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## Conservation Area Character Survey

# Lane End

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### WHAT IS A CONSERVATION AREA?

Conservation areas are areas of special architectural or historic interest, which are considered worthy of preservation or enhancement. They are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Within conservation areas there are special controls on some alterations to buildings and their demolition or partial demolition and on works to trees. The Council's Heritage Guidance Note on conservation areas gives further details of the specific controls that apply.

Designation of a conservation area does not preclude the possibility of new development, but such development must be designed positively to enhance the special character of the area.

### THE PURPOSE OF THIS SURVEY

The designation of a Conservation Area imposes specific duties on local authorities to formulate and publish proposals to ensure that the special character of the areas are preserved and enhanced.

This conservation area character survey describes the main features of special architectural and historic interest, which justify the designation of Lane End as a conservation area.

This survey is in accordance with Section 71 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and PPG15, complies with the requirements of PPG12, , and contributes to the Council's strategic Aim 4 The Environment. As supplementary planning guidance, it is intended to complement the approved policies for conservation areas in the Council's Wycombe District Local Plan and is consistent with paragraphs 11.36 – 11.39 of the Emerging Wycombe District Local Plan.

This survey was the subject of public consultation prior to adoption as supplementary planning guidance. The views of the consultees were taken into account and in some cases changes were made. A copy of all representations made to the Council during public consultation and Councils response to those representations is available from the District Council Offices.

**Planning and Major Projects - 2002**

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## CONTEXT

Lane End lies approximately 3 miles north of the River Thames on the western edge of the Chiltern Hills. Further west is the Chilterns scarp and the Vale of Oxford, 4 miles to the east lies High Wycombe, and immediately to the north is the M40 motorway.

Lane End lies partially within the Green Belt, and is within the Chilterns Area of Outstanding Natural Beauty which runs from Goring, through Bedfordshire into Hertfordshire and which contains very high quality landscape. The hills are formed by an outcrop of chalk, which drops sharply to the west, providing a vista of the Vale of Oxford beyond. Lane End is a typical plateau village, very linear in form, with large areas of commons extending throughout.

## HISTORY

The name Lane End first appears in a marriage registry in 1620. The origins of the name are not clear. While the term 'end' could be from 'inne' meaning 'a place of residence' it is more likely referring to an end-ship at the end of an older parish. There are records of a family by the name of Lane who lived in the district in the mid 17<sup>th</sup> century and could have given their name to the end-ship.

Lane End became an ecclesiastical parish in 1832, largely as a result of the works of Reverend H. C. Ridley, who visited the community from nearby Hambleton. Holy Trinity Church was built with funding donated by M. J. Elwes, a local brewer, on land donated by Sir William Clayton, with the Reverend H. C. Ridley providing the investment for the



Lane End School, built in 1832 by The Reverend H C Ridley and M J Elwes

priest's salary. The church was consecrated by the Bishop of Lincoln on 15 July 1832, and became part of an Ecclesiastical District including Great Marlow, West Wycombe, Fingest, and Hambleton.

By 1877 the church was in poor condition and was rebuilt by J. Oldrid Scott, with the tower subsequently heightened in 1901. While the new church customarily faces east, the previous church faced south, a single south-facing gravestone the only remaining indication of this.

In addition to Holy Trinity, The Reverend H. C. Ridley and M. J. Elwes were also responsible for construction of the school, which was built in 1832 but had ceased to operate by 1970. Dick Smith's chair factory opened at the end of the 19<sup>th</sup> century and was one of the earliest local industries to use steam, then electricity, which it also supplied to the nearby Methodist Church.

The two ponds, which are unique features at the centre of this village, were used by Smiths' Chair Factory and also by Hobb's Iron Foundry, another local business. In the 1980s Smith's factory was demolished to build Pond Cottages, and the mills became Lane End Industrial Estate.

The village centre has undergone relatively few changes over the past 100 years. North's Garage now occupies a prominent position where once there were small chairmaking shops, a significant industry in the village in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

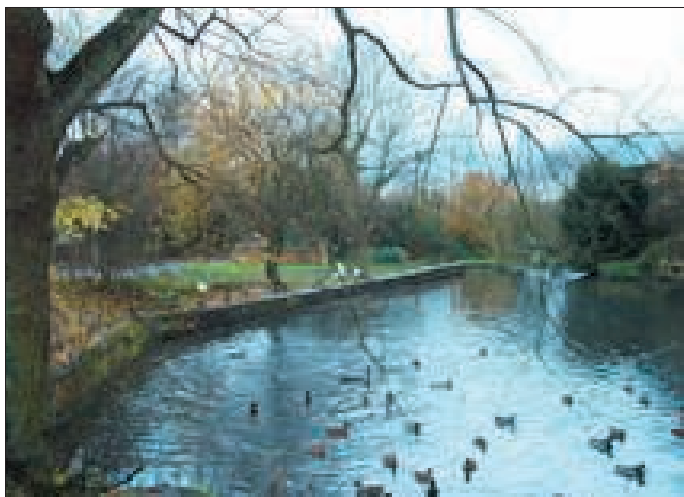
Today the only readily visible remnant of Lane End's chairmaking past is the Chairmakers, a residence that was converted from The Chairmakers Arms. The



Holy Trinity Church, built in 1877

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The duck pond at The Foundry



The centre of Lane End, now dominated by cars

Jolly Blacksmith has also been converted from a public house to a residence, The Osborne Arms, The Old Sun, and The Clayton Arms being the only remaining Public Houses in the Village. The village hall was built on land donated by Clayton family and opened in 1920 as a war memorial.

