

Maids Moreton Conservation Area



Aerial Photograph by UK Perspectives

*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 Areas¹. 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.

¹ 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.

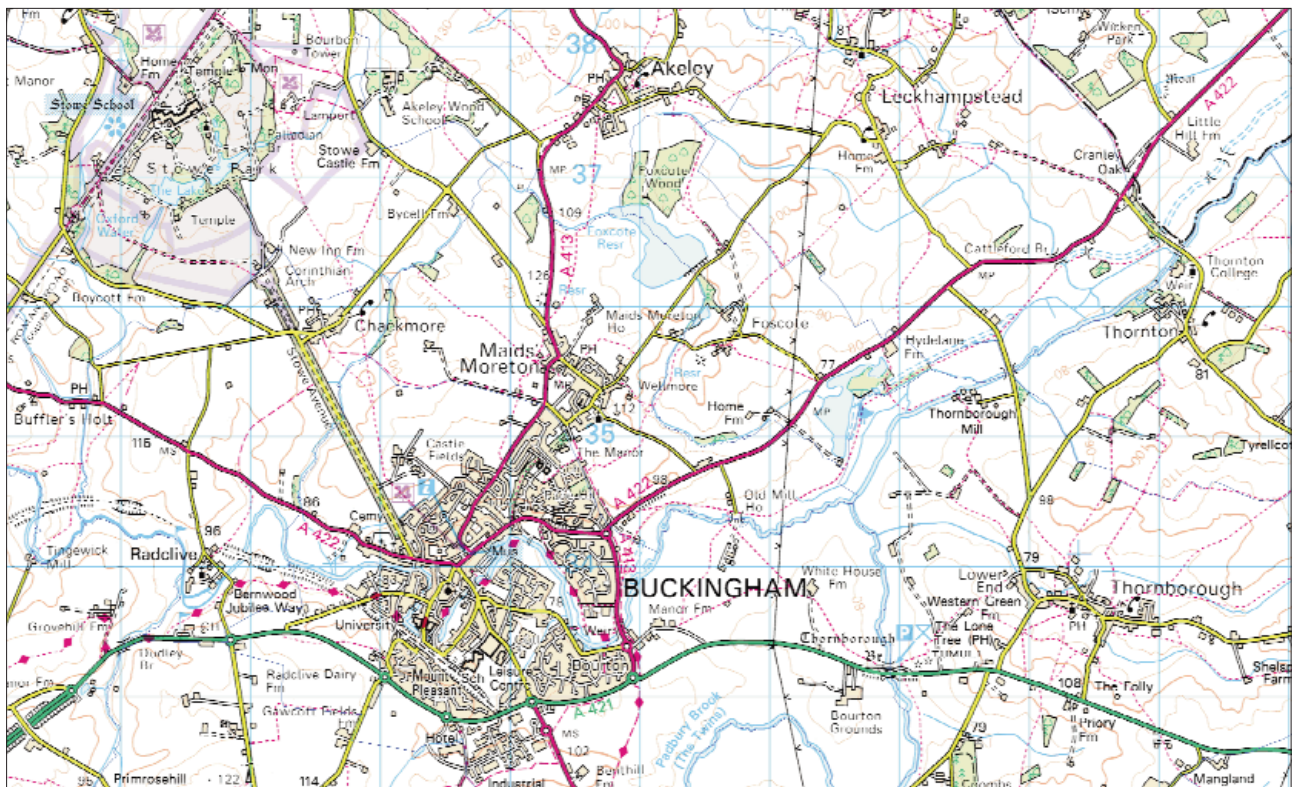
Modern development has largely enclosed the historic core of the village, but nevertheless the historic road layouts and linear form of development is still recognisable today. Within the village, the form of development differs. For example, Main Street is narrow and straight and lined with buildings 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 2003².

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 areas³;

- 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.

² Maids Moreton Parish Plan 2004 pg 4

³ Jacob Babbie Landscape Character Assessment

Foscote Valley

The Foxcote 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.

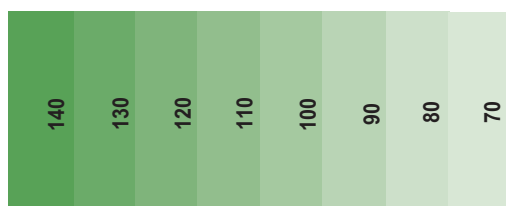
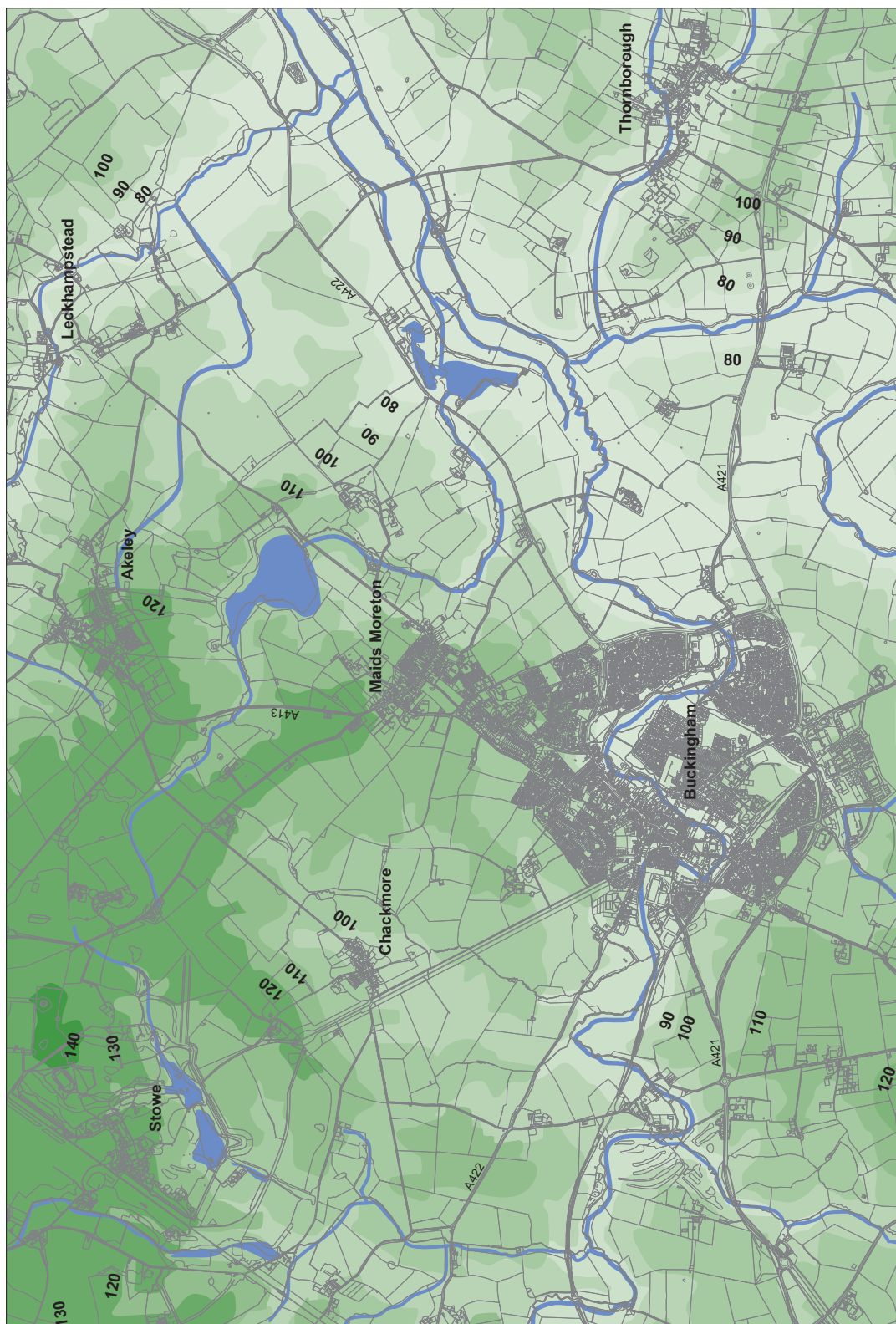
Geologically there are superficial deposits of alluvium and river terrace deposits overlaying Oolite limestone. Glaciofluvial deposits are found at the margins of the valley.

