



Grade II listed Clayton Arms was originally built as a manor house for the Clayton family who moved to Lane End from London



7-9 High Street contribute to the urban feel of the centre of Lane End

BUSINESS PREMISES

Clayton Arms is a grade II listed building, originally built in the 17th century as manor house for the Clayton family and used as a coaching inn and public house for many years. It is of colourwashed brick with a plain tile roof and wooden casement windows. The building has two parallel two storey ranges, with single storey brick and flint additions to the rear and to the left. There is a central gabled entrance on the façade and a first floor band course which arches upwards over the door and the right ground-floor window.

OTHER SIGNIFICANT BUILDINGS

In addition to the listed buildings, there are a large number of terraces and individual cottages in the village dating from the mid 1800s to early 1900s. Materials used vary from brick and flint to rendered brick, roofing materials being slate or plain tile. The majority retain their original windows which contributes greatly to their character. As there are many significant buildings in the conservation area, they cannot be mentioned individually, with the exception of the few listed below.

The **Methodist Day School**, now a photographic studio, was built in 1834 as a church and was converted to use as a school when the new Methodist Church was built. It is of flint with brick dressings, gabled slate roof with brick cornice and dentil detailing, brick stringcourses and tripartite lancet windows.

Lane End School, constructed in 1832 with funding from J.M. Elwes, a local benefactor, is of flint con-

struction with brick dressings and gabled slate roof with decorative ridge crest. An additional school-room was built of brick in the early 1900s. A brick and flint wall encloses both.

Close to the centre of the village lies the **Village Hall**, built in 1920 on land donated by the Clayton family. The war memorial porch, one of three memorials in the village, commemorates those who fell between 1914 and 1918.

The **Old Sun**, previously known as the Rising Sun, is a rambling brick building with gabled plain tile roof and wood casement windows, and a bay window on either side of the front entry.

The **Temperance Hotel** was constructed in 1899. It is a three storey brick building, rendered on the front façade of the ground floor and the sides, with a stone string course between the first and second storey which is inscribed with “Lane End Temper-



The Old Sun, one of Lane End's three remaining pubs



The highly visible and distinctively patterned walls of Church Cottage contribute to the character of the village



These mature trees at what was the entrance to Wycombe court are some of the more significant trees in Lane End, however all trees in conservation areas are protected

ance Hotel 1899.” It has a half-hipped slate roof with ridge crest and finials, a brick chimney with contrasting brick detailing, and brick dentils under the eaves. The windows on the façade of the ground floor have been replaced, but the original wood sashes remain on the first and second floors, each topped with chamfered stone lintels, the second floor windows extending up into gabled dormers.

At **7 – 9 High Street** is a range of three, three-storey, late Georgian townhouses, with a shop occupying the left side. The ground floor façade is of rusticated stone while the first and second floors are of brick, with a decorative string course separating them. The windows are timber sashes, a decorative keystone topping each first floor window, and a flat stone lintel topping each second floor window.

Church Cottage is an attractive brick and flint cottage occupying a prominent position adjacent to Holy Trinity Church. The side and rear facades are constructed of flint, laid in an unusual banded pattern with brick dressings, while the front façade is of brick with stone dressings. The doors and sash windows are of wood, and windows having attractive Arts and Crafts influence muntins. Built originally as a reflected pair of two-up two-down cottages, it is now a single dwelling.

