

## Maids Moreton Conservation Area



*Designated by the Council 8th July 2009  
following public consultation*



# Maids Moreton Conservation Area



St. Edmund's Church

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*Information contained in this report is correct at the time of compilation, January 2008*



## CHAPTER 1 - INTRODUCTION

The Planning (Listed Building and Conservation Areas) Act 1990 places a duty on the local planning authority to review from time to time the Conservation Areas within their boundaries and to determine whether any parts or further parts of their area should be designated as Conservation Areas<sup>1</sup>. Following a full appraisal of Maids Moreton contained within this document, it is considered that sections of the surviving historic core of the village, by virtue of their architectural, historic and visual interest, should be designated as a Conservation Area.

The following appraisal identifies those characteristics that make Maids Moreton special and worthy of Conservation Area designation. It is acknowledged that this document cannot be completely comprehensive and where buildings, features and spaces etc. have not been specifically identified, it should not be assumed that they are of no significance.

<sup>1</sup> Planning (Listed Building and Conservation Areas) Act 1990 Section 69.1 and 2

## CHAPTER 2 - PLANNING POLICY

As part of the designation and review process it is important to produce appraisal documents that support and justify designation and which can be used to inform planning decisions affecting Conservation Areas.

The principal purpose of Conservation Area designation is the official acknowledgement of the special character of an area. This will influence the way in which the Local Planning Authority deals with planning applications which may affect the area. Within Conservation Areas, permitted development rights are restricted, which means that applications for planning permission will be required for certain types of work not normally needing consent. A list of the types of development that are controlled by Conservation Area designation is contained within Appendix II of this document. In Appendix III is a list of Planning Policies contained within Aylesbury Vale District Council's Local Plan (January 2004) which relate to Conservation Areas and the management of the historic environment.

The process of public consultation adopted in the production of this document is laid out in the Aylesbury Vale District Council's Statement of Community Involvement, as adopted in October 2006.

## CHAPTER 3 - SUMMARY

Maids Moreton is situated approximately a mile to the north-east of the centre of Buckingham which was the main market town and thus the outlet for agricultural produce and the source of professional services for surrounding settlements. Maids Moreton has always retained its independence and a strong sense of place despite the expansion of Buckingham reaching the edge of the village.

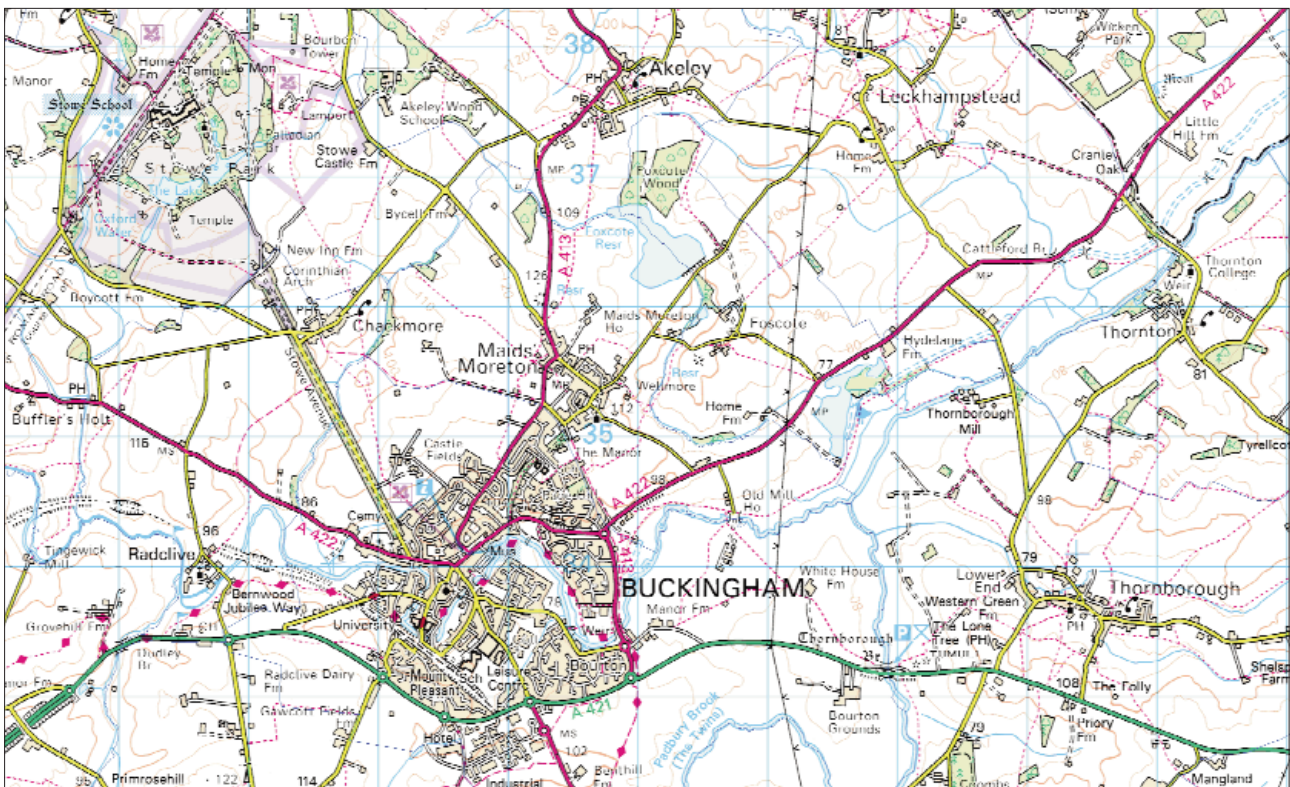
Modern development has largely enclosed the historic core of the village, but nevertheless the historic road layouts and linear form of development is still recognisable today. Within the village, the form of development differs. For example, Main Street is narrow and straight and lined with buildings which are vernacular in form and appearance and sit within relatively small plots. In contrast, around St. Edmund's Church, historic buildings are much larger, are designed to make a visual statement, and sit within relatively substantial plots. Equally the importance and visual impact of trees and open space vary within different parts of the village and this is explored in greater detail in this document in the Open Spaces and Trees chapter 10 (page 20) and the individual Identity Area sections.

The village contains a number of historic buildings, in particular a significant group of timber framed buildings dating from the 17th century. The focus of the village is centred on the church of St. Edmund, and its neighbours, The Old Rectory and Maids Moreton Hall. The latter two are buildings of local note and date from the 19th century, an important period of change within the village.

## CHAPTER 4 - LOCATION, CONTEXT AND LANDSCAPE SETTING

### Location

Maids Moreton is located at the northern end of the Vale of Aylesbury approximately a mile to the north-east of Buckingham. The main body of the village is situated to the south-east of the A413 (Duck Lake/Towcester Road) which links Buckingham with Akeley.



Not to any recognised scale



Map showing the location of Maids Moreton

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### Context

The historic core of Maids Moreton is concentrated along Main Street which extends in a south-easterly direction from the A413, and around St. Edmund's Church located along Church Street, a short distance to the south-west of Main Street. Modern development has had a significant impact upon the setting of the village with the construction of modern housing estates such as Manor Park, Hall Close, Church Close and Glebe Close along Main Street and Church Street.

Originally an agricultural settlement, and still maintaining five working farms within the parish, the majority of residents of working age living within Maids Moreton commute outside the village to work in employment centres such as Buckingham, Milton Keynes, Aylesbury and further afield to London. The current population (2001) is 940, a significant increase from the population of 425 in 1901

The village provides a number of facilities including the parish church, a school for children aged between 4 and 7, playgroup, nursery school, village hall, business park, two public houses, care homes for the elderly, allotments and playing fields. There is no shop within the village, the local post office/shop having closed in 2003<sup>2</sup>.

### Landscape Setting

The parish of Maids Moreton sits between 120m above sea level at its north-western extremities to 90m to the south-east. The village of Maids Moreton is situated in the south-western part of the parish.

The landscape around the village has been subdivided into character areas<sup>3</sup>;

- to the north-west of Maids Moreton is the Maids Moreton Plateau landscape character area.
- to the east is the Foxcote Valley landscape character area.
- to the south-east is the Great Ouse landscape character area.
- to the south-west is the urban centre of Buckingham.
- to the west and north-west is the Stowe Park Approaches Landscape Character Area.

The location and extent of these character areas have been illustrated on the map on page 8. The key characteristics of each of these landscape areas are then summarised below.

#### Maids Moreton Plateau

The Maids Moreton Plateau Landscape Character Area lies immediately to the north-west of Maids Moreton village. It extends from the village north-westwards to Akeley Wood. The landscape is relatively flat sloping gently from approximately 130m above sea level at the northern end of the plateau to 110 m at the southern end.

For the main part, the plateau has an open character, largely uninterrupted by settlement. At the northern end of the character area are larger areas of woodland reflecting the fact that this area once formed part of the medieval hunting forest of Whittlewood. The land is given over to mixed agricultural use and fields are relatively regular in form and medium sized becoming smaller as they approach Maids Moreton. Hedgerows form an important feature of the landscape.

The current form of the landscape is largely a result of 18th-19th century enclosure, but small areas of pre-18th century enclosure do survive.

Geologically, a band of Cornbrash limestone runs through this area in a roughly north-south direction. This is overlain by till and glaciofluvial deposits. There are no rivers within this area.

<sup>2</sup> Maids Moreton Parish Plan 2004 pg 4

<sup>3</sup> Jacob Babcie Landscape Character Assessment



### Foscote Valley

The Foscote Valley Landscape Character Area lies immediately to the north and east of Maids Moreton, curving around the eastern side of Buckingham and descending into the Great Ouse Valley.

It is a small secluded valley with a reservoir (the Foscote Reservoir) located a short distance to the north-east of Maids Moreton. The land flattens out around the reservoir but drops in gradient as it descends towards the Great Ouse Valley. The valley is winding and enclosed with relatively steep sides. There are no settlements within this area, but a number of farms are located along the valley sides. The area is fairly well treed with surviving areas of ancient woodland and assarts at the top end of the valley. The remainder of the landscape is largely given over to pastoral farming.

The geology of the area is a varied mixture of mudstone and limestone and is overlain by till and glaciofluvial deposits.

### The Great Ouse Valley

The Great Ouse Valley Landscape Character Area is located to the south-east of Maids Moreton. It is a small river valley with gently sloping sides and a wide flood plain. The area is largely given over to farming, with arable fields along the lower valley sides and largely pastoral fields on the valley floor. Fields are generally medium to large in size along the valley sides and smaller and more regular along the valley bottom. Areas of pre-18th century landscape and 19th century enclosure survive.

The valley is an important transport route with the A422 to Milton Keynes running along the northern side of the valley as well as the Buckingham Arm of the Grand Union Canal.