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.

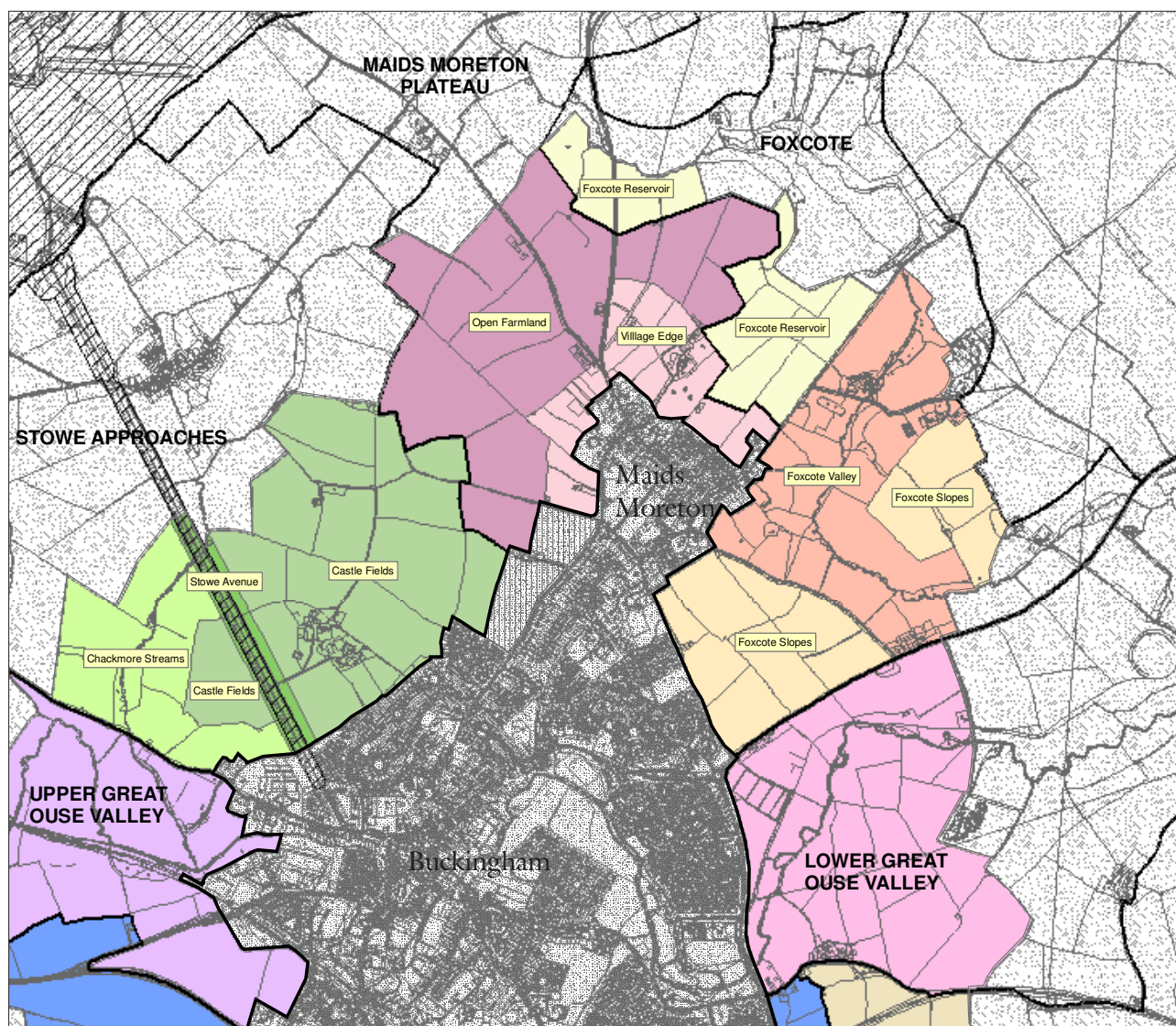
The landscape is undulating and is dominated by the 18th century Stowe Park. Beyond the formal grounds of the park, the land is mainly given over to agriculture, which is primarily arable close to the Stowe Avenue and pastoral further to the west. Remnants of pre-18th century parkland trees also survive.

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 Foscote Lodge and may also have designed Foscote 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.'