While a proposal was put forward as early as 1895 for Lane End to become a separate civil parish, it was from 1894 until 1934 part of Fingest Civil Parish. In 1934 the name of the council was changed to Fingest and Lane End Parish Council, and by 1988 Lane End had become a separate civil parish.

In recent years the automobile has made the most significant and undesirable impact on the village. Many views within the village centre are dominated by parked cars and heavy through traffic divides the village. Additional changes include a 20<sup>th</sup> century council housing estate which has been added to the village outside the conservation area to the north east. It is however somewhat separate physically and visually from the historic village centre.

### ARCHAEOLOGICAL INTEREST

There are no scheduled ancient monuments or any sites of archaeological interest identified within the conservation area. The village is clearly of an historic nature and in the event of archaeological deposits being found the Council may require archaeological conditions attaching to planning permissions where appropriate, including watching briefs, excavation or similar recording procedures.

### ESSENTIAL CHARACTERISTICS

Lane End is a linear village, the heart of which lies at the higher ground at the intersection of Finings, Marlow and Church Roads, and The Row. Further pockets of development are nestled among the commons land extending down the gentle valleys to the north and south. The village is revealed in stages, portions being hidden by vegetation and topography.

The conservation area follows the settlement pattern along The Row from the M40 at the north, down Church Road to the bottom of Ditchfield Common in the south, and along the Stokenchurch-Marlow Turnpike, which was created as a toll road by local landowners around 1791.

The development pattern at the northern tip and the southern end of the conservation area is curious in that it consists of loose groups of dwellings, oriented not along the main roads but instead to the commons, footpaths, and minor



The Clayton Arms

## ARCHITECTURAL CHARACTER AND QUALITY OF BUILDINGS

The buildings in Lane End vary both in size and period, and while many have had minor alterations over time, the essential forms remain the same. There are nine Grade II listed buildings in Lane End but numerous significant buildings which contribute to the local character.

### *PUBLIC BUILDINGS*

The Grade II listed **Holy Trinity Church** was designed and built by J Oldrid Scott in 1877-1878, with the three-stage tower heightened in 1901. The church is in the Victorian Gothic style, of flint with stone dressings and tiled roof. The tower has a stone and flint chequer pattern at the top of the gable, clocks, and a gabled roof. The church consists of a 2 bay chancel, a small transept east of the tower, and a lady chapel which houses the Good Shepherds window which was originally in the east window of the old church. The Sessile oak roof timbers were taken from a medieval barn in Bisham Abbey.

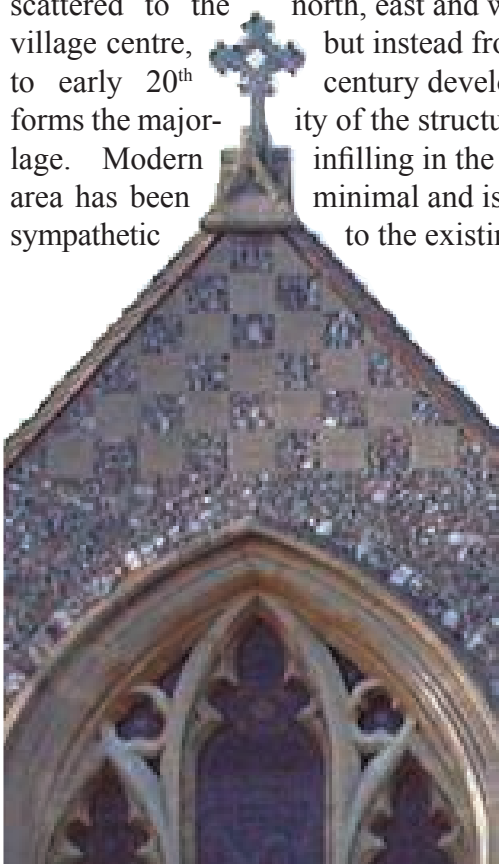
The **Methodist Church** was built in 1866 of knapped flint with brick stringcourses, stone dressings, and a gabled slate roof with decorative trefoil at the peak of the gable. The church has lancet windows and gothic arched door, which is mirrored by the arched gate in the brick and flint wall surrounding the churchyard. The wall is surmounted with a substantial hedge, which adds to its height and impact.