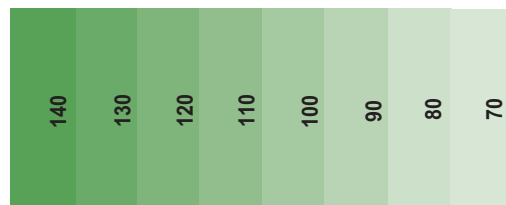
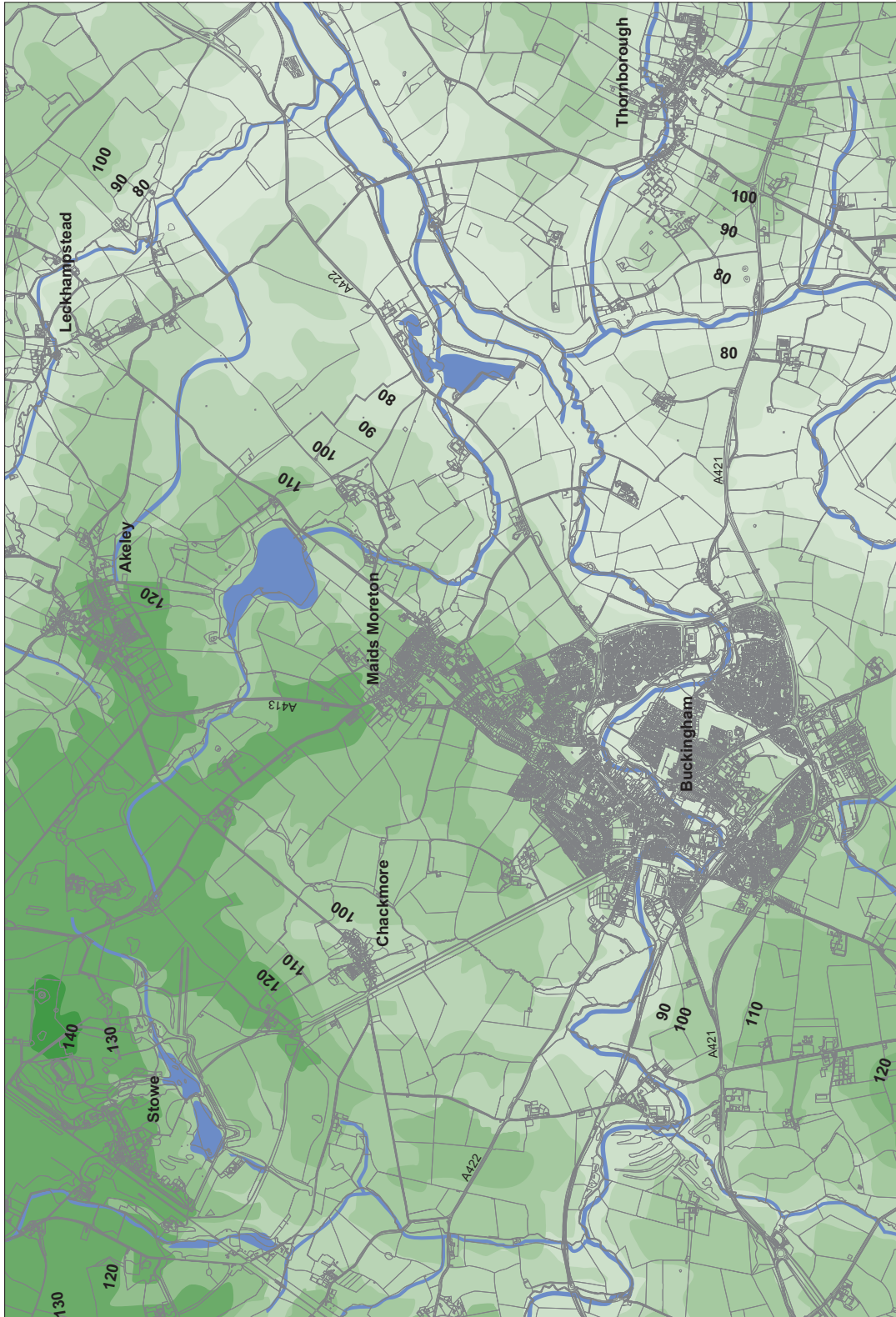
Geologically there are superficial deposits of alluvium and river terrace deposits overlaying Oolite limestone. Glaciofluvial deposits are found at the margins of the valley.

### Stowe Park Approaches

The Stowe Park Approaches Landscape Character Area lies to the west and north-west of Maids Moreton. It is a transitional landscape which extends from the higher landforms of the Maids Moreton Plateau to the east, to the lower levels of the Lower Great Ouse Valley to the west.

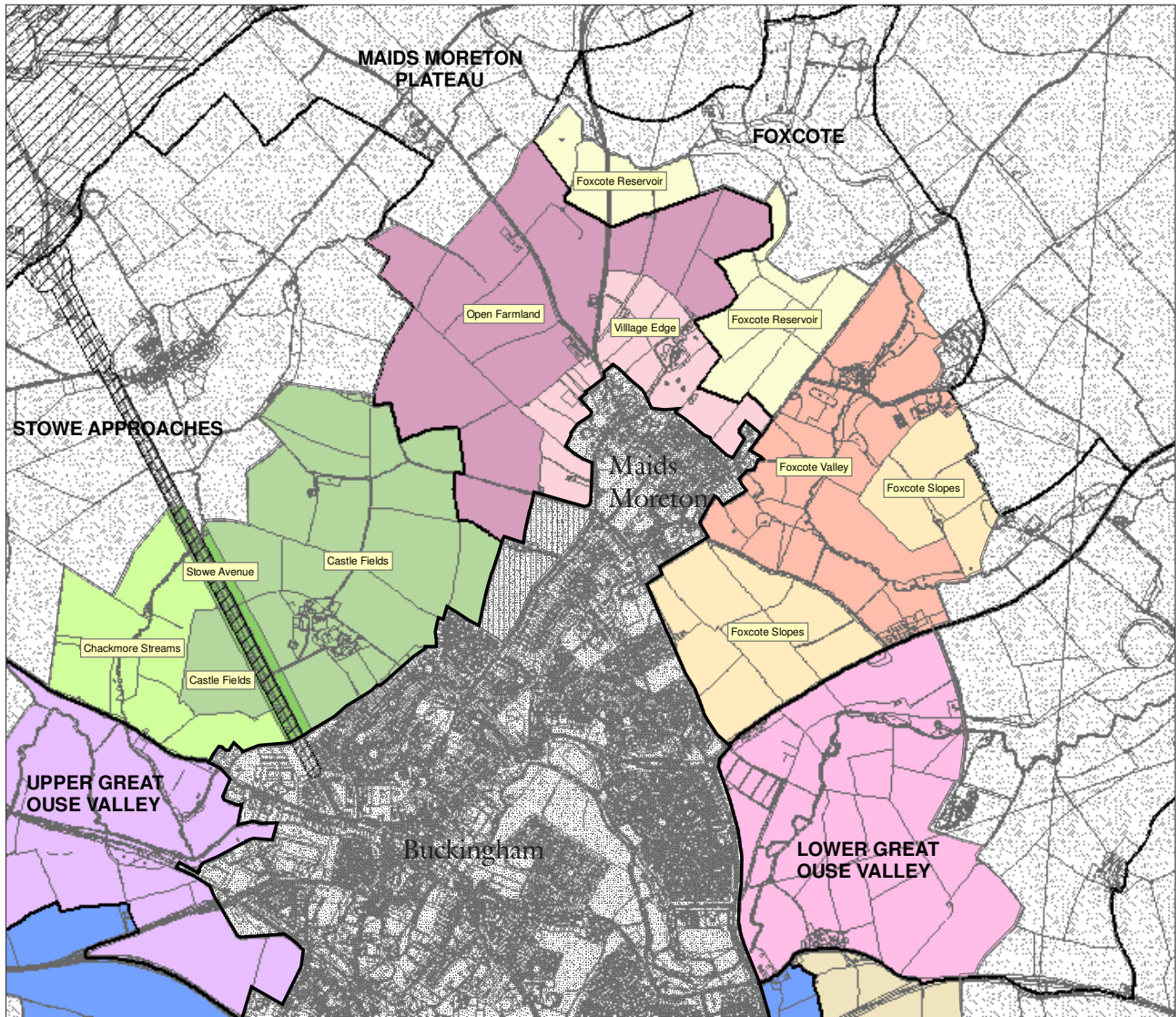
The landscape is undulating and is dominated by the 18th century Stowe Park. Beyond the formal grounds of the park, the land is mainly given over to agriculture, which is primarily arable close to the Stowe Avenue and pastoral further to the west. Remnants of pre-18th century parkland trees also survive.

The geology of the area is limestone/Cornbrash close to Buckingham with Oolitic limestone to the west overlain by till and glaciofluvial deposits.



Contours are shown in metres at vertical intervals.

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Map showing Landscape Character Areas around Maids Moreton  
Data supplied courtesy of Buckinghamshire County Council Archaeological Service

## CHAPTER 5 - GENERAL CHARACTER AND PLAN FORM

The historic core of Maids Moreton is concentrated along three principal roads, Duck Lake/Towcester Road to the north-west, Church Street to the south-east and Main Street which connects these two roads and runs between them in a north-west to south-east direction.

The highest concentrations of historic buildings within Maids Moreton are located at the north-western and south-eastern ends of Main Street. Clusters of historic buildings are also located along Duck Lake, around the junction of Duck Lake, Towcester Road and Main Street and within the vicinity of St. Edmund's Church at the south-eastern end of the village. The Old Rectory and Maids Moreton Hall are located close to the church. These large buildings are 19th century in date, are widely spaced and set within substantial grounds. Modern development encloses the Main Street to the north-east and south-west and stretches to the south-west of St. Edmund's Church.



## CHAPTER 6 - HISTORIC DEVELOPMENT AND FORMER USES

### Origins

Archaeological evidence suggests that the area around Maids Moreton has been settled from at least the Iron Age. However, it is thought that Maids Moreton itself was first established by the Anglo-Saxons who settled on the southern slopes of the valley of the River Great Ouse. Here the settlers would have found rich and fertile land and good access to water and transportation/communication provided by the river.

By the time of the Domesday survey in 1086, Maids Moreton is listed as 'Mortone'. The name Mortone is thought to mean 'farm on the mor or swampy ground.' The origins of the prefix Maids is believed to date back to the 15th century and legend has it refers to two maiden sisters of the Pever (Poevre, Poever, Peyvre) family who are thought to have rebuilt the church of St. Edmund. The sisters are believed to have been Siamese twins (pictures show them with their arms linked suggesting that they were joined at the arm). Tradition states that when one sister died, the other refused to be separated from her and so died also. The maiden sisters are commemorated not only in the name of the village Maids (of) Morton, but also in a poem by Rev. J. Tarver, of Filgrave, as well as a wall painted epitaph above the north door and brasses just within the door of St. Edmund's church in the village.

There were several manors within Maids Moreton. Located at the southern end of the village was a manor, which, after the Norman Conquest, remained within the possession of an Englishman named Leofwin of Nuneham Courtney. By the 1290s this manor had fallen into disrepair and a new house was built in the 1300s, possibly on the site now occupied by Maids Moreton Hall. This manor which became known as Greenhams Manor (named after the family who possessed it during the reign of Henry IV), was for a period in the possession of the Crown before being granted in 1442 to All Souls College in Oxford. The home farm of this manor is confusingly called The Old Manor (formerly called the Manor Farmhouse) and stands opposite The Buckingham Arms Public House.

Located along Main Street on the site of the Manor Park estate was a manor which passed from the Clare and Stafford families to Christ Church College, Oxford. The Scott family farmed this for several generations.

During the 1800s the Uthwatt family became prominently associated with the history of the village. During the 19th century they rebuilt the rectory using the locally acclaimed architect Swinfen Harris. Harris also designed the Uthwatt's new manor house named Southfields, and Foscoote Lodge and may also have designed Foscoote Rectory.

A comprehensive history of the successive lords of the manors at Maids Moreton is contained in 'The Victoria History of the Counties of England, Buckinghamshire.'

<sup>4</sup> 'The Victoria History of the Counties of England, Buckinghamshire.' Dawson of Pall Mall 1969

## Historic Development

The historic core of Maids Moreton is concentrated around the church of St. Edmunds. This is probably the oldest part of the village established during the Anglo Saxon period. It is likely that the village assumed its current form through the coalescence of farmsteads/manors over the course of time and the gradual development of buildings along the tracks and roads that interconnected them.

Early maps clearly show the linear character of development stretched along the principal roads of Main Street, Duck Lake and Church Street. Despite being surrounded by modern development, these areas of historic development are still visible today.

The 19th century was an important period in the development of Maids Moreton. The Enclosure of the agricultural lands surrounding the village and the improvement in communication with the construction of the Buckingham Arm of the Grand Union Canal in 1801 and the railway in 1850, helped to create a less insular community which need not rely entirely on agriculture and whose residents could venture further afield to find employment.

Maids Moreton's proximity to Buckingham meant that it became an attractive residence for the wealthy looking to move away, but not too far away from the town. During the 19th century a number of larger properties were built for more affluent owners including The Elms (now the Red House) in Main Street and Maids Moreton House (now Vitalograph).