⁴ '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

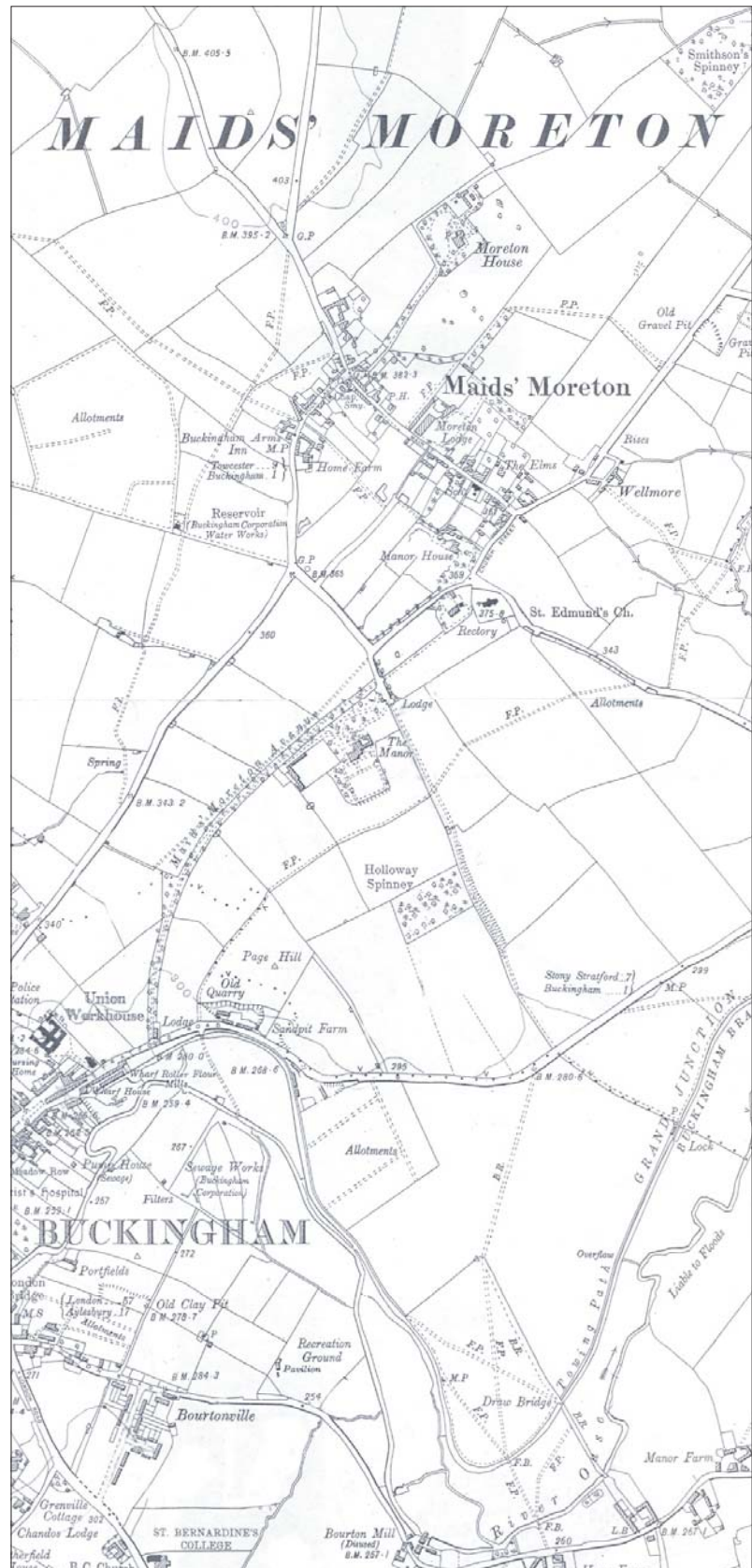


Jefferys Map 1770

Map produced with permission of the Centre for Buckinghamshire Studies

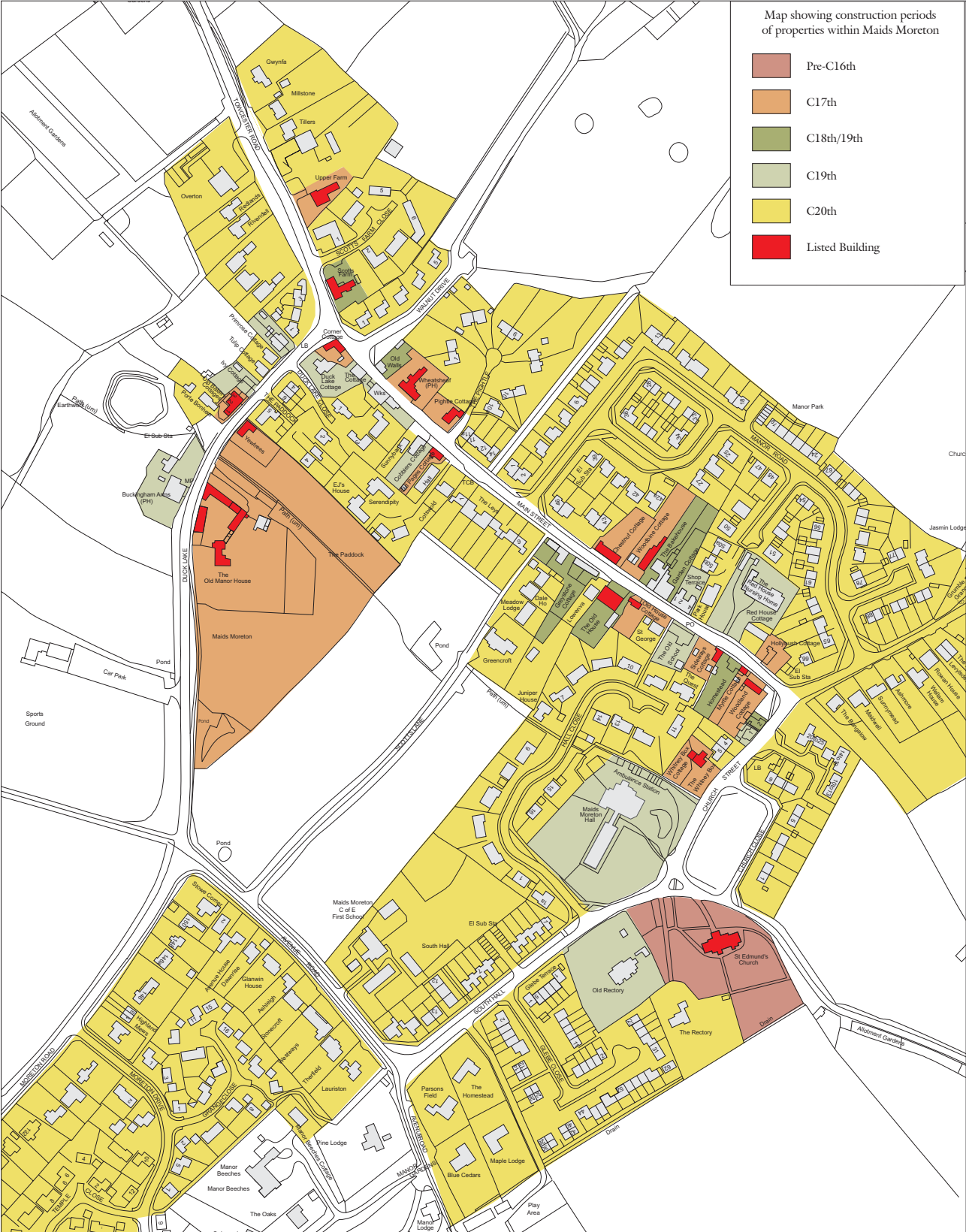
It is clear from historic maps that there was always a clear distinction between Maids Moreton and Buckingham, but this has been eroded during the 20th century. Modern development has crept out from Buckingham along the Moreton Road and Maids Moreton Avenue right to the very edge of the village. In addition, 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 reapportioning 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
Reproduced by kind permission of Buckinghamshire
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 Foscore 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.

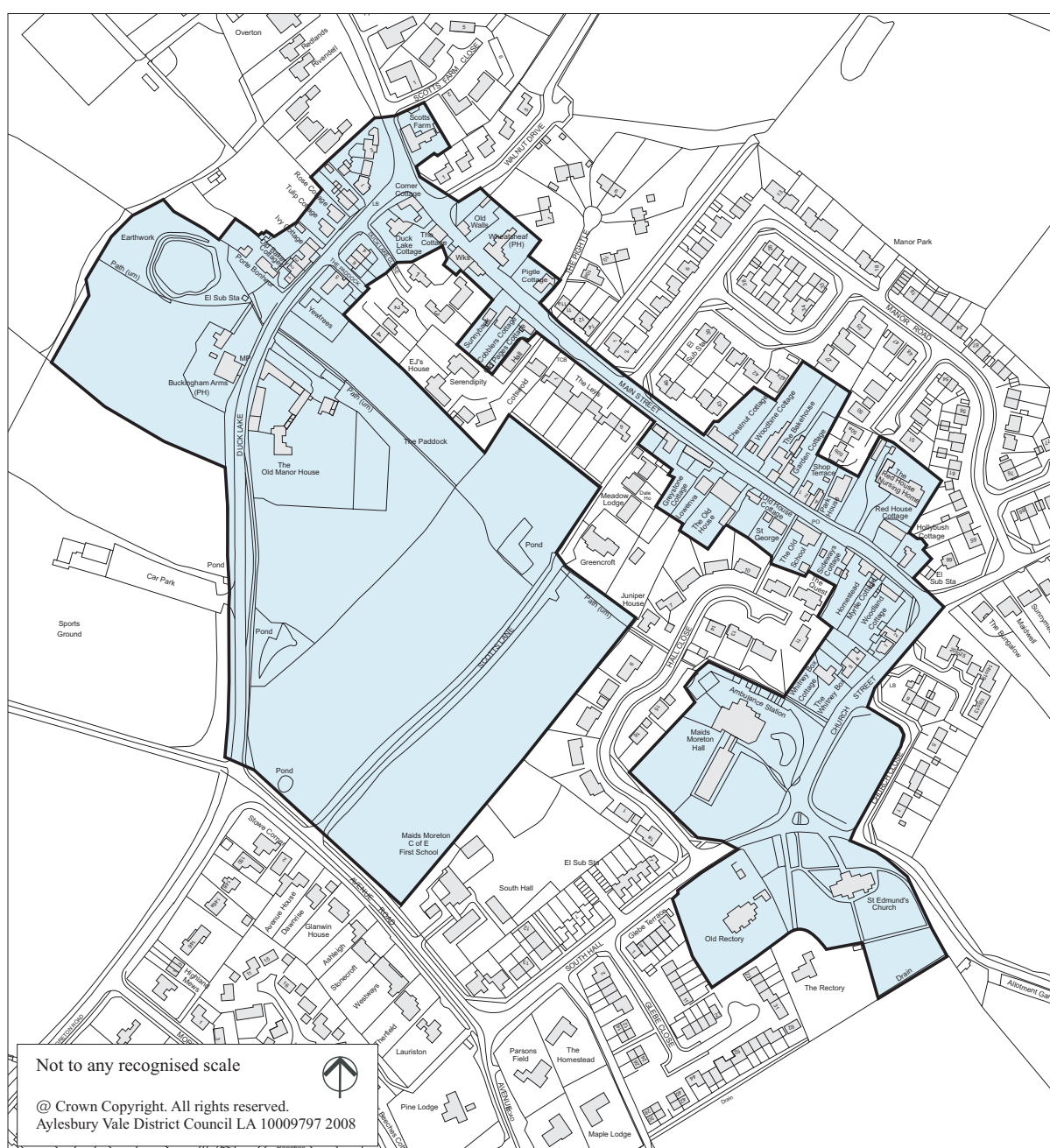
Where modern buildings of unexceptional quality remain within the Conservation Area this is usually due to one or more of the following reasons;