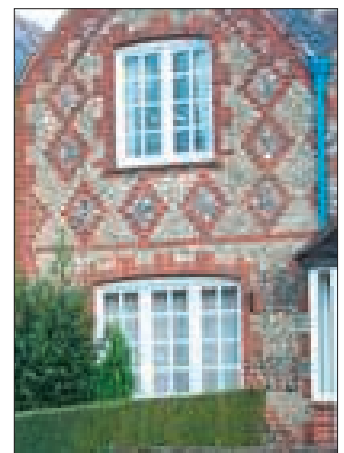
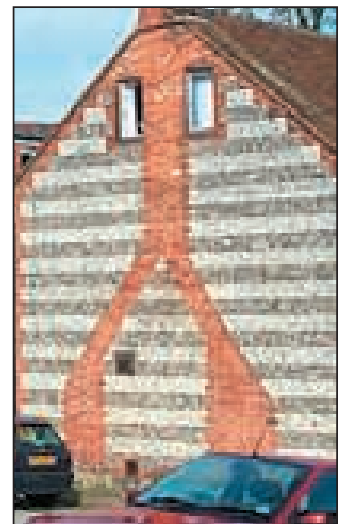
The **Gate House** to Wycombe Court is all that remains of this manor house which was destroyed by fire a number of years ago. It is a single storey, of rusticated stone, with wood casement windows topped with lancet arches.

MATERIALS

The dominant building material used in the conservation area is brick, although there is considerable use of flint, especially in side and rear facades. Most listed buildings in Lane End employ flint in one or more facades, with Holy Trinity Church being constructed wholly of flint with stone dressings. Flint has also been utilised to moderate effect in recent infill properties throughout the conservation area.

Brickwork is mostly dark red or colourwashed, with some scattered use of vitreous brick headers used throughout the area. Plain tile roofs are most common, although slate roofs are also found on a number of buildings.

Regrettably, subsequent application of concrete tiles has occurred in some cases. Many buildings have experienced minor alterations over the years, the most common being the sub-



Common materials used in uncommon ways





Flint and brick are used in many of the walls within the conservation area



The wall and hedge surrounding the Methodist Church-yard make a significant contribution to the townscape

stitution of PVCu windows and replacement doors. Those original windows that do remain are predominantly double-hung sash windows, with a few examples of horizontally sliding Yorkshire sash windows remaining. These original windows are an important factor in the character of the conservation area and their loss is to be deeply deplored. Additional alterations include the application of shop fronts or rear extensions.

Flint is used extensively in conjunction with brick in most of the significant walls in Lane End, although a few walls close to the village centre retain ironwork railings, which contribute to the urban quality previously noted.

TREES AND VEGETATION

As mentioned previously, trees and scattered hedges extending through the conservation area contribute towards the feeling of the village

as a collection of rather isolated residential groupings scattered around a concentrated centre, and their retention should be regarded as essential to maintaining the village character.

A few trees, tree groups, and hedges are specifically significant, as noted on the conservation area map. These are the trees surrounding Holy Trinity Church, those at the entrance to what was previously Wycombe Court, now a conference centre, and a few trees which are located in isolation on the various commons.

The hedge around the churchyard of the Methodist Church is the single most significant hedge, although many others contribute to the conservation area and are indicated on the map.



Chestnut Cottage and Flint Cottage overlook open space within the village



This view of the row and the more rural landscape beyond is obtained heading north from the centre of Lane End



These buildings are part of the significant grouping at the centre of the village



This row overlooking the common heralds the more compact development at the centre of Lane End

OPEN SPACE

The large areas of commons extending through the village has been commented on, but their importance merits further mention. There are a few groomed village greens, but the majority of open space is rough grassland and scrub.

Open grazing of the commons was bought to an end by tuberculosis in the mid 1900s, however, while they no longer contribute towards the local economy, they are a remnant of the rural nature of the village and a significant feature.

SETTING AND VIEWS

There are a number of views within the conservation area which should be preserved, some of which are noted on the map. In general, these involve the sudden appearance of a group of buildings as revealed over an expanse of common land or beyond a group of trees.



This view of the village as seen from church road is one of the more significant views indicated in this survey

Other important views involve the abrupt emergence of the densely built village centre at a curve in the road, as compared to the relatively sparse development pattern at the edges of the conservation area. These are the most significant, but there are many others which, while not specifically mentioned, should be considered.