Early map of Maids Moreton 1591  
Map produced with permission of the Centre for Buckinghamshire Studies

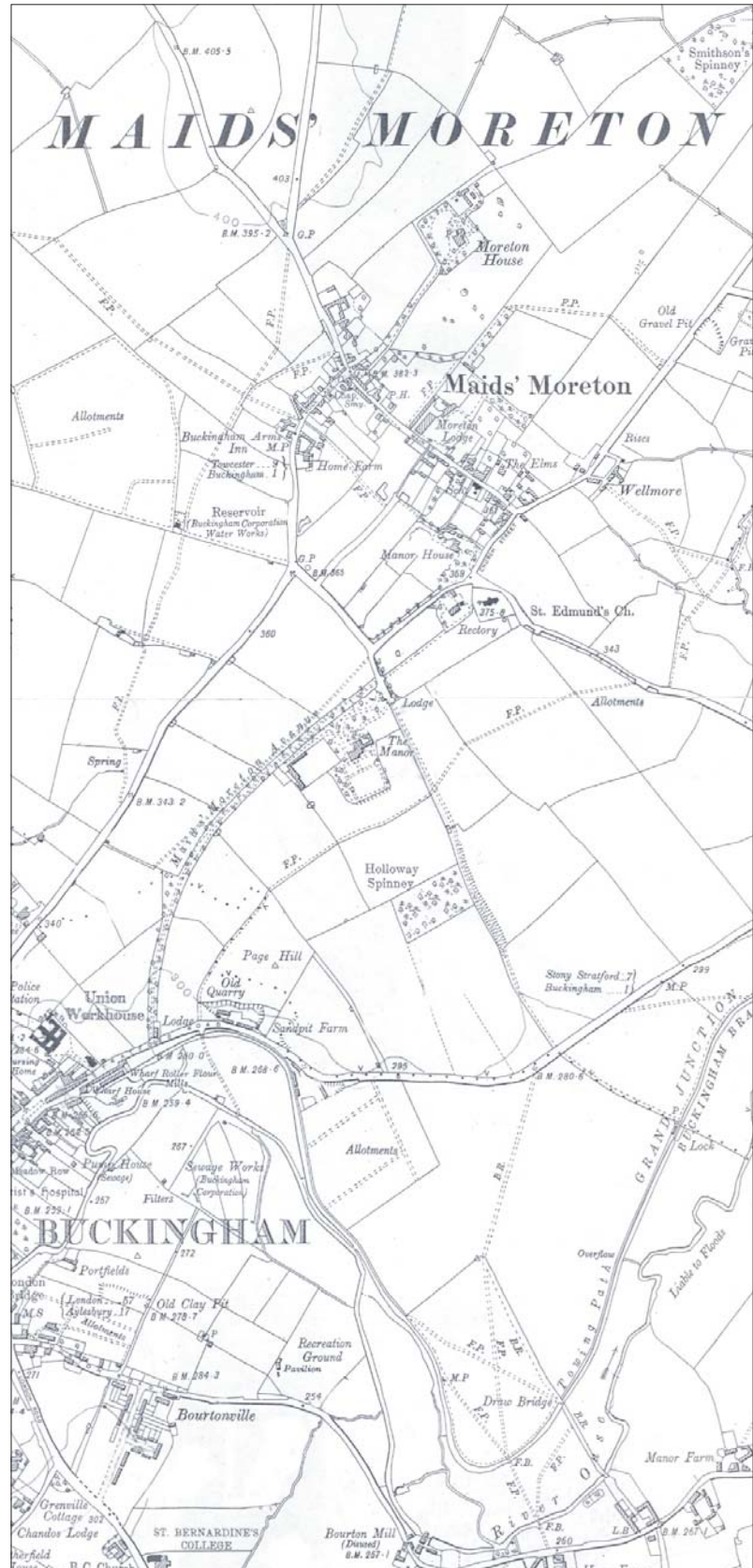


Jefferys Map 1770  
Map produced with permission of the Centre for Buckinghamshire Studies



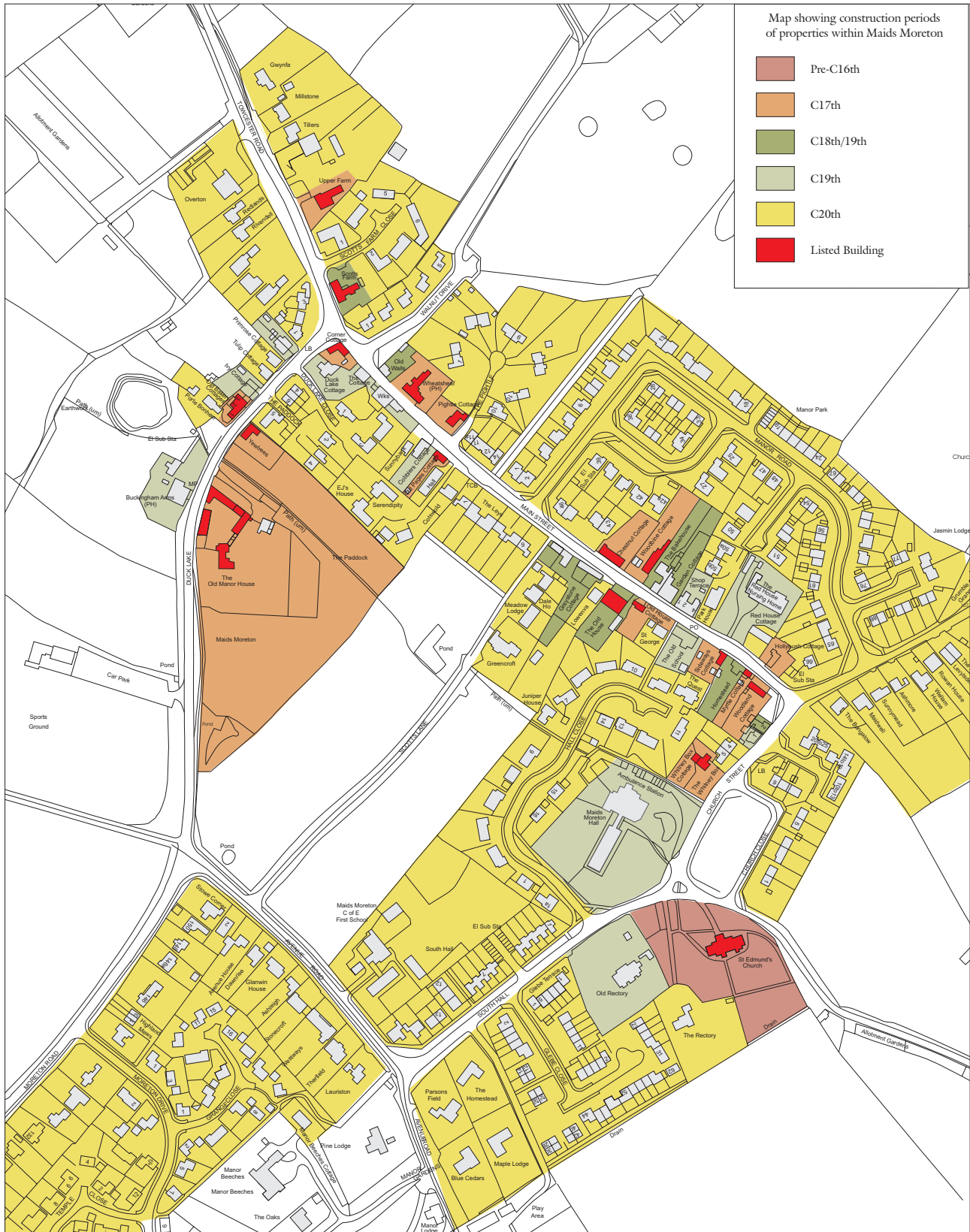
It is clear from historic maps that there was always a clear distinction between Maids Moreton and Buckingham, but this has been eroded during the 20th century. Modern development has crept out from Buckingham along the Moreton Road and Maids Moreton Avenue right to the very edge of the village. In addition, the village itself has expanded with modern development around the core historic areas.

The expansion of Maids Moreton during the 20th century began with the sale of the Uthwatt's family manor in 1928 which released land for development within the village. Houses were built along Avenue Road during the 1930s and in the 1950s some council houses were built. However, the village experienced its major period of growth during the 1960s when Manor Park and the new school were built. Unfortunately the modern form of development, much of which has been laid out along cul-de-sacs, pays little regard to the historic morphology of the village.



OS Map 1923

Map produced with permission of the Centre for Buckinghamshire Studies



Map showing construction periods of properties in Maids Moreton

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## Former Uses

### Agriculture

Historically Maids Moreton was an agricultural settlement and its location only a mile from the market at Buckingham would have been of fundamental importance to the agricultural community in the village. There had been little enclosure of land prior to the Enclosure Act of Parliament in 1801, so the impact of the reappportioning of lands must have been significant. Today Maids Moreton is largely a commuter settlement, but evidence of the importance of agriculture still survives in the shape of former farmhouses, converted agricultural buildings and names of buildings. Archaeologically there is surviving evidence of osier beds, ponds for cattle, pounds for stray cattle and a now demolished glebe barn.

### Mill

Mill Lane which leads down past St. Edmund's Church from the junction of Church Street with South Hall originally led to a watermill.

### Cottage Industries - Lacemaking and strawplaiting

The craft of lace making was brought to this country during the 1560s with refugees from Flanders. It quickly became an important cottage industry practiced primarily by women and children, but eventually died out in the late 19th century following the invention of lace making machines.

Maids Moreton became the centre of the Buckinghamshire Lace Industry during the late 19th century under direction of a Miss M.E.B. Burrowes, the daughter of Arnold Burrowes who built Maids Moreton Hall in 1883. The work undertaken by Miss Burrowes heralded an important revival in bobbin lace which received royal patronage. A group of Maids Moreton lace makers organised by Miss Burrowes forms the backdrop to a section on the Buckinghamshire Lace Industry in the County Museum at Aylesbury.

Women and children in the village were also employed in the strawplaiting. The plaited straw was sent to market in Luton and eventually made into straw hats.

### Commercial buildings

Despite its close proximity to Buckingham, Maids Moreton was nevertheless a self-sufficient community with a church, school, public houses, bakery, forge, cobblers, post office and other commercial buildings located along Main Street. Today, there are no shops surviving within the village.

### Other uses

Maids Moreton Hall was a private residence until around the time of World War II, when it became the Bucks county branch of the National Heart Hospital. Extensions were added in the 1960's and it has been in use as an old persons home to the present day.



*Maids Moreton Hall circa 1962  
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County Council*



## CHAPTER 7 - ARCHAEOLOGY

The following summary is based on information held in the County Council's Historic Environment Record.

Evidence for pre-medieval settlement in and around Maids Moreton is limited; although this may simply reflect the lack of intensive archaeological investigation rather than an absence of activity. Archaeological fieldwalking surveys of the Whittlewood area to the northeast of Buckingham have found small numbers of struck flints indicative of transient habitation between the end of the last Ice Age (c10,000 BC) and the later Bronze Age (c 1,000 BC) whilst ancient pollen preserved in layers of peat studied in nearby Syresham (Northants) suggests that by the 2nd millennium BC the landscape of Whittlewood was characterised by broken woodland with extensive tracts of grassland predominantly used for pastoral rather than arable agriculture. Although a few pieces of Iron Age pottery have been found near Moreton House, the main focus for prehistoric settlement lay in the Ouse valley 1.5 km southeast of the village. Here a 'ring ditch' visible as a cropmark on aerial photographs may represent the site of an early Bronze Age burial mound whilst nearby next to the river there is large circular enclosure which is believed to have been an Iron Age fort. The 'hillfort' is a scheduled ancient monument.

The Upper Ouse Valley was intensively occupied in the Roman period, by which time the population had risen dramatically and more substantial longer-lived settlements were being established with a mixed agricultural economy. Many Roman villas have been discovered along the valley. A villa was excavated at Foscode in the 19th century whilst a temple and rich aristocratic burials have been found at Thornborough indicating the presence of wealthy families in the Upper Ouse Valley at this time. A minor Roman road running from the temple at Thornborough is thought to cross the western side of the parish. Other Roman settlements are indicated by finds about 1 km to the north and southwest of the village. The rarity of Roman finds from within Maids Moreton parish itself is therefore probably more a reflection of lack of study rather than absence of occupation.

After the end of the Roman period there is no evidence for settlement until the Domesday Book records the presence of three manors at 'Mortone' with six villein, nine smallholder and three slave households with appurtenant arable land, meadow and a mill. Before Domesday there had been six separate small manors which would be consistent with a small Saxon farming community of thegns and coerls (free peasants) with a dispersed settlement pattern indicated by the small separately distinguished manors. Unfortunately the lack of archaeological evidence does not allow the village's origins and early development to be reconstructed with any confidence. However, as noted in chapter 6 the parish church may mark one of the early settlement foci whilst another could have grown up at the junction of Main Street, Duck Lane and Towcester Road. The sinuous form of many historic field and property boundaries in the latter area appear to reflect the form of medieval open field furlongs and make a valuable contribution to Identity Area 3.

After the Norman Conquest Maids Moreton became part of a royal hunting forest of Whittlewood but was disafforested sometime before 1286. The medieval landscape of a village set within open fields continued until enclosure created the pattern of hedged fields, which largely survive to the present. The earliest hedged fields found in the western conservation area and to the north and east of the village have been classified as pre-18th century irregular enclosure whilst later regular surveyed fields were created by parliamentary enclosure in 1801. The earliest standing historic building is the 15th century parish church which contains a 12th

century font and may lie on the site of earlier church buildings. The earliest domestic buildings are attributed to the 16th and 17th centuries (figure 12). However earlier fabric is often hidden behind later facades as for example at Yew Trees where a cruck-built core of probable 15th/16th century date was recently found within a building which had previously been dated to the 17th century. Archaeological earthworks are present next to the Buckingham Arms where there is a 50m diameter circular mound from which 12th to 14th century medieval pottery has been recovered - this probably represents the site of a windmill. Nearby is another earthwork suggested to mark the site of a medieval manor where 12th and 13th century pottery made at Potterspury (Northants) has been discovered. Another area of possible deserted medieval settlement lies to the east of the parish church.