- 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



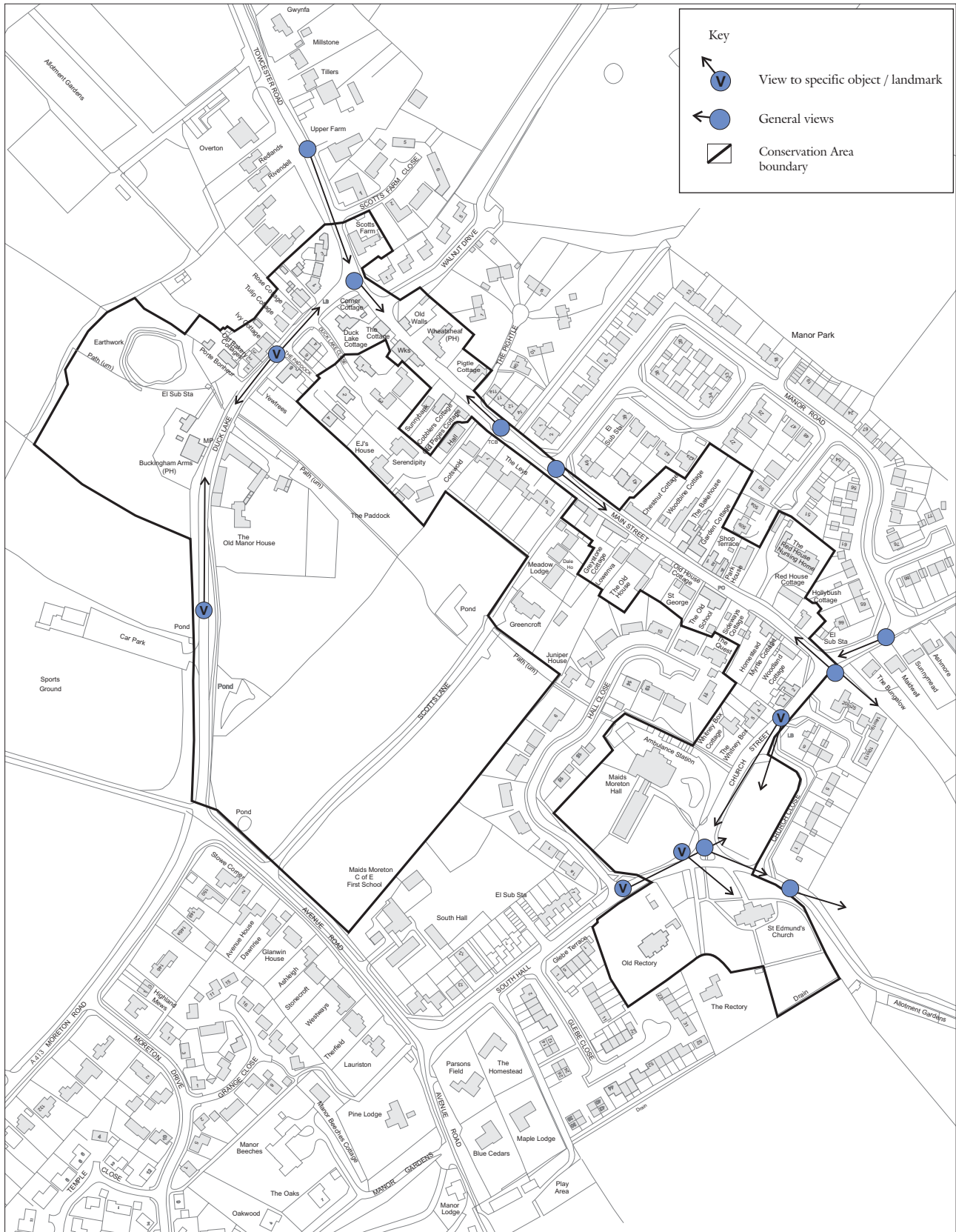
View north along Duck Lake



View north-east along Church Street



View north-west up Main Street



Not to any recognised scale



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Map showing important views in the Maids Moreton Conservation Area

