



The original Old School and Quarry Cottage, built from flint, brick and chalk

Gillman's Cottage, the former post office, was built in the 17th and 18th centuries of chalk block and flint with brick dressings.

Lodge Hill Cottage is an early 16th century timber-framed cottage, remodelled in the mid 17th century and extended in the mid 20th century.

Duffields was built in the late 17th to early 18th century, and extended in 1900-1905. Although the extension is commonly attributed to Sir Reginald Blomfield, it has been suggested that it is instead the work of the architect Arnold Mitchell. This is supported by the publication in 'Modern Cottage Architecture' in 1904 of a 'Cottage at Medmenham' by Arnold Mitchell, illustrating in elevation and plan a house which resembled Duffields in all ways with the exception of the remaining original 17th century timber-framed cottage. The older cottage is one storey and an attic, of timber frame with brick nogging and render infill. The L-shaped 20th century brick extension with a tile-hung upper storey and a central panelled door with moulded and shaped cornice hood on Doric half-columns was built as the village institute by gift of Mr. H.E. Kearley.

Southlands and **Lindum** are a single dwelling which has been divided into two, built around 1905 for Hudson Kearley and ascribed to Sir Reginald Blomfield. The building is in the Queen Anne style and detailing includes a moulded wooden cornice with modillions, and a rendered and whitewashed overhanging gable with cornice supported by carved brackets.

Numbers **1-4 Ferry Lane** is a row of four brick and flint houses built in the 19th century and extended in the mid 20th century. The right cottage has doorway altered to a casement window and matching two bay extension with through arch to rear at right end

The original **Old School**, now part of the **Village Hall**, and **Quarry Cottage** were built in a disused chalk quarry behind The Dog and Badger. Quarry Cottage was built in the 17th century from an unusual combination of flint and chalk with brick dressings, The Old School is a one storey 1830 brick building. The entrance is via the village hall of 1936 which projects to the right.

The Old Vicarage is the former vicarage for the Church of St. Peter and St. Paul built around the early 18th century on the site of the 15th century vicarage, and extended through the 1860s and the 20th century. The two-storey building is colourwashed, the original building roughcast, later additions of brick, and a plain tile roof.

Numbers 3-6 Church Cottages are a row of five cottages built from the 17th to mid 19th centuries. Materials include timber framing, with brick and plaster infill or chalk rubble, rendered and colourwashed. The left centre bay retains a horizontal sliding sash.













Knoll Cottage is a two storey timber-framed building with whitewashed render infill. It has two 17th century bays, a later lean-to of flint and brick at the east, and mid 20th century extensions to the west and south.