Archaeological information is held on the County Historic Environment Record and regularly updated. There is potential within and around the conservation area for buried remains of Saxon, medieval and post-medieval rural settlement. Some historic buildings are also of archaeological interest, and as noted above may conceal features earlier than their nominal list descriptions might suggest. The village's historic dispersed plan form with its layout of roads and property boundaries is a distinctive and important part of the conservation area. The sinuous boundaries in identity Area 3 are of special interest being characteristic of early enclosure from open field furlongs. The earthwork mound next to the Buckingham Arms, which was unfortunately damaged in 2005, is still the village's most evident archaeological monument - it would merit further investigation, conservation and interpretation.

The effect of development on archaeological remains is a material planning consideration. The areas of the medieval church and adjacent deserted settlement and the mound next to the Buckingham Arms are each identified as 'Archaeological Notification Sites' acting as a planning trigger for consideration of archaeological issues. Other development in the historic village core involving substantial ground disturbance or affecting historic buildings may also be of archaeological interest. Applicants for planning consent may be required to undertake assessments and/or field evaluations to inform decisions. Conditions may be applied to safeguard archaeological interests.

For further information and advice contact the County Archaeological Service on 01296-382927.



*Aerial photograph of Maids Moreton Church and shrunken village earthworks.  
Reproduced by kind permission of Buckinghamshire County Council*



## CHAPTER 8 - CONSERVATION AREA BOUNDARY

A Conservation Area has been created at Maids Moreton. The boundary encloses the historic development concentrated around the junction of Duck Lake, Towcester Road and the north-western end of Main Street, the south-eastern end of Main Street and the section of Church Street which includes St. Edmund's Church, Maids Moreton Hall and the Old Rectory. The following principles have been applied in defining the Conservation Area boundary:-

- Wherever possible the boundary follows features on the ground that are clearly visible, for example walls, hedges, building frontages. This is to minimise confusion.
- Where there are important buildings the boundary includes their curtilage. This is due to the fact that the setting of a building can be important and also to ensure that the Conservation Area is not eroded if land is sold or sub-divided.
- Where landscape features such as a row of trees or an important hedge defines a boundary, then the Conservation Area status is assumed to apply to features on both sides of the boundary. It is not therefore necessary to define the width of a hedge or the span of a tree.

In general the new boundary has been drawn tightly around the surviving historic buildings. Conservation Areas reflect the quality of the built historic environment and unless modern buildings are of exceptional architectural value or importance they are generally excluded from the designation. Although these properties demonstrate the ongoing development and organic growth of Maids Moreton, in the context of the designation criteria, their historic interest is limited. In some cases, modern construction has also obscured the historic village plan and plot layouts, or has been built to modern specifications that do not reflect the common property sizes and scales of the nearby historic buildings. The exclusion of these buildings is therefore not necessarily a reflection on the design or architectural aesthetics of the properties.

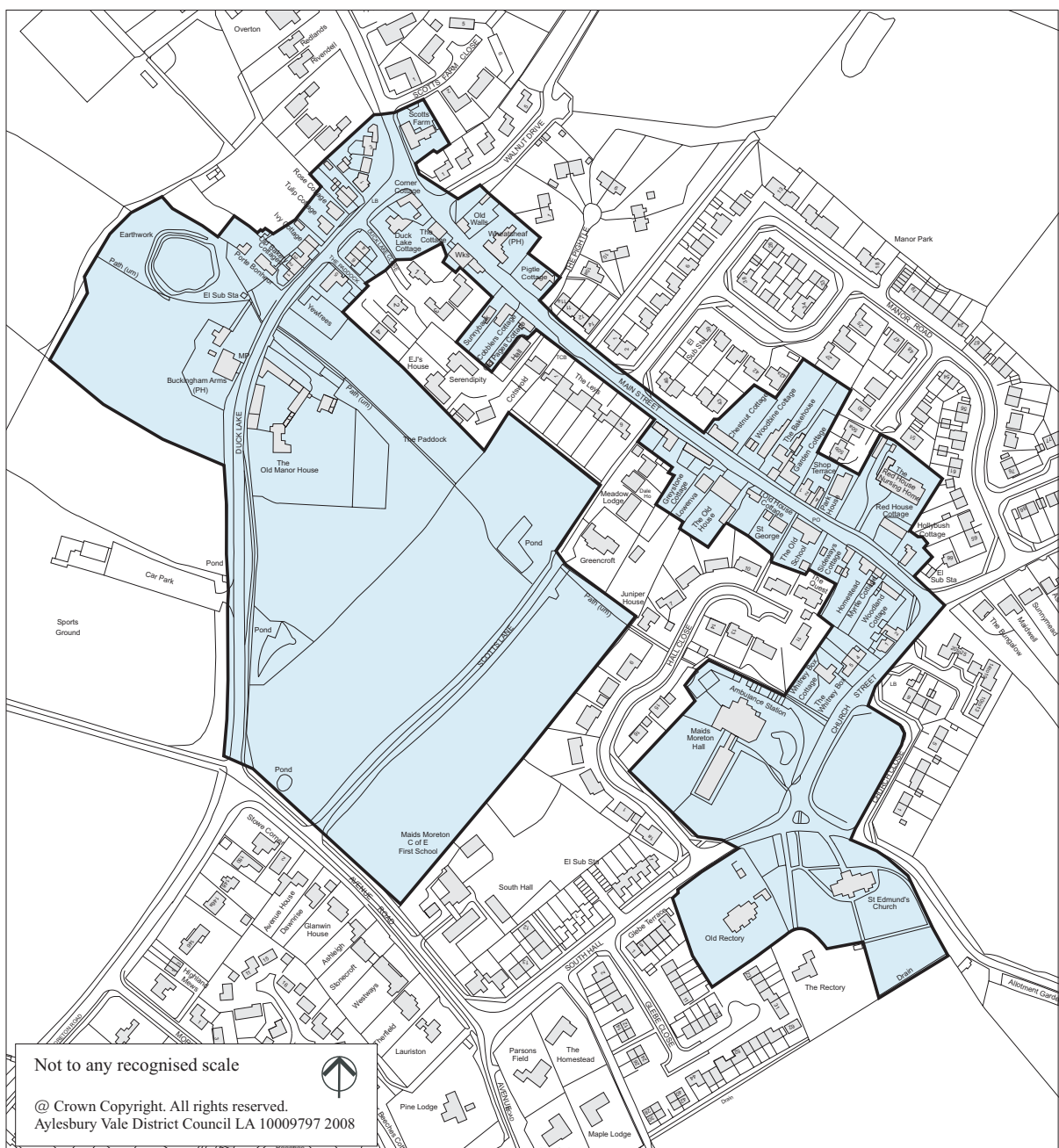
Where modern buildings of unexceptional quality remain within the Conservation Area this is usually due to one or more of the following reasons;

- The building is surrounded by historic buildings and its removal would result in a hole in the Conservation Area or adversely affect its cohesive form.
- The building occupies a plot which retains its original boundary layout.
- The curtilage structures of the building, e.g. outbuildings or boundary walls are of historic or aesthetic interest.

To the east, south and south-east of the Old Manor House, is a relatively large area of open space commonly referred to as Scott's Lane. The area consists of several fields and some ponds, one of which is contained within a small wooded area adjacent to Duck Lake. Scott's Lane itself is a narrow access lane which extends in a north-eastern direction from Avenue Road providing vehicular access to several modern houses and continuing on as a pedestrian footpath through to Main Street.

This area is included within the Conservation Area for the following reasons;

- Historic maps of the village show this area to have been open and undeveloped and it maintains some of its historic field boundaries.
- This area of open space acts as an important buffer between Maids Moreton and Buckingham. The undeveloped nature of these fields reinforces the identity of Maids Moreton as a separate and distinct village.
- The open aspect of this area of the village reinforces the rural character of the village which in other areas has been compromised by modern development.
- The area is important for wildlife and appreciated and valued by local residents.



Map showing Conservation Area boundary

## CHAPTER 9 - KEY VIEWS AND VISTAS

The linear character of historic development along Duck Lake and Main Street means that views within these areas of Maids Moreton are generally insular and channelled in both directions along the carriageways.

Views looking south-westwards along Duck Lake focus upon The Buckingham Arms public house. Views in a north-eastern direction along Duck Lake focus upon Scott's Farm. These buildings gain visual prominence and truncate views due to the curvilinear nature of the road.

Glimpsed views between buildings located along both Duck Lake and Main Street are restricted. This is in part due to the position of buildings located towards the front of their relatively narrow plots, but also because much of the historic development within the village is enclosed by modern housing.

More far reaching views are gained at the southern end of the village. Long distance views of the valley of the River Great Ouse can be gained looking in a south-eastern direction along Main Street and from the junction of Church Street, and South Hall.

Views at the southern end of the village are more open due to the low density of development in this area and the larger plot sizes. Views tend to focus upon St. Edmund's Church which is a local landmark.



*View south along Duck Lake*



*View north along Duck Lake*



*View north-east along Church Street*



*View north-west up Main Street*





## CHAPTER 10 - OPEN SPACES AND TREES

There are two principal areas of open space within Maids Moreton. On the western side of the village are the open fields to either side of Scott's Lane and the grounds of The Old Manor House. These areas are fundamental to the character and identity of the village. They act as an important buffer to encroaching development from Buckingham and help maintain the strong sense of place and identity of Maids Moreton. In addition this area with its trees and open fields, often grazed by sheep reinforce the rural character and setting of the village.



*Trees around Maids Moreton Hall*

At the southern end of the village around St. Edmund's Church are areas of green open space. The churchyard and green between Church Close and Church Street are areas of open space accessible to the public. The Old Rectory and Maids Moreton Hall sit within relatively substantial plots which contain mature trees. These trees add stature to the streetscape and their organic forms provide visual contrast with the hard outlines of the buildings.



*The green in Church Street*

There are several examples of important trees located along Main Street and in general these are recognised by their TPO (Tree Preservation Order) status. However along the built up sections of Duck Lake, Towcester Road and Main Street, trees rarely figure prominently within the foreground, acting rather as important backdrops to buildings.