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



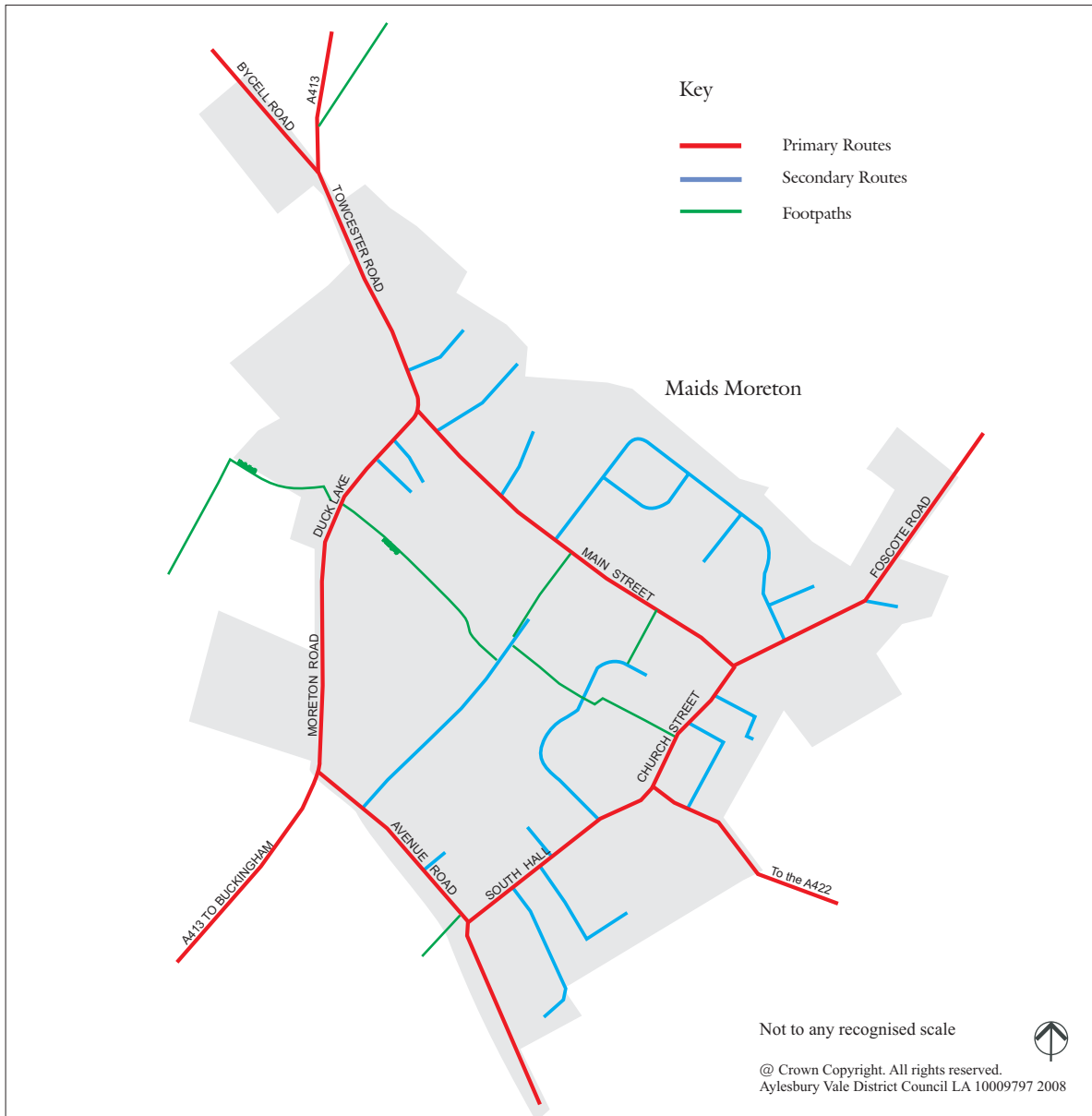
CHAPTER 11 - PERMEABILITY AND ROAD LAYOUT

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.

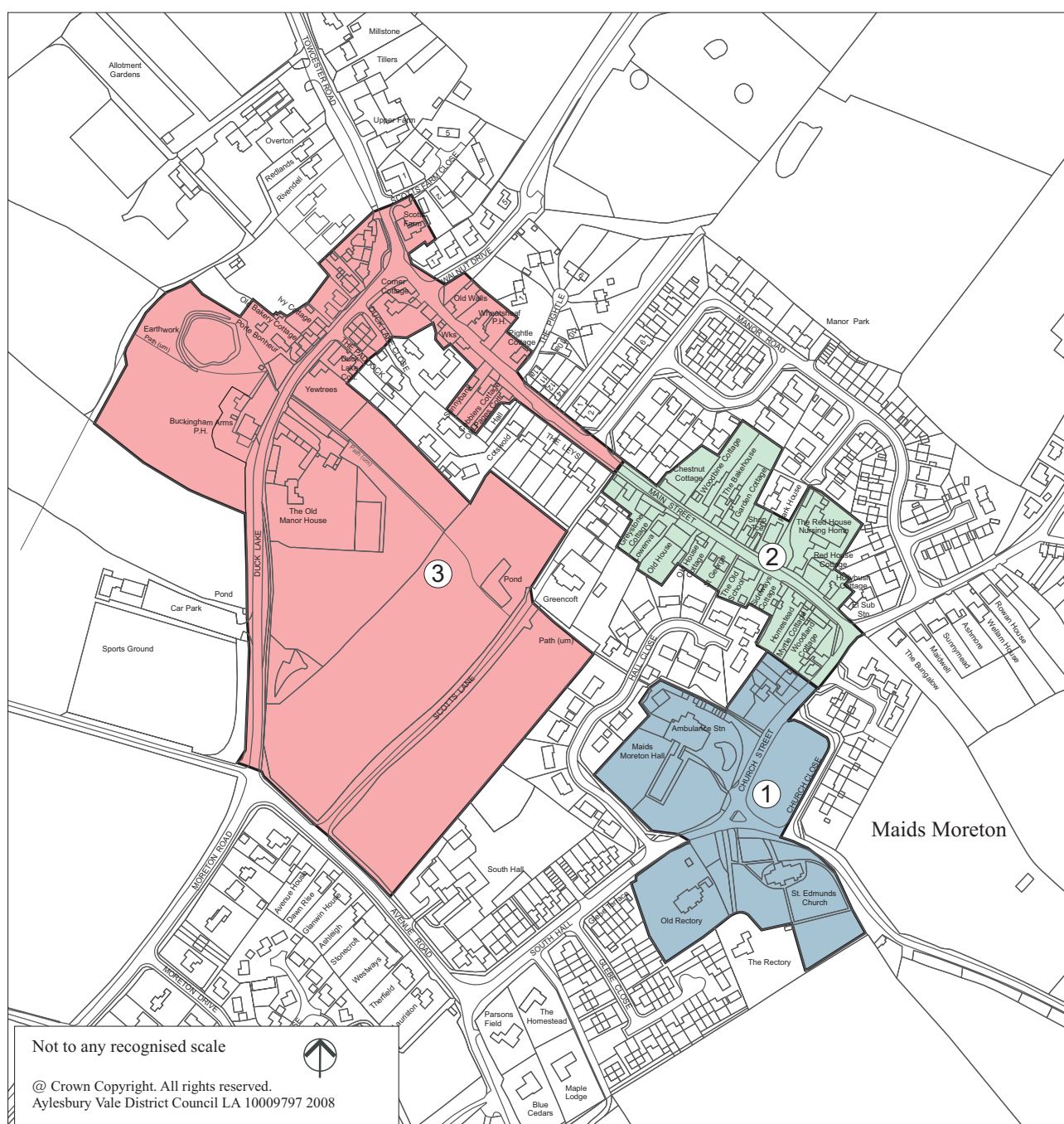
Modern development encloses much of the historic core of the village. Development here tends to be arranged around cul-de-sacs which run counter to the linear form of development which characterises the historic core of the village.



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.