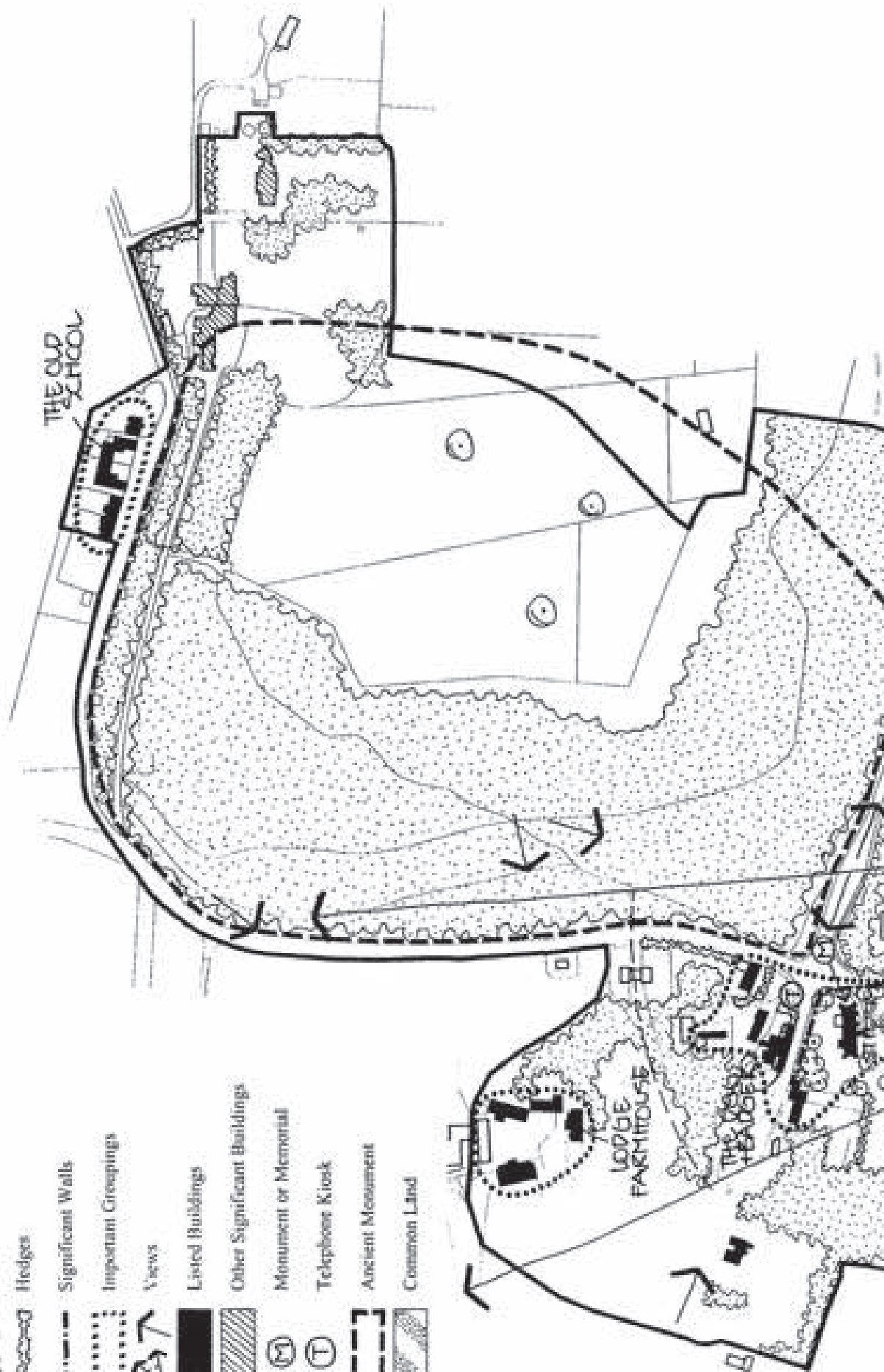
The Old School West and what is currently known as **The Old School** are two dwellings converted from the former school built in 1899 by Romaine Walker for Mr. Robert Hudson. The one storey U-plan building is of dressed chalk block with sandstone dressings and stone coped gables. The taller central wing has row of 10 almost continuous cross windows with leaded glazing and is flanked by lower gabled wings with angled lobbies. The central chimney has an inscribed tablet and bell with an arched hood over, and a belfry.

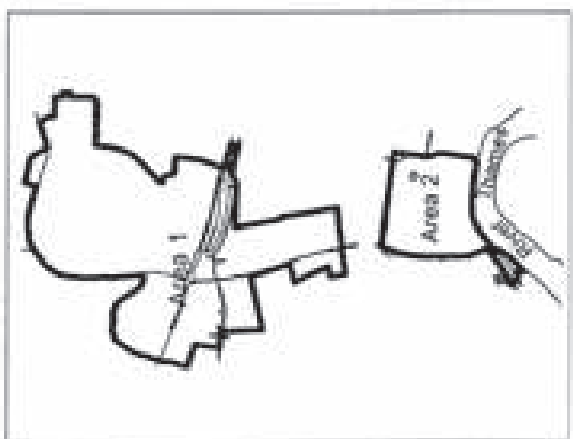


The Old School and The Old School West

Medmenham

-  Important Trees and Tree Groups
-  Tree Cover
-  Hedges
-  Significant Walls
-  Important Groupings
-  Views
-  Listed Buildings
-  Other Significant Buildings
-  Monument or Memorial
-  Telephone Kiosk
-  Ancient Monument
-  Common Land





Little States and **Hillside** are the former laundry for the school, built Circa 1898-1900 by Romaine Walker for Mr. Robert Hudson, in a similar style. The two centre bays are slightly advanced with overhanging gables and a moulded bressumer.

Old School Cottage was the house of the school-mistress, built circa 1899 by Romaine Walker for Mr. Robert Hudson. The lower storey is of dressed chalk blocks with sand-stone dressings, the upper storey is roughcast and colourwashed with a wooden bressumer and jettied gable ends resting on curved wooden brackets, and wooden bargeboards.