*Area of open space at the junction of Church Street and Main Street*



*View up Scotts Lane*





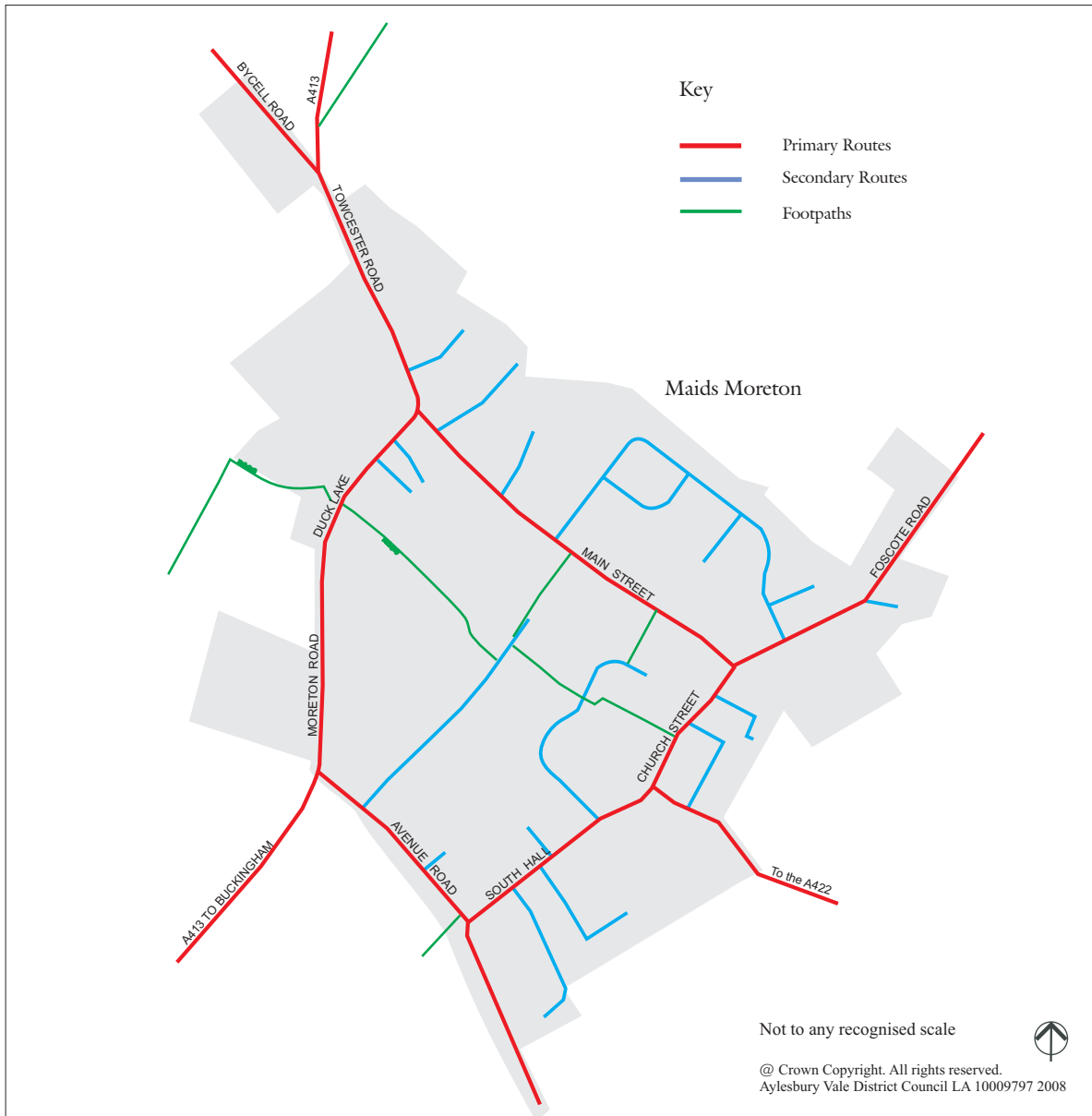
## CHAPTER 11 - PERMEABILITY AND ROAD LAYOUT

Historic development in Maids Moreton is concentrated along three principal roads, Duck Lake, Main Street and Church Street. Development along these streets is linear in form.

Duck Lake and Church Street / South Hall run in a roughly south-west to north-east direction. These roads are connected by Main Street at the north-east side of the village and Avenue Road at the south-western end of the village. This creates a four sided road formation. Another road, Scott's Lane extends from Avenue Road north-eastwards turning into a footpath which joins up with Main Street.

Duck Lake connects Buckingham with the Towcester Road, and therefore acts as a through road, carrying relatively heavy levels of traffic.

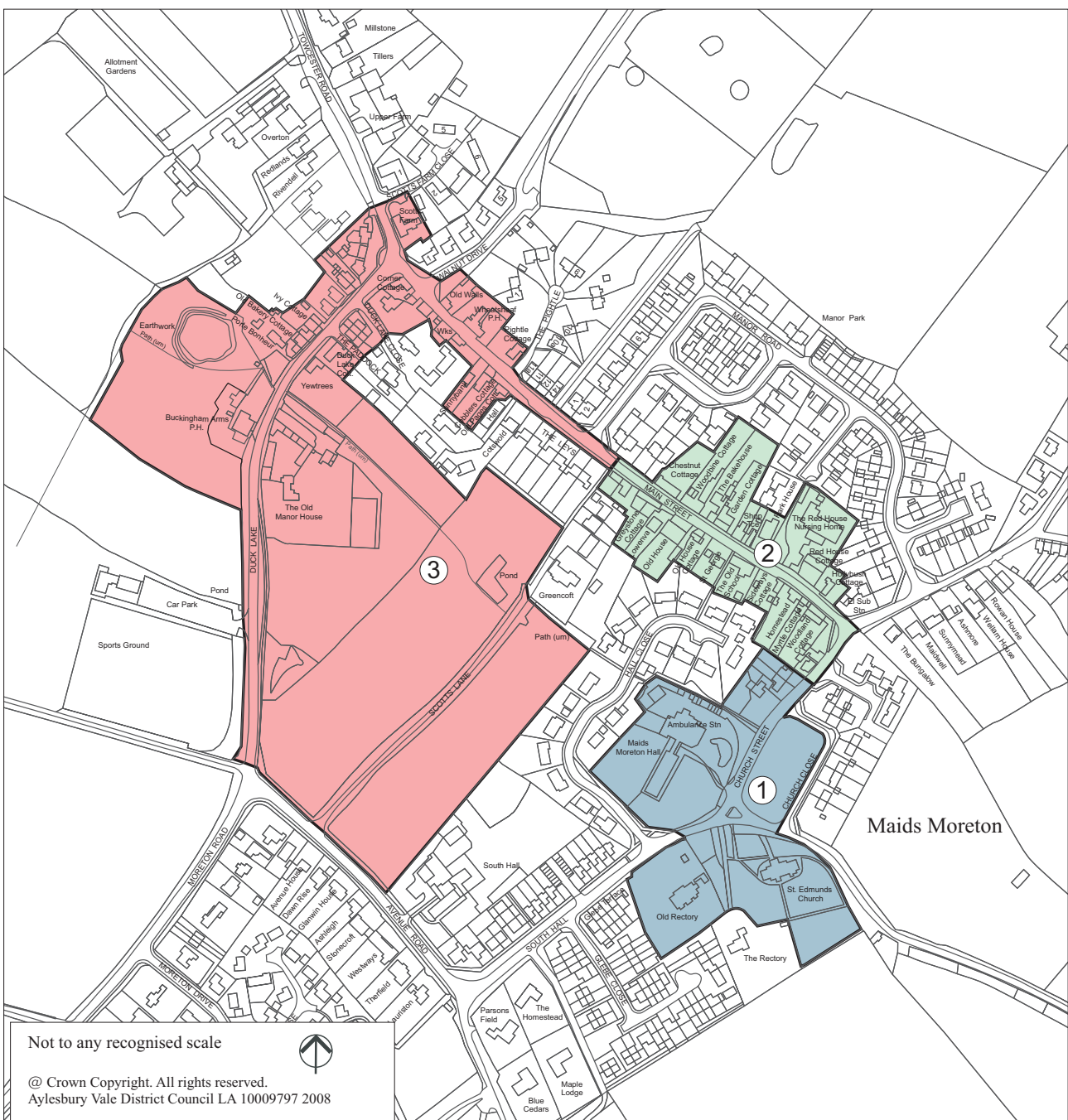
Modern development encloses much of the historic core of the village. Development here tends to be arranged around cul-de-sacs which run counter to the linear form of development which characterises the historic core of the village.



## CHAPTER 12 - DEFINITION OF IDENTITY AREAS

There is one Conservation Area within Maids Moreton. For the purposes of this appraisal, the Conservation Area has been sub-divided into three Identity Areas which will be analysed individually and then compared.

- Identity Area 1 - Concentrated around the Church of St. Edmund, Maids Moreton Hall and The Old Rectory.
- Identity Area 2 - The south-eastern end of Main Street.
- Identity Area 3 - The junction of Main Street with Duck Lake and Towcester Road.



## CHAPTER 13 - VILLAGE MORPHOLOGY

### Identity Area 1 - St. Edmund's Church

Identity Area 1 is located at the south-western end of the village and concentrated around the Church of St. Edmund, Maids Moreton Hall and the Old Rectory. The church, which is raised on slightly higher ground and prominently located at a road junction, forms the focal building within the area. The other prominent buildings in the area are the Old Rectory and Maids Moreton Hall both of which are set back from the road within large grounds. Mature trees and vegetation also form a prominent feature of this area. The elevated position of Maids Moreton, above the valley of the River Great Ouse is reflected in long distance views from this part of the village in a south-easterly direction.



	Loss of enclosure	<u>Visually important boundaries</u>	
	Indicating rise in ground level		Walls, fences, railings
	Strong building line providing enclosure		Hedges
	Trees providing enclosure		Hedges, with railings or walls
	Conservation Area boundary		



### Street

- Identity Area 1 is concentrated around a roughly T-shaped junction formed by Church Street, South Hall and Mill Lane. The junction of the three roads forms a small grassed island within the carriageway.
- South Hall leads in a roughly north-east to south-west direction out of the Conservation Area. It is largely characterised by modern development.
- Church Street extends in a south-west to north-east direction towards the junction with Main Street. The section of Church Street contained within the Conservation Area is relatively short. It is fairly consistent in width, broadening slightly at road junctions. There is a gentle bend in the road close to the junction with Church Close.
- Pavements in this area are restricted to the north-western side of Church Street and the south-eastern side of Church Close.



*View towards Maids Moreton Hall from St. Edmund's Church*

### Position of Buildings in relation to street

- St. Edmund's Church, The Old Rectory and Maids Moreton Hall are all located around the junction of Church Street, South Hall and Mill Lane.
- Other historic buildings within this area are located along the north-western side of Church Street.
- The church and the large Victorian buildings are set back within their plots.
- The church and Maids Moreton Hall are orientated at a slight angle to the road.
- The smaller historic buildings vary in their relationship to Church Street. The Whitney Box and Whitney Box Cottage are situated back from the road at a 90° angle to the carriageway. Nos. 1 and 2, Church Street are situated directly onto the back edge of the pavement with their ridgelines running parallel with the carriageway.

### Plots

- St. Edmund's Church, The Old Rectory and Maids Moreton Hall sit within relatively large irregular shaped plots.
- Historic buildings occupying plots along the north-western side of Church Street vary in size, form and scale. The Whitney Box and Whitney Box Cottage sit within irregular shaped plots orientated at a 90° angle to the road. Nos. 1 and 2 Church Street occupy very small plots varying slightly in width, but of equal depths.
- The modern houses (nos. 4 and 5, Church Street and 1 to 9, Church Close) are situated within relatively regularly shaped long narrow plots.



*The Old Rectory*

### Building form and Materials

- Historic buildings in this area vary in form. The most visually prominent buildings are the 15th century church and Victorian Old Rectory and Maids Moreton Hall. These buildings are visually prominent, both because of their size and their architectural detailing (see Asset Sheets contained within Appendix IV of this document).
- The historic buildings located along the north-western side of Church Street are vernacular in form. They are typically modest in scale, two storeys in height and have gabled roofs.
- Buildings located along the north-western side of Church Street, range in date from the 17th to the 20th centuries.
- St. Edmund's Church is constructed of rubblestone. Maids Moreton Hall and The Old Rectory are constructed of brick. The vernacular cottages located along Church Street are rendered with elements of timber framing visible on The Whitney Box and Whitney Box Cottage.

### Trees and Open Spaces

- Trees and vegetation form a fundamental part of the character of this area of Maids Moreton and form the setting to a number of individual buildings.
- Mature trees within the grounds of Maids Moreton Hall, The Old Rectory and St. Edmund's Church are prominent visual elements within the skyline. A number of these trees are protected by Tree Preservation Orders.
- Trees planted along the boundaries of Maids Moreton Hall are planted in belts forming thick swathes of vegetation which partially obscure views of the building.
- The rectangular area of grass and trees between Church Street and Church Close forms a small green.
- The organic forms of the trees and hedges provide a visual contrast with the hard outline of the buildings and help to reinforce the rural character of the village.