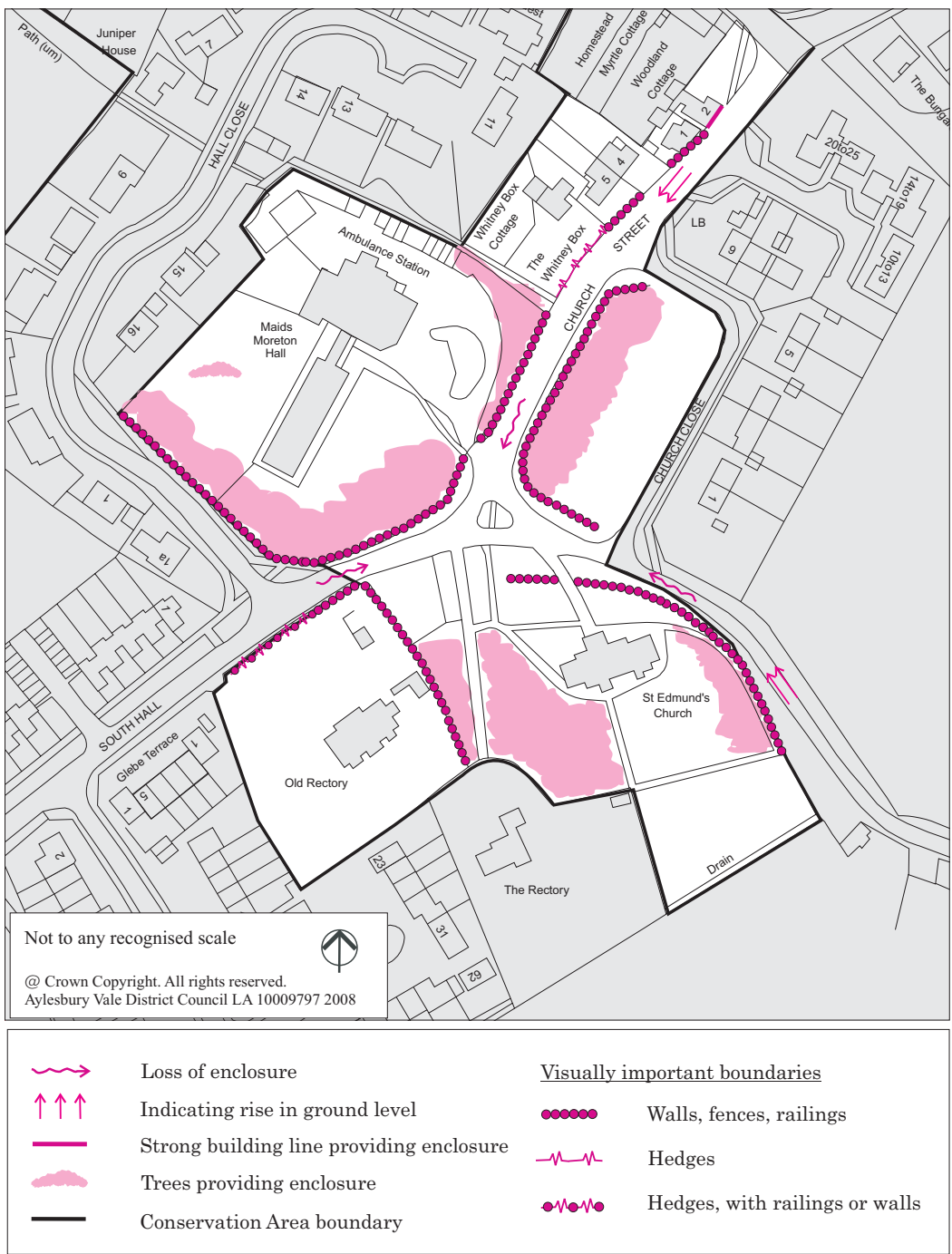
- Identity Area 1 - Concentrated around the Church of St. Edmund, Maids Moreton Hall and The Old Rectory.
- Identity Area 2 - The south-eastern end of Main Street.
- Identity Area 3 - The junction of Main Street with Duck Lake and Towcester Road.



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.



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

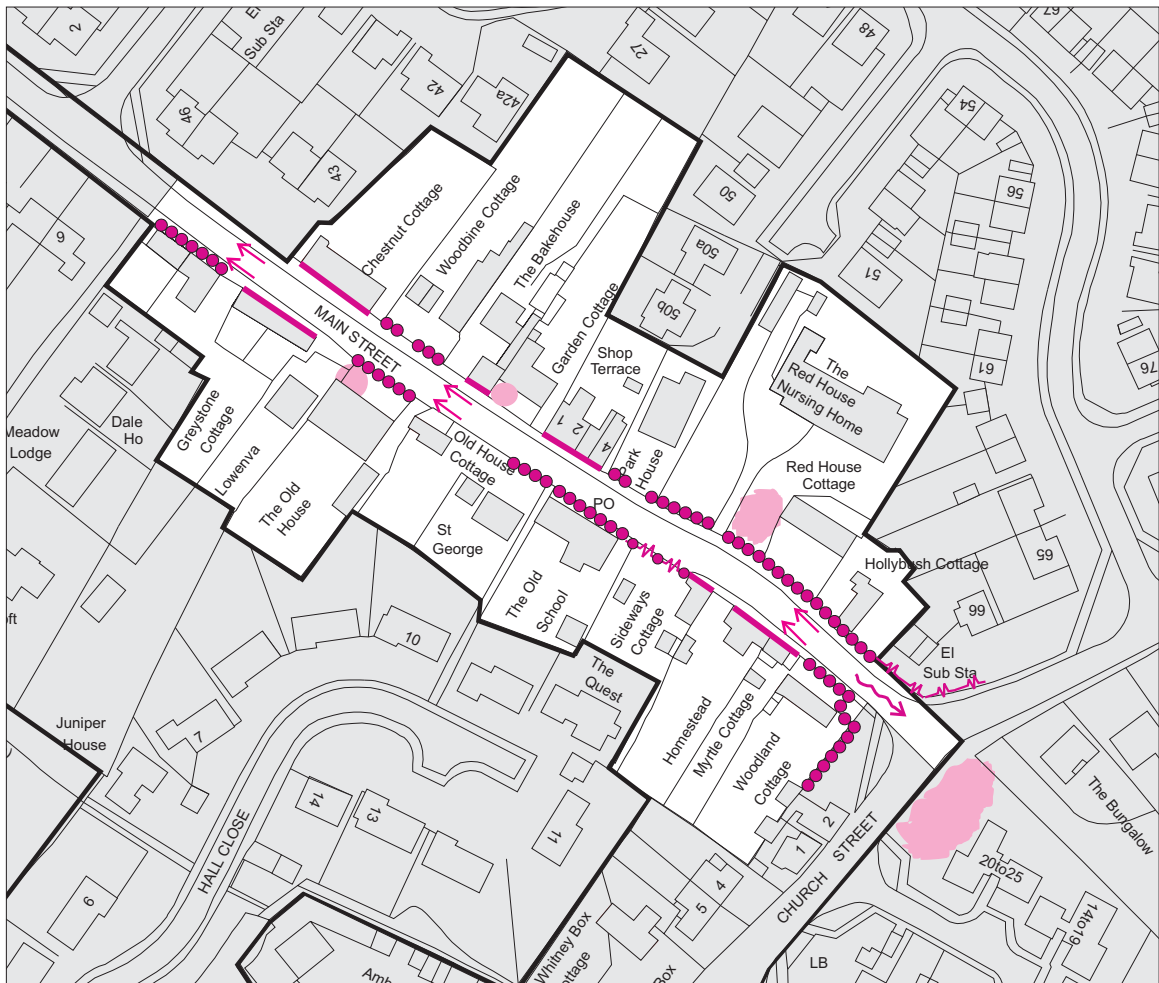
- The only visually prominent manmade boundaries in this area are the high brick wall which forms the front boundary of The Old Rectory, the sections of stone walling running along the frontage of Maids Moreton Hall and the stone churchyard wall..
- The majority of boundaries within this part of the 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		Walls, fences, railings
	Strong building line providing enclosure		Hedges
	Trees providing enclosure		Hedges, with railings or walls
	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