GROUPINGS

The most important grouping is found at the intersections of the Stokenchurch-Marlow Turnpike, The Row, and Church Road. These buildings are tightly positioned in proximity to each other and the street, creating a distinct focal point for the community. Most of the village amenities, as well as local industries, are within this compact group.

Additional groups are adjacent to Holy Trinity Church, at the south end of the conservation area along Ditchfield Common, and along The Row, at the north end of the area.



One of the ponds in Lane End, behind which is the old Methodist school, now a photographic studio

DEVELOPMENT CONTROL ADVICE

The policies and proposals of the Wycombe District Local Plan are the primary source of reference for development control advice. In addition the Council's approved Heritage Strategy is seen as a supporting document to the plan.

This character survey is also intended to provide broad guidance of an informal nature in considering new development in the conservation area. Below is a brief checklist taking account of the above text.

To safeguard, preserve and enhance the appearance and special character of Lane End Conservation Area:

- In the conservation area higher standards of design are required, as it is the function of the planning authority to consider all applications as to whether they preserve or enhance the special character as identified in this appraisal.
- Any new building works such as extensions must be designed not as a separate entity, but should be sympathetic in form and scale with the existing buildings and the conservation area as a whole.
- Significant buildings are identified on the survey map and their specific qualities are described in the text above. Any new development must not harm their integrity or visual quality, and it should be recognised that new development may not always be acceptable.
- Materials for any new building works or surfacing must be sympathetic to the rural character of the area.
- Applications for development adjoining but beyond the conservation area boundary will be assessed for its effect upon it, and may be refused permission if this is considered adverse.
- Surfacing within domestic curtilages for driveways and the like should be in keeping with the rural nature of the hamlet and of an informal type. Large areas of tarmac and concrete are out of place in this rural setting. Regular paving, pavements, and setts may also look discordant, and may not be appropriate. Paths to front doors historically were surfaced with clay tiles or brick, and this is a tradition that could be encouraged.
- Inappropriate replacement windows and doors can damage the character of the conservation area. Traditional natural materials should be used in order to safeguard the special character of the conservation area. Generally speaking painted timber windows and doors are appropriate and modern substitute materials such as PVCu and aluminium are not.

- Flint and brick walling is a particular feature of the Lane End Conservation Area. New sections of walling or repairs to existing walling should respect and be equal in quality to the workmanship of original sections of walling. In particular the use of an appropriate lime mortar will enhance the appearance of walling.

- Areas of open space, and gaps between buildings will be carefully considered for protection from development or enclosure in order to protect the character of the Lane End Conservation Area, the setting of listed buildings, and any important views.

- All trees in conservation areas are protected but special consideration should be given to those trees indicated on the conservation area map to ensure that they are not harmed. New development should recognise this and not present a risk to their continued future growth and habit.

- Although hedges cannot be specially protected through legislation, those hedgerows indicated on the character survey map should be retained and where possible enhanced.

- Special care must be taken to ensure that views looking into and out from the conservation area are not spoilt. Those of particular importance are marked on the survey map.

FURTHER INFORMATION AND GUIDANCE

Wycombe District Council's Transport and Major Projects Service has a number of publications which offer further guidance. Ask the Conservation Officer for information on which Heritage Guidance Notes are currently available and appropriate.

The Chilterns Conference have recently published the Chilterns Buildings Design Guide, which provides guidance aimed at conserving the outstanding qualities which make the Chilterns a landscape of national importance. Copies can be inspected/or purchased at the District Council Offices. It is used by the Council as Supplementary Planning Guidance

The Conservation Officer is always pleased to give advice on all heritage matters and can be contacted on 01494 421578 or seen by appointment in the Council Offices or on site.

Development Control matters within the Lane End Conservation Area are the responsibility of the West Team who can be contacted on 01494 421517.

Planning Policy matters are the responsibility of the Policy Unit who can be contacted on 01494 421545.