### Boundaries

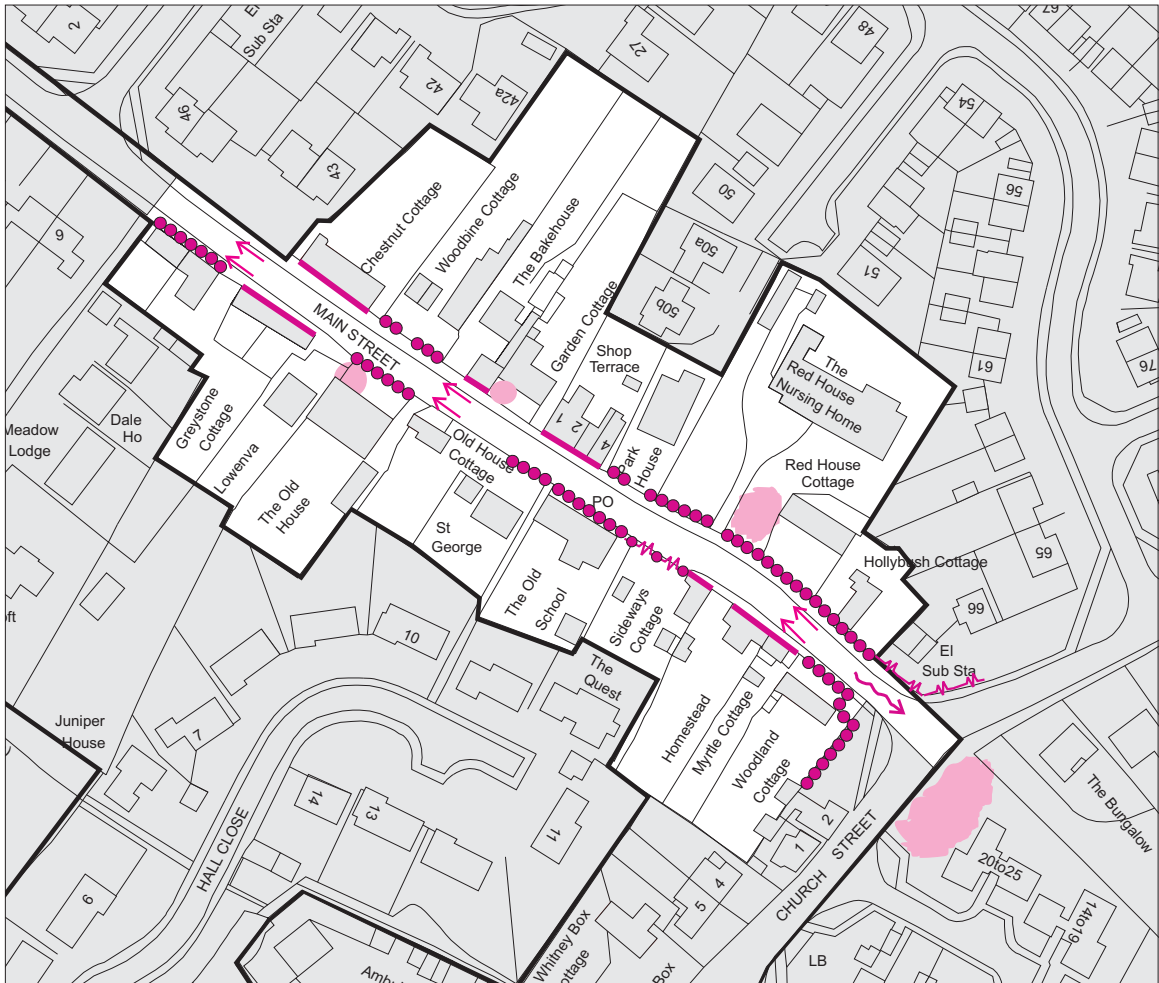
- The only visually prominent manmade boundaries in this area are the high brick wall which forms the front boundary of The Old Rectory, the sections of stone walling running along the frontage of Maids Moreton Hall and the stone churchyard wall..
- The majority of boundaries within this part of the village are formed by trees and hedges.

### Gaps and Views

- Views along Church Street, South Hall and Hall Close are contained by the buildings that line them.
- Long distance views south-eastwards out towards the River Great Ouse Valley are gained from the junction of Church Street, South Hall and Mill Lane.

### Identity Area 2 - Main Street


Identity Area 2 is focused upon the south-eastern end of Main Street. Here Main Street rises gradually in a north-westerly direction from the junction with Church Street. The area is characterised by a relatively short section of virtually unbroken historic development stretching along both sides of the street. The buildings are eclectic in form, but timber frame buildings with thatched roofs dominate the south-eastern end of the street. This area of the village has a very cohesive and relatively unspoilt character, despite the modern development which surrounds it.



	Loss of enclosure	<u>Visually important boundaries</u>
	Indicating rise in ground level	
	Strong building line providing enclosure	
	Trees providing enclosure	
	Conservation Area boundary	

Not to any recognised scale

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### Street

- This short, relatively straight section of Main Street runs in a roughly north-west to south-east direction.
- Main Street rises gently from the junction with Church Street towards the junction with Duck Lake.
- The road broadens and bends slightly by the Red House Nursing Home and Red House Cottage.
- On the north-eastern side of Main Street, a pavement extends the entire length of the section of the road contained within the Conservation Area. On the south-western side of Main Street, a pavement extends a short distance up the road from the junction with Church Street.



*View up Main Street from the junction of Church Street*

### Position of Buildings in relation to street

- Historic buildings line both sides of this section of Main Street.
- With the exception of The Red House, the majority of the historic buildings are positioned toward the front of their plots either directly onto or a short distance back from the pavement. This creates a sense of enclosure and a strong building line.
- Buildings are orientated both gable onto or with their ridgelines running parallel with the street.

### Plots

- Plots on both sides of Main Street stretch back from the road at a roughly 90° angle.
- Plots on both sides of Main Street are roughly rectangular in shape. They vary in width and depth.

### Building form and date

- Historic buildings lining both sides of Main Street are eclectic in form and date.
- Buildings range in date from the 17th to the 20th centuries.
- With the exception of The Red House, the majority of the historic buildings in this area of the village are small in scale and vernacular in form.
- There are examples of detached, semi-detached and rows of buildings on either side of this section of Main Street.
- Buildings range in height from 1.5 to 2 storeys.
- The Red House is a prominent Victorian building which is distinctive because of its size and position some distance back from the road.



- Historic buildings are roofed in thatch, tile or slate. The majority of slate and tiled roofs are gabled. The majority of the thatched roofs are hipped.
- Historic buildings in this area of the village are constructed of timber frame, stone or brick, or a mixture of these materials.
- A number of buildings are rendered.

#### Boundaries

- Boundaries to plots in this part of the village are defined by fences/railing, low brick walls and by the buildings themselves.
- The boundaries in this part of the village are not a dominant visual feature, but they do play an important role in helping to maintain a strong building line and removal of frontage boundaries to create off-street parking should be discouraged.

#### Views and Trees

- Views are contained by the buildings that line both sides of Main Street and are therefore channelled in north-western and south-western directions along the carriageway.
- Long distance views of the Great River Ouse valley can be glimpsed between buildings looking in a south-eastward direction along Main Street.
- There are several examples of important trees located along Main Street and in general these are recognised by their TPO status (see Open Spaces and Trees map on page 21). However, this part of the village is not strongly defined by trees or open spaces.



*The Old School, Main Street*

### Identity Area 3 - Duck Lake

Identity Area 3 is concentrated around the junction of Duck Lake, Main Street and Towcester Road. It is located along the western side of the village and includes primarily linear development stretched along the three principal roads. Duck Lake and Towcester Road carry vehicular traffic from and to Buckingham and are therefore relatively busy.

The area is dominated by The Old Manor House (Manor Farmhouse) which is located on the eastern side of Duck Lake.

#### Street

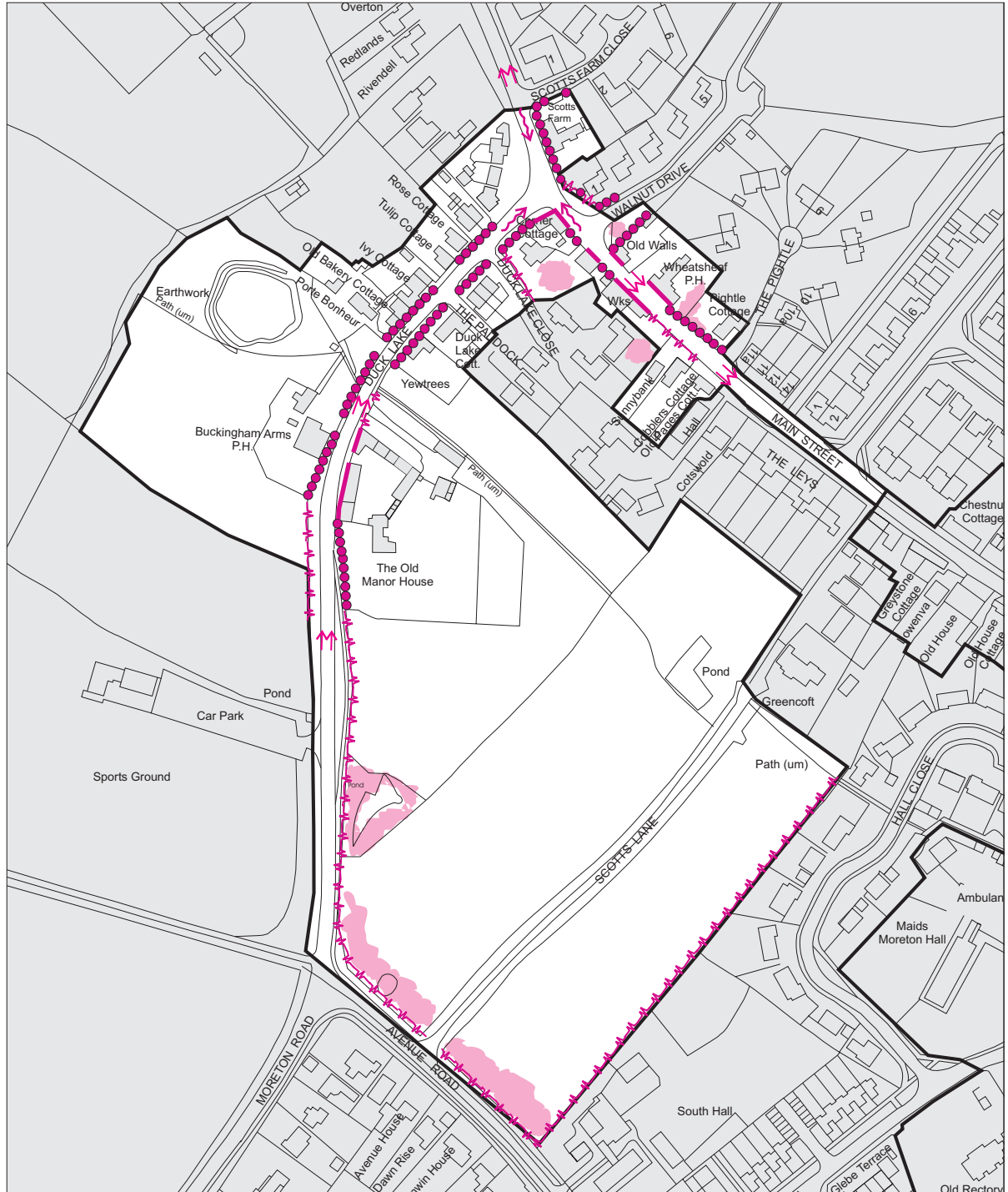
- The Identity Area is concentrated around the junction of Duck Lake, Main Street and Towcester Road.
- Duck Lake curves around the western side of Maids Moreton, leading from Buckingham to the south-west, north-eastwards to the junction with Main Street and Towcester Road.
- There is a sweeping curve in Duck Lake between the Buckingham Arms public house and The Old Manor House.
- Duck Lake is relatively consistent in width, broadening at the junctions with Avenue Road and Main Street and Towcester Road.
- A pavement extends along the eastern side of Duck Lake, but is limited to a section between The Buckingham Arms public house and the junction with Main Street and Towcester Road on the western side.
- Towcester Road extends from the junction with Duck Lake and Main Street, north-westwards out of the village.
- Main Street extends in a south-eastern direction from the junction with Duck Lake and Towcester Road.
- Only a short section of historic development located close to the junction with Duck Lake and Towcester Road is contained within Identity Area 3.
- This short section of Main Street is straight, relatively narrow and consistent in width and level. There are no pavements to either side of the road.













*View along Duck Lake towards Bakery Cottages*


#### Position of Buildings in relation to street

- Historic development along Duck Lake, Towcester Road and the north-western end of Main Street is linear in form.
- Historic buildings located to either side of Main Street and Duck Lake are interspersed between modern infill development. Historic buildings are located on the eastern side of Towcester Road close to the junction with Duck Lake and Main Street.
- Historic buildings in this area tend to be located close to the front of their plots with their ridgelines running parallel with the carriageway, creating active frontages.



	Loss of enclosure		Indicating rise in ground level	<b>Visually important boundaries</b>
	Strong building line providing enclosure		Trees providing enclosure	 Walls, fences, railings
	Conservation Area boundary			 Hedges
				 Hedges, with railings or walls

Not to any recognised scale



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- Buildings located along the eastern side of Duck Lake close to the junction with Main Street are raised above the level of the road.

#### Plots

- With the exception of The Old Manor House, Duck Lake Cottage, Corner Cottage and the Buckingham Arms public house, plots of historic buildings located along Duck Lake are roughly rectangular in form and stretch back from the road at a roughly 90° angle. They vary in width and depth.
- The plots of historic buildings located along Main Street vary in form, width and depth.
- Due to modern infill development around Duck Lake Close, The Cottage and The Works plots located along the south-western side of Main Street are very shallow in depth. By contrast Sunnybank, Cobbler's Cottage and Old Page's Cottage are long and narrow in form stretching back from the road at a 90° angle.