Business Premises

The name of **The Dog and Badger** is said to have come from the inn in Hambleden who's name changed to The Stag and Huntsman in 1820. The Grade II listed building probably dates from the 17th century and was built on a site that was once part of the Abbey estate and the church glebe. It is a one storey building of roughcast or whitewashed chalk block and brick dressings. It is said that a cannon ball from the Civil War was found in the Dog and Badger when it underwent reconstruction.

Other Listed Buildings

Grade II Listed

In the churchyard of St. Peter and St. Paul is the stone **tomb** of Joseph and Elizabeth Townsend 1793 and 1762, and Joseph Townsend who died in the 1790s. The moulded side panels have inscriptions to Anne Townsend 1776 and the west panel exhibits a coat-of-arms.

The **gate piers** and **gates** at the west entrance of Medmenham Abbey were built around 1900 of ashlar piers with raised moulded panels, moulded cornices and stone cup finials with acanthus ornament. The wrought iron gates have scroll ornament, and pinecone and daisy finials.



The gate piers and gates of Medmenham Abbey

There are two **Barns** associated with the Lodge Farmhouse; the first, 30 metres north west of the house is 17th to early 18th century and is built of chalk block with narrow brick dressings, a flint-faced plinth, weatherboard gables, and a half-hipped old tile roof. The second **Barn**, 30 metres to the north of Lodge Farmhouse, was built in the mid 18th century of timber frame and weatherboard, with a flint and brick plinth lined with chalk, and a half-hipped corrugated iron roof.

The **Stables**, to the North East of Lodge Farmhouse, are late 17th to early 18th century, of timber frame with brick nogging and a half-hipped old tile roof, with a 20th century garage added to the north end.

At the north west corner of Henley Road and Bockmer Lane, adjacent to The Dog and Badger is a **type K6 telephone kiosk** designed in 1935 by Sir Giles Gilbert Scott.

SOME OTHER SIGNIFICANT BUILDINGS

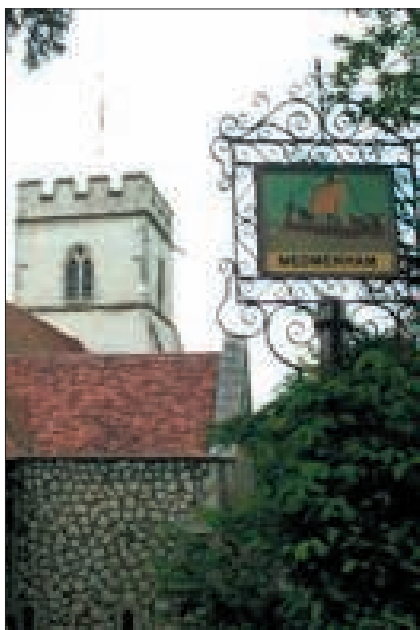
Ferry Nab was built on the site of the Ferry Boat Hotel, which had declined as river transport and ferry traffic diminished. It was purchased by Mr. Arthur G. Bendir in the early 20th century converted to a private dwelling and improved. These improvements were carried further in the mid to late 20th century by the Kreitmen Family.

In the mid 1800s **Rose Cottage** was built on part of the church glebe by John Muspratt a brewer of Marlow, and was run as a beer shop until failure to obtain a licence forced it to be sold as a dwelling. It was used for a time by the Reverend W. Hill as lodging for men preparing for the Army Entrance Examination, and later converted into two tenements.

To the east the conservation area extends to include **The Mill**, originally a fulling mill, subsequently converted first to a grist mill and later to provide water for nearby Danesfield estate. The Mill was driven by water from the Lords Pond, formed from one of the springs in the village. The mill has now been converted into a cottage and gardens.

States House, to the north east of the conservation area, was previously the residence of the manor steward in the mid 1500s. but was reconstructed by Charles Robert Scott Murray in the mid 1800s, and was the home of Mr. Hudson Kearley in the early 1900s,

There are a few monuments in the village deserving mention. One, by Sir Edwin Cooper commemorates the actions of Hudson Ewbank Kearly. It lies at the west end of Ferry Lane close to the River Thames and adjacent to the Thames National Trail. The pre-



The memorial to the original settlers of Medmenham

viously mentioned war memorial is located in a filled archway on the north wall of the church, and in the churchyard is a sign depicting a ship which serves as a memorial to the original settlers of Medmenham and their those who built the first church. The brick and flint walls around the church yard make an important contribution to the conserva-

tion area, as do the walls at the end of Ferry Lane by the River Thames.