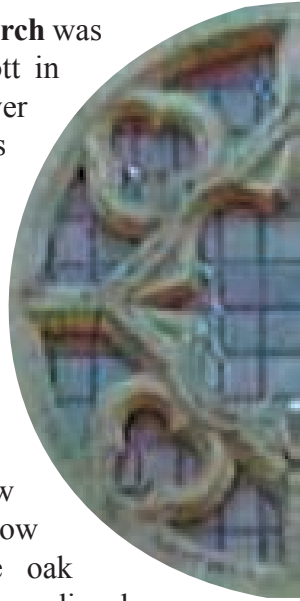
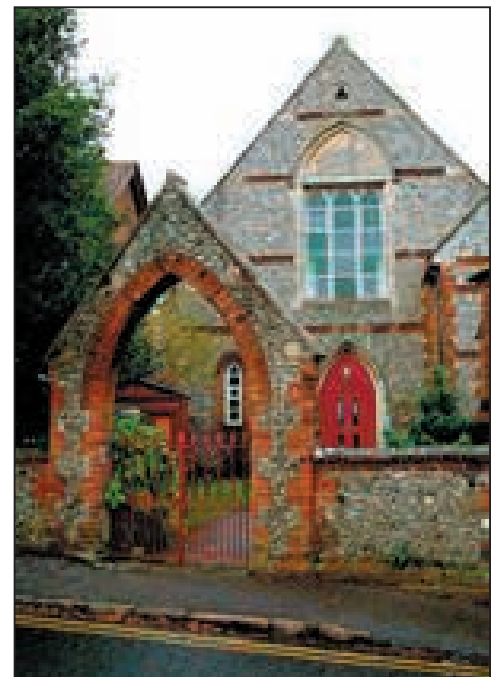
The character of Lane End is derived from mid 19th and early 20th century development

lanes which wind through the village. This makes the edges of the village difficult to discern, and creates a distinctly open quality, different to that of the village centre which is oriented strongly to the street with minimal or no setbacks, resulting in a relatively tight, urban aspect. The rough-grass commons and open spaces extending through the village are central to the character of the conservation area, as are the various groups of trees and hedges found throughout.

The quality of the built fabric of Lane End does not ensue from the listed buildings, which are scattered to the north, east and west of the village centre, but instead from mid 19<sup>th</sup> to early 20<sup>th</sup> century development which forms the majority of the structures in the village. Modern infilling in the conservation area has been minimal and is generally sympathetic to the existing character.



Left, Chequer pattern of stone and flint at the top of Holy Trinity church. Right, the Methodist Church built in 1866. Above Right, detail of window in the Holy Trinity Church



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*SMALL COTTAGES*

**The Row** is a terrace of four mid 19<sup>th</sup> century cottages located to the north of the village centre. They are constructed of knapped flint with brick dressings and an unusual diaper pattern to their gable end façades. This diaper pattern may be a local interpretation of the diaper pattern from the clock tower at Stonor Chapel whose builder descendants lived in Lane End.

**Chestnut Cottage** and **Flint Cottage** were built c1800 with subsequent additions. They are of two stories, the original part of vitreous header brick with red brick dressings, dentil eaves and plain tile roof. Wooden casements are topped with flat brick arches.

**Star Cottage** is an early c19 brick cottage, two stories, of vitreous header brick with brick dressings, dentil eaves and plain tile roof. Above the central 6-panelled door with panelled reveals is a base of Union Fire Insurance plaque. There is a lower extension to the right and an outshot extension to the rear.

**The Barn** was built in the late 17<sup>th</sup> century to early 18<sup>th</sup> century. It has a timber frame with diagonal bracing and brick infill to the first floor. The ground floor has been rebuilt in brick with a flint plinth. There are two gabled dormers set in the plain tile roof. A flint and brick outbuilding is attached to the front left corner of the cottage, and is currently used as a garage.



The Row, grade II listed cottages with unique diaper patterns in the gable ends and surrounding wall

**Sunnybank** is an early 18<sup>th</sup> century cottage of which the ground floor has been rebuilt in brick. The upper storey has a timber frame mostly weatherboarded but with part exposed whitewashed brick infill to the rear.

**Lantern Cottage** and **Pennies** are of colourwashed brick and flint with plain tile roofs and wooden casements. Lantern Cottage has an altered 17<sup>th</sup> century wing at the rear and a mid 19<sup>th</sup> century bay at the front. Pennies has a narrow first floor band course and a garage door inserted on the façade.

**Bottom House** is an early 17<sup>th</sup> century cottage with 18<sup>th</sup> century alterations. It is of brick, with some flint, and a plain tile roof. The building is in an 'H' plan with the centre portion being one storey and two storey gabled wings. The left wing has first and second floor band courses, the upper band with dentils, wooden casements, and a wooden bay at the ground floor. The right wing also has an eaves level band course and wooden casements.



Weatherboarding and half-timbering, found almost exclusively on listed buildings in Lane End



Bottom House

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# LANE END

— Conservation Area Boundary

■ Listed Buildings

▨ Important Buildings

⋯ Important Groups

- - - Significant Walls

○ Important Trees & Tree Groups

⌞ Significant Hedges

⌚ Trees & Scrub

← Important Views

▨ Open Space

⌚ Ponds

