School

At the eastern end of Station Road, the conservation area boundary would be extended to include the site of Buckingham's lost railway station. The site is now a car park, but there is also access to the Buckingham Railway Walk at this site. The former platform and track bed are notable features in this part of the Railway Walk, and there is also an information display board which relays the story of the former railway to visitors. The extension includes the Buckingham Railway Walk to the southeast, down to the A421.

To the east of the corner of Station Road and Chandos Road is the Royal Latin School, which now occupies the house and grounds of Brookfield House, the largest house on Chandos Road. Originally a late Victorian house used as a hunting lodge, the building is of architectural quality and historic interest. The grounds to the west, between the house and Chandos Road, are designed and landscaped and include mature specimen fir trees and lawns.

The modern extensions and built additions to Brookfield House to the south and east, added over time by the Royal Latin School, are not included in the extension.



Existing Conservation Area (white)

Proposed extension outlined in red and hatched in green

Clerk's comments

It is a shame that Rotherfield – formerly The Villa and marked on the 1900 Ordnance Survey map – is not considered worthy of inclusion in the new boundary, but the modern Royal Court flats which replaced Fir Cottage, are. Perhaps the intention for the latter was to include the Friary adjacent to the Catholic Church, which was described in the 2015 CA Appraisal document (pp83-84):

At the south-western end of Chandos Road, adjacent to the junction with Station Road, are the Chandos Road Buildings, the Catholic church of St. Bernadine of Siena and the connecting Friary. St. Bernadine's is a modern structure built in 1971 and is relatively undistinguished in its appearance. Of more interest is the Friary building adjoining the church to the north-east. This Victorian building has a principal elevation composed of three gables, the central one of which contains an entrance within a partly enclosed porch with ground floor bay windows centrally positioned within each flanking bay. The building is notable because it is the only house in Buckingham to be constructed of 'Buckingham Marble'. Despite its name, 'Buckingham marble' is not a true marble, for Examples of railings in Chandos Road Archway between 6 & 7 Chandos Road Buckingham Conservation Area although it is dense in structure, it is a sedimentary not a metamorphic rock. The name was given to this material because like marble it is hard to cut and can be engineered to produce smooth, semi-glazed surfaces. The 'marble' quarry was originally located to the rear of the University's Chandos Road Buildings.



'The Villa' on the 1900 OS map became 'Rotherfield' on the 1923 map.



Fir Cottage & garden boundary



Royal Court flats (13/01498, approved 25/7/13)



The Friary, between St Bernardine's (left, with dormers, and Royal Court (brick building on right)

To what extent do you agree or disagree with the proposal to extend Buckingham Conservation Area along Station Road and to include the Royal Latin School?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give reasons for your choice

5. General comments on the draft appraisal and management plan

As well as the proposed conservation area boundary changes, the revised draft conservation area appraisal and management plan proposes significant changes to the way the conservation area is managed which could have an impact on local residents and businesses.

Please provide us with any general comments you have on the proposed revision to the Buckingham Conservation Area appraisal and management plan.

[Section 6 of the appraisal document – pages 44 to 61 – deals with the Management Plan, see below].

Errors noted in the Appraisal text

P.11

The Conservation Area has eight Grade II* listed buildings, including the Old Gaol and the Old Town Hall, the Manor House, Twisted Chimneys, and the **Vicarage** on Church Street. Grade II* listed buildings are considered to be particularly important buildings of more than special interest. *[Walnut Yard, now Ondaatje Hall and part of the University, has not been the Vicarage for very many years.]*

P12

Buckinghamshire Council maintains a formally adopted Local Heritage List of NDHAs.⁷

⁷ Buckinghamshire Local Heritage List: Home - Buckinghamshire's Local Heritage List <https://local-heritage-list.org.uk/buckinghamshire>

The link does not access a list of NDHAs directly. It would be more useful if it did.