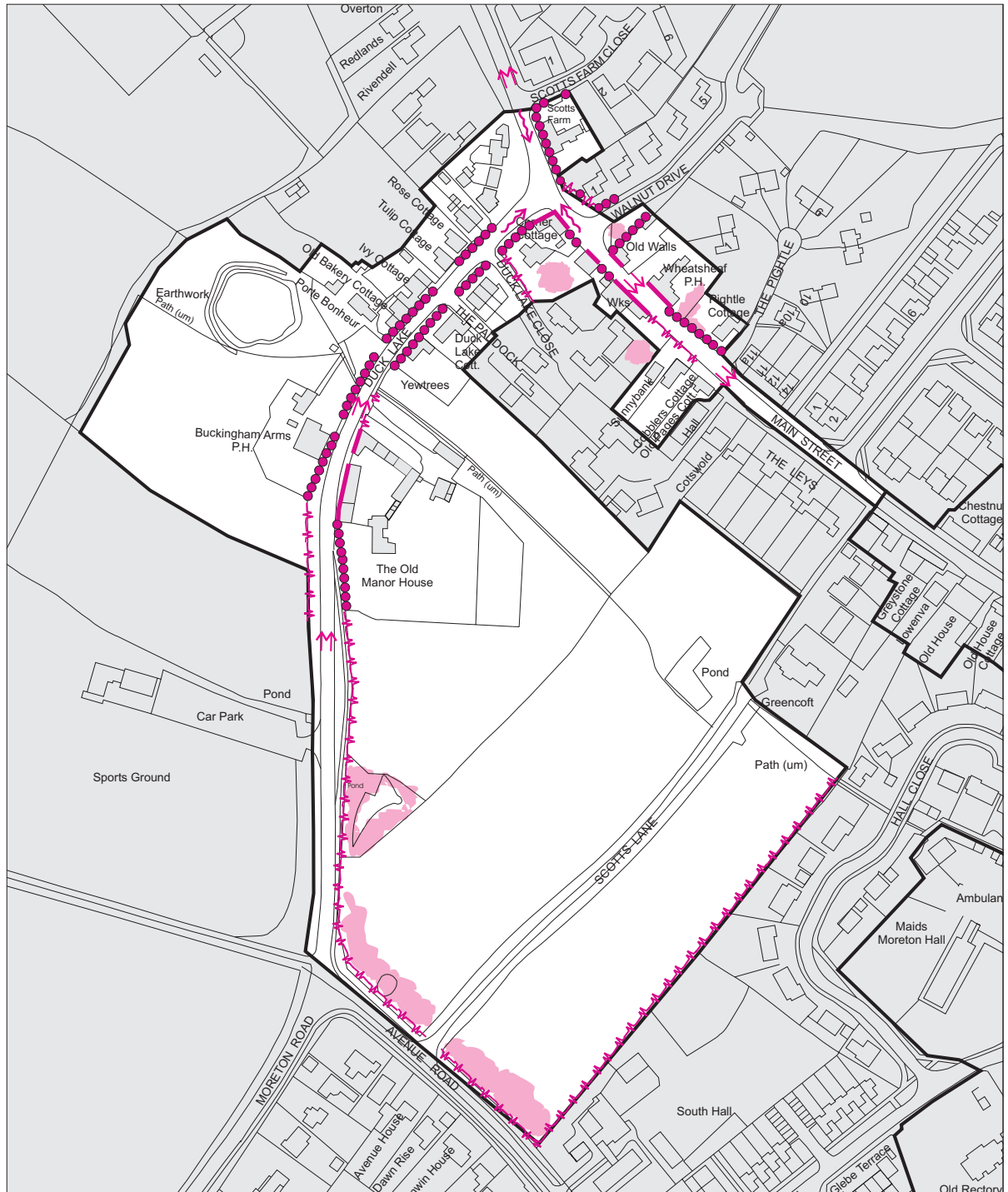
- The Identity Area is concentrated around the junction of Duck Lake, Main Street and Towcester Road.
- Duck Lake curves around the western side of Maids Moreton, leading from Buckingham to the south-west, north-eastwards to the junction with Main Street and Towcester Road.
- There is a sweeping curve 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 | <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 | |

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 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.

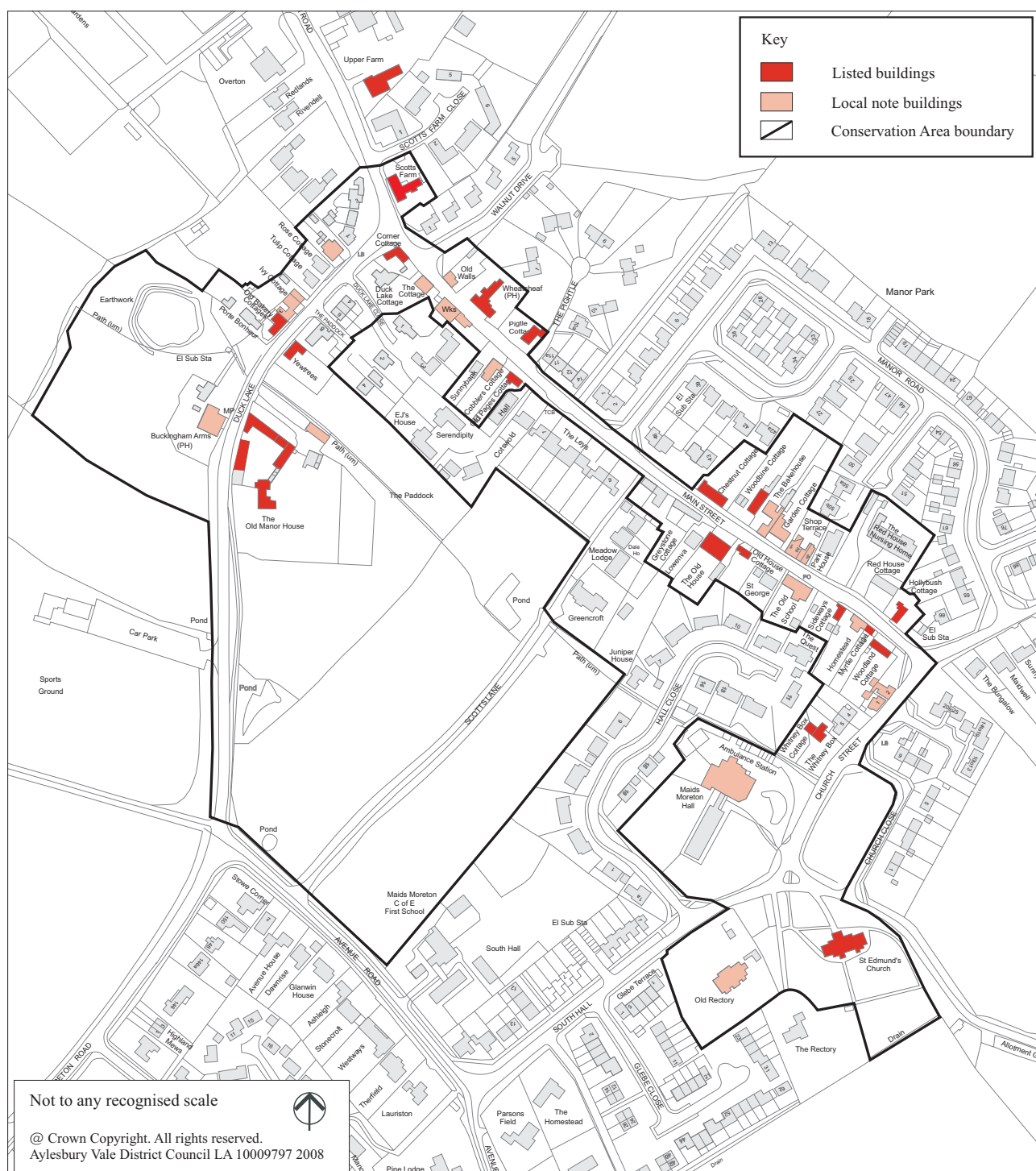
Trees and Open Spaces

- 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° , tiled roofs are traditionally pitched at approximately 45° . Tiled roofs with pitches approaching 55° 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° and 40° .