#### Building date and form

- Buildings located along the three roads range in date from the 17th to the 21st centuries. Buildings of 17th century origins include The Manor House, Yewtrees, 1 to 3, Old Bakery Cottages Corner Cottage, Upper Farm, The Wheatsheaf public house and Pightle Cottage.
- Late 19th and early 20th century development has also had a big impact in this area with the development of visually prominent buildings such as The Buckingham Arms public house, Ivy Cottage, Primrose Cottage, Greenbank, The Cottage, The Works and Cobbler's Cottage.
- Modern infill development is interspersed between historic buildings on all principal roads within and through the village.
- Buildings in this area are eclectic in form, reflecting the range in dates of development.
- With the exception of The Old Manor House and the Buckingham Arms public house, and the more Polite appearance of Upper Farm and Scott's Farm, the majority of buildings in this area are vernacular in form and scale.
- With the exception of the Buckingham Arms and The Wheatsheaf public houses, The Works, and the agricultural or former agricultural buildings associated with The Old Manor House and Upper Farm, most historic buildings in this areas are domestic.
- Buildings range between 1.5 and 2 storeys in height.
- Roofs are typically gabled in form.
- Fenestration patterns vary, with regular and irregular arrangements presented to the street, largely dependent upon the age of the building.
- Agricultural or former agricultural buildings are prominent in the streetscape, close to The Old Manor House. These buildings present relatively plain elevations to the road.
- Gable widths are generally narrow.



### Boundaries

- A number of buildings in this area are located directly onto the back edge of pavements or onto the carriageway, creating strong building lines and a strong sense of enclosure.
- Where boundary walls do exist, they tend to be relatively low and sometimes topped with railings. An exception to this is the high stone boundary wall which forms the frontage to The Old Manor House. This is an important boundary which creates a characteristic hard edge to the street and funnels views along Duck Lake at the entrance to the village
- On the whole the buildings visually predominate and are not set back or hidden from view behind high boundaries.

### Views

- Due to the linear form of development in this area and the position of buildings towards the front of their plots, views tend to be channelled along the length of the carriageways.
- Modern infill development contains glimpsed views between historic buildings and therefore views in general in this area are insular in character focusing on individual buildings which are brought to predominance by bends in the road which focus views. Exceptions to this are views from Scott's Lane across the open fields to the Old Manor House and glimpsed views between The Buckingham Arms's public house and Old Bakery Cottages. This view is of an old earthwork, but due to the rising gradient of the land and hedgerows is not far reaching.

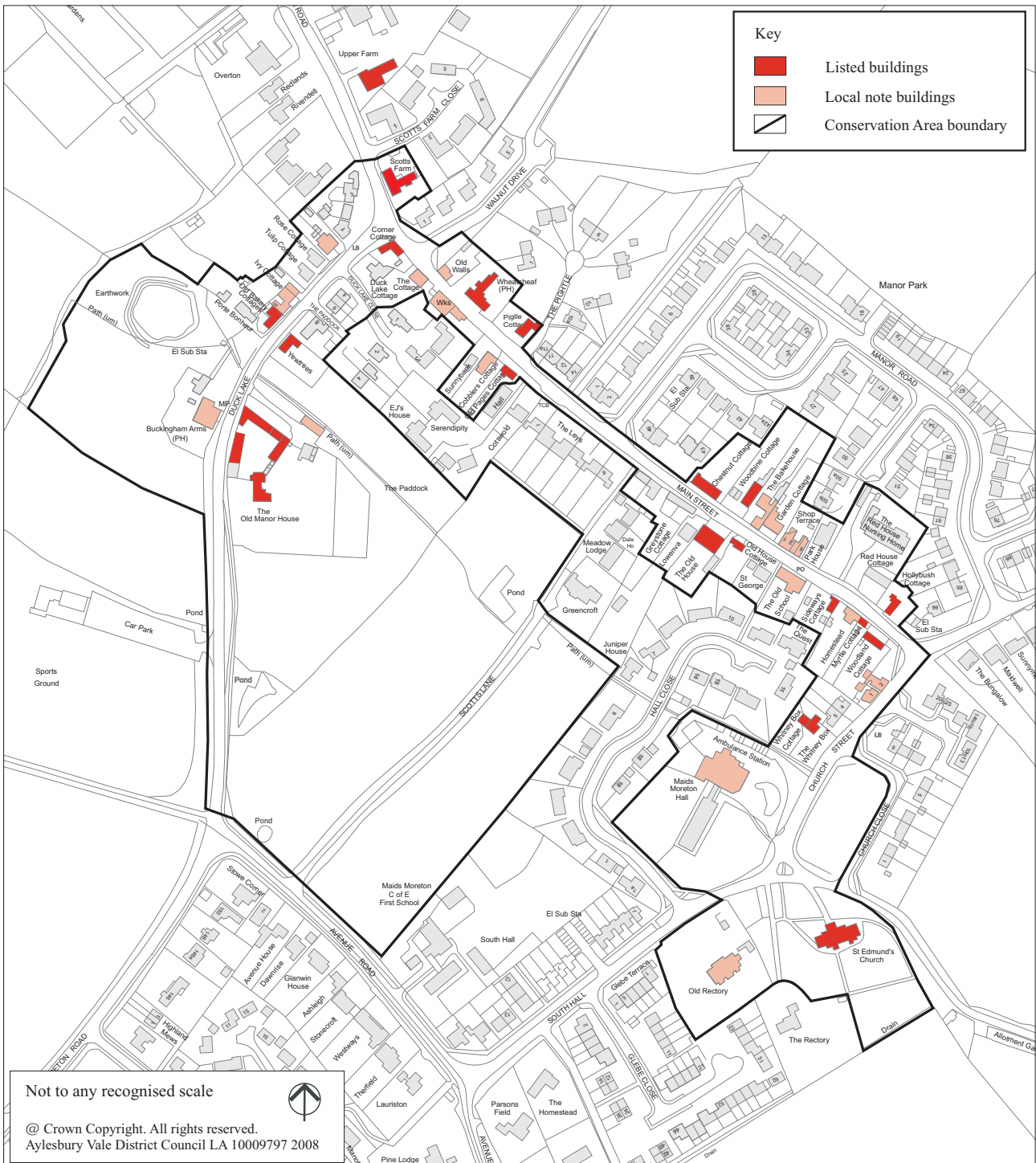
### Trees and Open Spaces

- Trees form an important element of the streetscape when approaching Maids Moreton from the south-west along Duck Lake. Trees surround the small pond in the grounds of The Old Manor House and stretch along the western and eastern boundaries of the road from the junction with Avenue Road to the Old Manor House and The Buckingham Arms. These trees create a green and verdant introduction to the village, reinforcing its rural character despite its proximity to Buckingham.
- Grass verges are important visual elements of the street scene along the western boundary of Duck Lake to the south of The Buckingham Arms public house and at the junction of Main Street and Walnut Drive.
- There are a number of trees in the area that give organic structure to views, are visual landmarks and reinforce the rural character of the village. These trees are principally located within the grounds of The Old Manor, along Scotts Lane and within the Duck Lake Close development. However along the built up section of Duck Lake, Towcester Road and Main Street, trees rarely figure prominently within the foreground, acting rather as important backdrops to buildings.
- The open fields to either side of Scott's Lane are fundamentally important to the character of the village. They act as a buffer between Maids Moreton and Buckingham. The trees and open fields, often grazed by sheep, reinforce the rural character of the village. Historic maps show this area of the village always to have been undeveloped and the boundaries of the fields have remained unchanged since at least the early 1800s and probably much earlier. (See Trees and Open Spaces, Chapter 10, page 20.)

## CHAPTER 14 - KEY BUILDINGS

Within the Maids Moreton Conservation Area there are many important historic buildings. These include not only listed buildings, but also unlisted buildings that make a positive architectural or visual contribution to the village.

Local note buildings are unlisted buildings which are not of listable quality, but nevertheless make a positive contribution to the character of the Conservation Area. These buildings are identified on the map below and described briefly in Appendix V of this document.



Map showing key buildings in Maids Moreton

## CHAPTER 15 - ARCHITECTURAL FORM

### Age

Surviving historic buildings in Maids Moreton range in date from the 15th century (Church of St. Edmunds) to the present day. The majority of the surviving historic buildings, in particular those constructed from timber frame, date from the 17th century

A number of the buildings within the village of 17th or 18th century origin were extended or altered in the 19th century. This was also a period that saw a significant contribution in terms of architecture with the construction of several visually prominent buildings including Maids Moreton Hall, The Old Rectory, The Red House and the village school on Main Street.

### Types of Buildings

#### Ecclesiastical

Maids Moreton contains a number of buildings of different types and status. Despite its slightly dislocated position away from the Main Street, St. Edmund's Church forms the main religious focus to the village.

#### Polite Architecture

There are a number of examples of high status buildings within Maids Moreton. These are typically large detached houses set within relatively substantial plots and include The Old Rectory and Maids Moreton Hall located close to St. Edmund's Church, The Red House on Main Street and The Old Manor House on Duck Lake.



*Corner Cottage, Duck Lake*



*The Old Rectory*



*Maids Moreton Hall*



*The Red House*



*The Old Manor House, Duck Lake*



### Domestic Architecture

The majority of surviving historic buildings within Maids Moreton are domestic vernacular cottages, small in scale and simple in plan form, constructed (prior to the 19th century) of locally available materials. The majority of these buildings have been extended over time, but several examples do survive that retain their small scale character, these include Myrtle Cottage and Old House Cottage on Main Street.



*Myrtle Cottage, Main Street*



*Old House Cottage, Main Street*

### Agricultural Buildings

Historically, agriculture formed the economic mainstay of Maids Moreton. There are no surviving examples of working farms within the village core, but evidence of agricultural activity survives in both property names (Scott's Farm) and in the former farm complexes such as Upper Farm, Towcester Road and The Old Manor House, Duck Lake. Several of the former utilitarian buildings have been converted to domestic use.



*Scott's Farm*



*Upper Farm*



*19th century ranges at the Old Manor House*



*Barn at the Old Manor House*



*Barn at the Buckingham Arms*



### Public Houses

Today, there are two public houses within Maids Moreton, The Wheatsheaf in Main Street, and the Buckingham Arms on Duck Lake. The Wheatsheaf, a Grade II listed building dating from the 17th century was badly damaged by fire in 1993.



*The Wheatsheaf P.H.*



*The Buckingham Arms P.H.*

### Schools

Located towards the south-eastern end of Main Street is the former village school. Although this attractive 19th century brick building, which is situated prominently in Main Street, has been converted to domestic use, many of its original external features have been retained.



*The Old School*

## CHAPTER 16 - DETAILS AND MATERIALS

### Roofs

#### Form

There is a mixture of gable, half-hipped and hipped roof forms found on historic buildings within Maids Moreton.



*Tiled gable roof*



*The Old Bakery, Duck Lake*



*Hipped roof*



*Half hipped roof*

A number of the thatched buildings have hipped or half hipped elements to their roofs.

#### Pitch

The pitch of roofs varies according to the material covering them or which formerly covered them. Roofs covered in thatch tend to have very steep pitches of around  $55^\circ$ , tiled roofs are traditionally pitched at approximately  $45^\circ$ . Tiled roofs with pitches approaching  $55^\circ$  such as The Old Bakery, Duck Lake and Scott's Farmhouse, Towcester Road may indicate that these buildings were formerly thatched. Slate roofs are relatively shallow in pitch, commonly ranging between  $30^\circ$  and  $40^\circ$ .



*Scott's Farmhouse*



*Slate roof*

## Thatch

A number of thatch properties still survive in Maids Moreton. Traditionally, buildings in this area would have been thatched in long-straw and later combed-wheat reed with flush ridges. This traditional form of thatching creates soft rounded outlines to roofs which contrast with the sharp clipped appearance of roofs laid in water-reed, which is not traditional to the area. The re-thatching of long straw or combed wheat reed roofs with water reed usually involves removing all of the old thatch and this can lead to the loss of important historic material.



*Thatched roof with flush ridge*



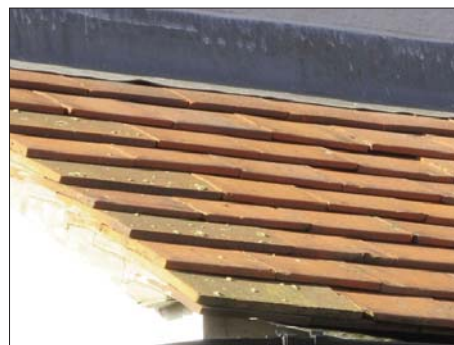
*Thatched roof with block ridge*

## Tile

Many historic buildings in Maids Moreton are roofed in tile. Unfortunately, a number of tiled roofs have been re-laid in modern machine made tiles which lack the characteristic texture, cambered profile and reddish, orange colour traditional to the village.