P23:

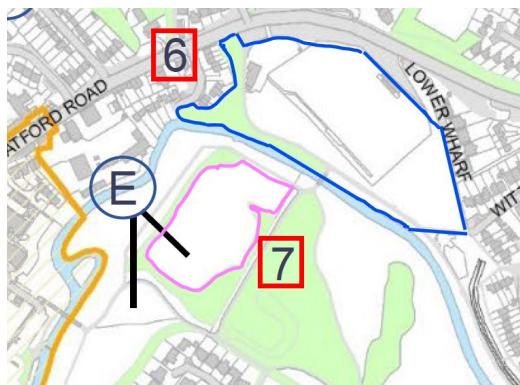
The current setting of Buckingham Conservation Area is depicted in Figure 17 on page 24. It is frequently defined by modern housing developments, such as Linden Village (1), Badgers and Lace Hill to the southeast (2), and Mount Pleasant to the south (3). Mid-twentieth century housing within the setting can be found to the west **at Westfields**, Tingewick Road (4), and Bath Lane (5). ... *of Westfields; the (4) is on St Rumbold's Fields, (5) is on Westfields and the Bath Lane council housing, and Page Hill is not named but is on the map, Lace Hill is not (it is under the title box and scale bar).*

To the north-east, the setting of the Conservation Area is enhanced by an open and green character, resulting from grass verges on Stratford Road (6) and **Heartlands Park** and **Stratford Fields** (7), with mature trees lining the road. *(7) is only the Heartlands green space; and Stratford Fields.*

To the north, outside the Conservation Area on Moreton Road, there is again a sense of openness, despite modern housing developments (9). These are set back behind grass verges and banks with mature trees. An open area opposite the junction of Addington Road is noted on historic mapping as Hangman's Tree. This open area also contributes to the remaining sense of undeveloped open space. *The map does not reach further north than the Old Police Station, so (9) could refer to Moreton Grange and/or Moreton Road Phases I & II.*

...

To the north-east of the Conservation Area, within the green space of **Stratford Fields on the east bank of the river** (west and north-west of Moorhen Way), are well-preserved medieval ridge and furrow earthworks (E). These are important surviving traces of Buckingham's medieval and post-medieval field system immediately adjacent to the historic town and they provide historic context to the built environment. *This is slightly confusing as the river does a $\cap$ shape so there is an 'eastern' bank within the loop and an 'eastern' bank on the Linden Village side. In the section of the green spaces plan below, the ridge-and-furrow field is outlined in pink, inside the loop; Stratford Fields is outlined in blue and to the north of the loop.*



Looking SW over the ridge & furrow to the church

P25:

Further access between the High Street and the river is provided by the public footpath along **Verny** Close, leading to the Bernwood Jubilee Way, adjacent to the River Great Ouse. *[Verney]*

...

This area is primarily residential and quieter than the town's commercial hub, with narrow streets, although the current **churchyard** of St Peter and St Paul and the former site of the medieval churchyard provide open space. *The grassed area around the current church is not consecrated ground or used for burials. It belongs to the Town Council. This comment also applies to the caption of Fig.22 on p27, and the description of Viewpoint 8 on p.29.*

...

Beyond the Old Gaol and to the north-east was Cow Fair, the former cattle market. It is partly pedestrianised and has a central avenue of lime trees, providing a shaded, green open space with seating, stone bollards and iron railings. The area now functions as an occasional market space, public square, and bus stop. *The Flea Market is weekly, not occasional.*

P26.

Figure 20 Market Hill, with the Grade II listed Lower and Upper Shops and the Grade II* Old Town Gaol [Old Gaol]

P30 & 31 *The photo for Viewpoint 11 is not the most inspiring aspect of the river from a CA perspective. A view of the Old Town roofscape from Chris Nicholls Walk could have been used, or of The Flosch. Many of the other photos are too dark to be informative.*

P31.