MATERIALS

Materials used in the conservation area varies. Chalk blocks were used in the construction of most of the larger houses or associated outbuildings, community buildings and cottages built by Robert Hudson. Materials used in smaller buildings include timber framing, brick, flint, and roughcast plaster. Windows are wooden or leaded casements, and roofs are of tile.

GROUPINGS

There are a few important groups in the conservation area, as indicated on the map. One of them is the school complex, comprised of Little States, Hillside, The Old School West, The Old School, and Old School House, at the north end of the conservation area. The Lodge Farmhouse and associated outbuildings are another important group, and the third group contains the Church of St. Peter and St. Paul, The Dog and Badger public house, and various other buildings at the intersection of Henley Road, Bockmer Lane and Ferry Lane.

OPEN SPACE

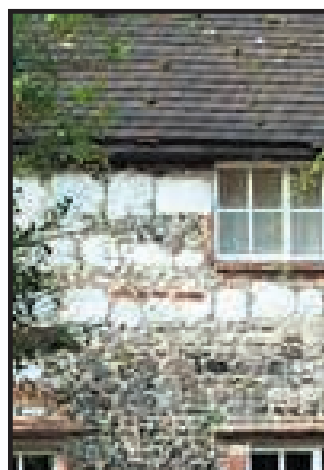
There is a small registered common in Medmenham to the east of Ferry Lane, as indicated on the map. Additionally there are a number of open fields surrounding the village and along the River Thames from which the village, dominated by Lodge Farmhouse, the Abbey and distant Danesfield can be viewed. Some of these views are indicated on the map and every consideration should be given to their preservation and enhancement.

SETINGS AND VIEWS

Some of the important views within and around the conservation area are indicated on the map. Most significant is the view of Lodge Farmhouse, which is visible from numerous locations within and around the conservation area. Also significant are the views of Medmenham Abbey and Danesfield beyond from the Thames riverbank, and views of the Thames valley from the chalk embankments behind the village. Within the village, the gap between the north and south conservation areas provides the best opportunities for views of the surrounding Thames Valley. The view of The Dog and Badger and The Church of St. Peter and St. Paul from Henley Road is somewhat diminished by overhead telephone and power lines. Also, the view when entering the village from the west would benefit greatly through use of hard and soft landscaping to soften the appearance of The Dog and Badger Car Park.

TREES AND VEGETATION

Tree cover is a significant aspect of this conservation area and its importance cannot be emphasised enough. It provides both enclosure in the village and screening from non-compatible developments such as the Water Research Centre at the end of Ferry Lane. Large portions of the wooded areas in and around the conservation area are protected by tree preservation orders, as are a number of individual trees. Regardless of such orders, all trees in conservation areas are afforded special protection and care should be exercised to ensure their maintenance. Although hedges are not specifically protected, there are a number throughout the village which make a significant contribution to its character, some of which are indicated on the map. Of particular importance are the hedges found around Medmenham Abbey.



Above, flint, chalk, brick, half-timbering and clay tile roofs, some of the materials commonly found in Medmenham

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 Medmenham 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 Medmenham 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.

- Chalk block construction is another particularly important feature of the Medmenham Conservation Area. Effective protection from moisture penetration is offered by a limewash, for which neither cement or cement-lime renders, or modern vapour-permeable paints area are acceptable substitutes, as moisture trapped by such surfaces can increase the rate of deterioration. Similarly, use of bricks, concrete blocks, or cement mortars should be avoided. Specialist advice should be sought before repair of such a service is attempted.

- 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 Medmenham 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

A number of sources were referenced for this document, including: Dashwood, Sir Francis (1987) The Dashwoods. Aurum Press, and Plaisted, H. (1958) The Romance of A Chiltern Village. The Village Bookshop. These and other publications can be found in Buckinghamshire County Libraries.

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, and is used by the Council as Supplementary Planning Guidance Copies can be inspected or purchased at the District Council Offices.

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 Medmenham 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.