*Traditional tiled roof*



*Modern machine tiled roof*

## Slate

The use of natural slate as a roofing material is generally confined to 19th century buildings, agricultural, or former agricultural buildings (Outbuildings at The Old Manor House), or to historic buildings where the roof has been altered (The Whitney Box).

Slate is often not as richly textured as tile. Slate tends to be thinner and so does not create the same shadows and lines as a tiled roof. However, natural variations in colour between slates can create interest, especially on large roof planes. When slate is wet it becomes much darker in colour and gains an attractive sheen. In the main those roofs covered in slate are shallow in pitch and are typically gabled or hipped in form.

On slate roofs, the ridges are usually formed from clay tiles, the majority of which are plain in detail.



### Eaves and Verges

The treatment of the eaves and verges of roofs of historic buildings within Maids Moreton is generally plain and simple. The majority of buildings have boxed eaves. However, some buildings have exposed rafter feet and there are several examples of dentilated brickwork at eaves level. This is a decorative effect created by the projection of alternate brick headers to create a tooth like pattern. Verges are generally plain although the 19th century Old School House has painted decorative verge boards.



*Boxed eaves*



*Exposed rafter feet*



*Dentilated brick eaves*



*Wooden verges*



*Painted decorative vergeboards  
Old School*

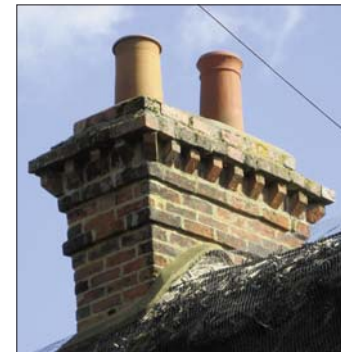


## Chimneys

Chimneys are an important element of the roofscape. They articulate rooflines, create an architectural rhythm and provide the opportunity for further decorative expression. Cumulatively, chimneys can create interesting staggered outlines to roofs and become key features within views.

There are examples of gable end and mid ridge chimneys positioned within the roof plane and external stacks within the village. The majority of the chimneys in the village are constructed of brick and are rectangular in form and relatively plain in detail.

### Examples of chimneys found in Maids Moreton



## Walls

### Timber

Timber was the main material used in the construction of buildings in Maids Moreton up to the 18th century. Although there are examples where timber framing is hidden beneath render or later re-fronting of buildings, in the majority of cases the timber frame is visible. Where timber-framing is visible it is clear that the majority of surviving timber frame buildings were constructed in a simple box frame although there is one known example of a surviving cruck frame at Yewtrees on Duck Lake. This form of construction utilises paired curved timbers joined by a tie or collar beam which rises from ground level to the apex of the roof. The cruck frame at Yewtrees is disguised beneath render and therefore hidden from external view.

The majority of the panels between the timber elements have been infilled with brick. In some cases the brick infill panels are hidden beneath render and paint which creates a strong visual contrast between the painted surface and the blackened timber elements.

Brick became a relatively common building material in Maids Moreton from the late 18th and 19th centuries. It was used in older timber framed buildings as an infill for the panels between the timber elements and was also used to refront or extend earlier buildings.

Bricks used in the construction of buildings within the village vary in size, shape and texture according to their age. Bricks dating from the 18th century tend to be narrower in width than standard modern dimensions and because they were made by hand, are less regular in form and have more textured surfaces than later mass-manufactured examples.



*Painted brick, Myrtle Cottage*



*Timber frame, Whitney Box Cottage*



*Painted brick infill panels*



*Rendered infill panels*



*Brick infill, Chestnut Cottage*

The majority of the bricks used in the construction of historic buildings in Maids Moreton are laid in a Flemish bond.

The majority of brick boundary walls in the village are laid in a Flemish garden-wall (Sussex) bond.

Historic brickwork in Maids Moreton is orangey red in colour. There are limited examples dating from the late 19th to early 20th centuries of the use of buff coloured brick, either to create a decorative effect through contrasting colour like the stringcourse between storeys at Primrose Cottage or to construct complete elevations like 1-4, Shop Terrace, Main Street.

Vitrified bricks are also used within the village to create decorative effects. Examples include Chestnut Cottage on Main Street where the blue colours of vitrified bricks have been used randomly in combination with the normal red bricks to create wall surfaces of contrasting colours.

At The Old Rectory there is a stringcourse which runs between the ground and first floor and on the gable end between each storey. On the gable the stringcourse forms an arch above each window opening at first floor level and a staggered effect below the window between the ground and first floor. This decorative effect enlivens the elevations and creates interest in the form of shadows and texture.

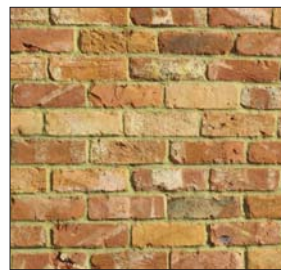
More subtle examples of the use of brick to create decorative effects are the dog-toothed patterning of dentillated brickwork found at eaves level on several brick buildings within the village.



*Chequered brickwork*



*Buff coloured brick string course*



*Stretcher bond*



*Buff coloured brick*



*Flemish bond*



*Flemish garden wall bond*



*Dentillated brickwork*



## Stone

Rubblestone is used quite extensively in the construction of historic buildings in Maids Moreton. The most important building in the village, the Church of St. Edmund is constructed of rubblestone, as are other prominent buildings such as Manor Farmhouse, The Old House and Upper Farmhouse. A number of timber framed buildings within the village sit on rubblestone plinths and rubblestone is also found on gables. In the case of Sideways Cottage located on Main Street, the ground floor and gables are constructed of rubblestone with timber frame and plaster infill panels forming the first floor. In all cases rubblestone used to construct buildings in Maids Moreton is coursed.

A number of historic buildings within Maids Moreton have been colourwashed or rendered and painted. This is likely to have occurred sometime after the construction of the building and may have been undertaken for reasons of fashion or to help provide a sacrificial layer that would help to protect the building material beneath from weathering.

### Examples of stone in Maids Moreton





## Windows

With some exceptions, the buildings within Maids Moreton dating from or post the 19th century tend to present relatively regular fenestration patterns to the street, while those pre-19th century are generally more haphazard in the position of their windows and doors.

There are examples of single-glazed vertical timber sashes, metal and timber casements and mullion and transom windows articulating the elevations of historic properties in Maids Moreton. These openings are commonly small in relation to wall surfaces creating a strong solid to void ratio. Windows differ in their proportions; many have different combinations of opening and fixed lights and varying numbers of panes. Most windows in historic buildings are slightly recessed back from the wall plane and all historic casements are flush fitting.

Where original openings survive, they reveal that the majority of the historic windows within the village sit beneath simple timber lintels (often disguised beneath render).

There are examples of segmental brick arches within the village which are generally found on buildings of late 19th or early 20th century date. In some cases these brick arches have been painted.



*Irregular fenestration, Yew Trees*



*Regular fenestration, Cobblers Cottage*



*Timber Lintel*



*Brick segmental arch*



*Painted lintel*

The use of stone for lintels is limited, the most notable examples are the flat stone hoodmoulds above the ground floor windows at Upper Farmhouse and The Old School, the stone lintels above openings at The Old Rectory and the lintels and decorative stone surrounds at Maids Moreton Hall. In the last three examples, the buff colour of the stone contrasts with the red/orange of the brickwork creating a striking visual effect.



Stone hood mould



Brick hood mould



Mullion and transom window

The majority of the surviving historic windows are wooden although there are limited examples of leaded windows. Where windows are timber, they tend to be painted white rather than stained.



Leaded windows



The majority of the surviving historic windows in Maids Moreton are casement windows; although there are a number of examples of sash windows. Sash windows are windows in which the glazed units are contained in frames which can be raised and lowered vertically along grooves or slid from side to side. All the sashes in Maids Moreton open and shut vertically. Wooden sash windows vary in terms of their proportions, the number of panes and the thickness and detailing of their glazing bars.



Sash window

Casement windows are windows in which the glazed units are contained in a frame which is hung from hinges. Wooden casement windows vary in terms of their proportions, the number of panes and whether the lights are opening or fixed.



Casement window

There are a small number of windows within historic buildings which have mullions and transoms. A mullion is a pier that divides the lights of a window vertically. A transom is a bar which divides the window lights vertically. Mullion windows are found at Manor Farmhouse and evidence of them survives at Upper Farmhouse. Mullion and transom windows were a popular form of window during the 19th century and can be found enlivening the elevations of Maids Moreton Hall, The Old Rectory and The Old School.

Despite there being several examples of ground floor bay windows on historic properties in Maids Moreton, they are not a typical feature of the village. Bay windows are windows which protrude out from the wall plane in a rectangular, segmental, polygonal or semi-circular plan. A number of the bay windows, such as the 19th century bay at The Old House are later additions to a much older building.



Bay window

A number of the historic buildings, in particular the thatched or formerly thatched buildings have dormer windows within their roof planes or at the eaves line. The majority of dormers are swept or eyebrow in form.

Unfortunately the historic windows of some of the older buildings within the village have been replaced with uPVC / double glazed units. Factors prompting the replacement of these windows may result from perceived reduction in maintenance, perceived increase in noise insulation and fashion. The loss of historic windows and their replacement with modern UPVc or mass produced modern alternatives has had a negative impact upon the character and appearance of individual buildings and the village as a whole.

### Examples of dormer windows





## Doors

Despite the replacement of a number of historic doors on older properties within the village several varied, but fine examples do survive.

The replacement of historic doors and doorways with UPVc or other mass produced modern alternatives can alter the character and appearance of individual buildings and the village as a whole. It can also have an adverse impact on the character of an entire terrace or group of buildings which share common architectural characteristics.

### Examples of doors in Maids Moreton



Porches are not a typical characteristic of historic buildings in Maids Moreton but there are occasional examples.



*Porch at Upper Farm*

## Surface Treatment

There are no surviving historic street surfaces within the Maids Moreton Conservation Areas.



## Boundary Treatment

Hedges, brick boundary walls and metal railings form important elements of the street scene in the Conservation Area. Many of the historic buildings within the village are located directly onto the back edge of the pavement creating a strong building line and, in sections of Main Street and Duck Lake, quite a strong sense of enclosure. Where walls, fences and railings do exist, they help to maintain these strong building lines, creating a continual built frontage and reinforcing the sense of enclosure.

Where walls do exist they are typically low, constructed of brick or stone or a combination of the two. Important examples of more substantial stone walls survive at Maids Moreton Hall and The Old Manor Farmhouse. Stone walls tend to be coursed. Brick walls within the village tend to be constructed in a Flemish Garden Wall bond (also called Sussex bond consisting of one header followed by three stretchers). Neither brick or stone walls within the village are typically buttressed. Examples can be found of walls being capped in both brick and stone

Hedges and trees are a particularly important feature of the streetscape at the southern end of the village around the boundaries of St. Edmund's Church, The Old Rectory and Maids Moreton Hall, and along Duck Lake when entering the village from Buckingham. Hedges are not a significant feature of Main Street.

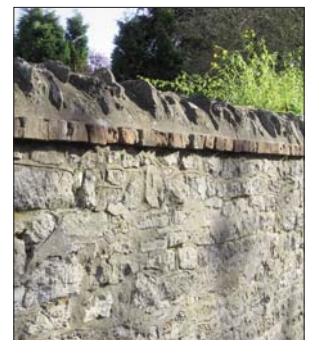
Sections of railing and fencing are also found throughout the village. Some sections of railings sit on dwarf brick walls, other sections are set straight into the ground.

There is a mixture of relatively plain and more ornate railings surviving in the village. Of particular note are the 19th century railings in front The Old House on Main Street. Plainer designs include the estate railings outside Woodland Cottage and the hoop railings at 3 Old Bakery Cottage.

Where sections of railing survive they should be retained.



Brick wall



Stone capping



Hedging

### Examples of railings in Maids Moreton



## CHAPTER 17 - ENHANCEMENT OPPORTUNITIES

Aylesbury Vale District Council intends to develop a Management Strategy for all the Conservation Areas within the District. This document will set out short, mid and long-term objectives for the successful management of the built historic environment. In addition a short management plan for Maids Moreton will be produced that identifies management issues specific to the village.



*Signs*



*Surfaces*



*Overhead wires*



*Street furniture*