The market area of Buckingham is lively with its open spaces and bustling High Street. A street market is held every Tuesday on Market Hill, as well as on Saturdays, when the Old Cattle Pens on Cow Hill also host a flea market. *[They have already correctly named this area of the High Street as Cow Fair, though the term is rarely used today.]*

.....
The riverside and Railway Walk are also secluded and tranquil, with mature trees and greenery providing a sanctuary for wildlife. The Circular Walk pedestrian leisure route runs along the River Great Ouse, where public amenity spaces include a play area, the Chandos Park Bowls Club, tennis courts, and the grounds of Buckingham Town FC *[not for some years - it is used for car parking by the University.]*

P32/33

The Old Town Hall is a Grade II* listed building built c1783 and has a distinctive rooftop clocktower and golden swan weathervane. The roof has an unusual oversail on the right-side elevation due to the reduction of the north wall when the entrance to Castle Street was widened. The building is highly prominent in views from Market Hill and the High Street and is now a hotel. *[Conference Centre and event venue. It is owned by Villiers Hotel, but is not an annexe, having no bedrooms.]*

'Former places of worship' on p33 omits 3 Well Street. *"Built for a Presbyterian, afterwards Independent congregation formed c1700. Last used as a meeting house by Plymouth Brethren who met on upper floor."* (Official Listing entry)

In addition, on p38:

The Garage at number 3 Well Street has particularly striking historic fenestration and a carriage entrance, and it has been successfully adapted to modern commercial use as a café, with the antique petrol pumps retained. *A 2024 application (24/01407/ALB approved 5/7/24) was for minor internal alterations to adapt the ground floor to facilitate a retail shop and dance floor for a ballet studio, and to create an open plan office with separate meeting room on the first floor for an architectural practice.*

On p.34 and p.37 Twisted Chimneys and Manor House are used as if interchangeable terms, when Twisted Chimneys has long been separated from the Manor House to form two dwellings.

Sections 5.9 (p34) to 5.12 (p.41) are well-illustrated descriptions of typical construction methods and materials, windows, doors (and doorcases), and boundary treatments. Section 5.13 (p42-43) covers the public realm including green spaces and street furniture.

P42.

Grass verges, such as those on the western side of Stowe Lane, also benefit the area's character *[Avenue]*

P43.

Examples of generic steel railings can be found at pedestrian crossings and traffic lights on Bridge Street and **Well Street**. *There have never been either in Well Street, and the lights in Market Hill do not have guard rails. The other two pedestrian crossings are uncontrolled zebra crossings at the top of Bridge Street by the Old Town Hall and in the High Street.*

...

A sculpture of a diving **duck** is present adjacent to the Cornwalls Meadow Car Park. *[Swan] If possible, when other alterations and amendments are being made, a picture of our most recent artwork (a mural silhouette on the Community Centre) could be included.*

Section 6, the Management Plan on pp44 – 61, covers the maintenance and improvement of existing buildings and open spaces, and new buildings/extensions, suitable and unsuitable materials and designs (for example, timber window frames rather than uPVC, and slimline 'heritage' double glazing).

P48.

In general, the shops and commercial buildings within Buckingham are well-occupied and the area has a vibrant character. However, there are instances where neglected buildings are of concern. Stratford House on the corner of Stratford Road and **Cecil** *[Cecil's]* Yard is one of a group of well-built, late nineteenth- or early twentieth-century brick cottages. While it is still in good condition, with surviving timber sash windows, the front and rear gardens have become severely overgrown, indicating its lack of use. The building is a positive element in the Conservation Area and its contribution would be enhanced through the care and maintenance that comes with long-term occupancy. *This garden has now been tidied up and the house offered for rent.*

A generic picture, rather than a specific identifiable and identified private house, should be used as an illustration. Other buildings requiring attention are illustrated, including the galleried garage/showroom in Bristle Hill, but the Listed cottage opposite the bus stand – and therefore almost the first building seen by visitors – is not. This document is doubtless going to be in use for many years (the last one is 20 years old) and the state of a building or garden due – say – to the temporary illness of a resident should not be used as an exemplar



The illustration in the document



My photo 26/9/25

Stratford House

Highways must be encouraged to enforce compliance with the following:

P59.

Excavation of paving for service-related works must be made good and the infilling must match the surface material and colour like for like. Stone slabs, cobbles and setts should be retained and reinstated as part of the scheme of works. **The replacement of traditional and natural surfaces with patches of tarmac would have a negative impact** on the Conservation Area's character. New materials and sizes of kerb stones used for pavement repair **should also match those existing.**