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



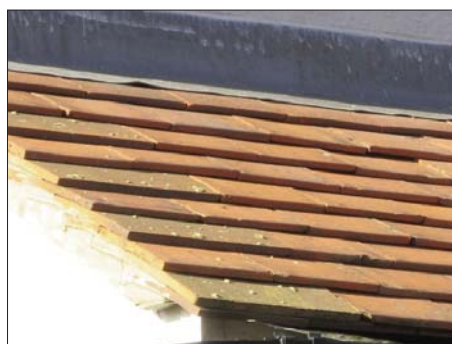
Thatched roof with block ridge

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 red, 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



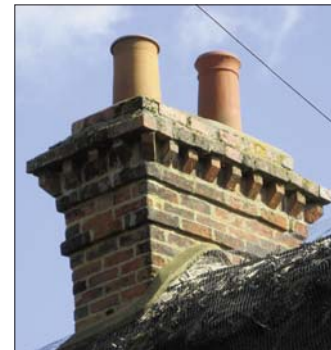
*Painted decorative vergeboards
Old School*

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.



Timber frame, Whitney Box Cottage



Painted brick infill panels



Rendered infill panels



Painted brick, Myrtle Cottage



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.

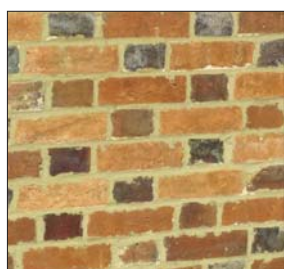
The majority of brick boundary walls in the village are laid in a Flemish garden-wall (Sussex) bond.

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



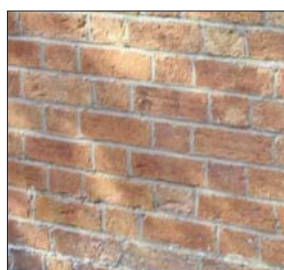
Buff coloured brick string course



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).

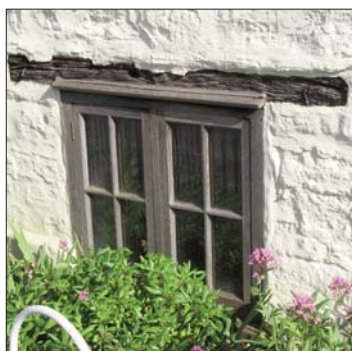
There are examples of segmental brick arches within the village which are generally found on buildings of late 19th or early 20th century date. In some cases these brick arches have been painted.



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.

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.



Leaded windows



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.

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.



Sash window



Casement window



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 of 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

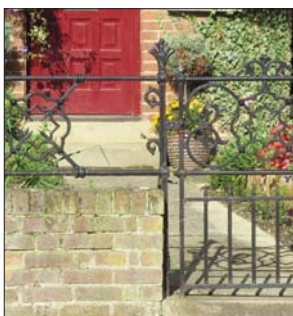


Stone capping



Hedging

Examples of railings in Maids Moreton



CHAPTER 17 - ENHANCEMENT OPPORTUNITIES

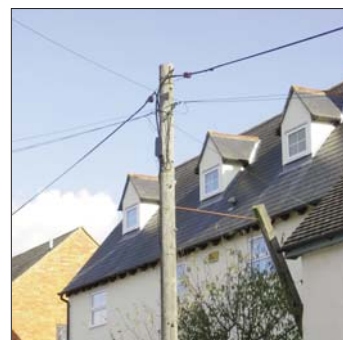
Aylesbury Vale District Council intends to develop a Management Strategy for all the Conservation Areas within the District. This document will set out short, mid and long-term objectives for the successful management of the built historic environment. In addition a short management plan for Maids Moreton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



Signs



Surfaces



Overhead wires



Street furniture

CHAPTER 18 - GLOSSARY OF TERMS

Arched lintel	An arch spanning an opening which supports the wall above.
Assart	A piece of forest or waste converted to arable land. Also used to describe a parcel of land.
Attic	Rooms within a roof space.
Battlemented	A parapet which has raised sections (called merlons) alternating between gaps or spaces (called crenelles).
Bays	Regular visual or structural divisions within the design of a building.
Buttress	A projection which is physically attached to a wall providing support and giving it greater strength.
Cambered	A shallow curve.
Canted	Any part of a building which is constructed on a polygonal plan, for example bay windows.
Canopy	
Capping	The top course / covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called coping.
Chancel	The eastern part of a church containing the choir and sanctuary.
Column	Any shaped upright which usually supports a lintel.
Coping	The top course / covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called capping.
Cornice	A moulded projection on top of an entablature, moulding, wall or opening.
Curtilage	The land contained within the boundary of a property.
Cusped	A point formed at the junction of two curves or arches.
Decorated	Period of English medieval architecture dating from late 13th c to second half of 14th c.
Dentillated brickwork	Effect created by the projection of alternate headers to create a tooth-like pattern.
Doric	One of the five Classical Orders.
Eaves	The bottom edge of a roof slope which overhangs the wall face.
Ecclesiastical	Term relating to the Christian Church.
Elevation	The face of a building.
Enclosure	A form of land subdivision where small strip fields were amalgamated to form larger fields which were in turn enclosed. Up until 1750 this was a piecemeal process. Between 1750 and 1850 Enclosure Acts of Parliament made the practice widespread and changed the face of the countryside. An Enclosure map is a map showing the post Enclosure field divisions.
English bond	Pattern created by bricks being laid in alternate courses of headers and stretchers.
Entablature	In Classical architecture, the section above the columns containing, architrave, frieze and cornice.
Engaged	An architectural element which is attached or partly buried within a wall, e.g. column.
Flat lintel	Flat beam or brickwork spanning an opening which supports the wall above.
Flemish bond	Pattern created by bricks being laid in alternate headers and stretchers.
Flemish garden-wall bond	Pattern created by bricks where three stretchers are laid between each header. Also called Sussex bond.

Finials	A decorative ornament found on spires, gables, pediments, canopies and pinnacles.
Fixed pane	A window pane which does not open.
Flush fitting	Window panes positioned on the same plane.
Gable	The end wall of a building.
Gauged brick	Precise brickwork, bricks laid with tight mortar joints.
Headers	A brick or stone where the longest dimension is positioned at right angles to the surface of the wall.
Hipped gable	A roof that slopes on all three sides at the gable.
Keyblocks or keystone	The block at the centre of an arch which works in compression to holds the arch together.
Lancet window	A tall narrow window with a pointed arch to the top. A form of arched windows founded from the end of the 12th to the mid 13th centuries and in late 18th and 19th century Gothic Revival architecture.
Lintel	A horizontal beam spanning an opening which supports the wall above.
Mansard roof	Roof formed from two incline planes, the lower slope of which is steeply pitched.
Quoins	The corner of a building emphasised with raised brickwork or stone laid in a pattern.
Pane	The glass light of a window as in window pane.
Panelled	A sunken or raised section of a door, ceiling or timber lining to a wall (wainscot), surrounded by moulding.
Parapet	A low wall along a roof, balcony or terrace.
Pediment	In Classical architecture a shallow pitched gable positioned on top of a portico or a facade.
Pier	Similar to a column or pillar but more massive in construction.
Pinnacles	The top of a spire, turret or buttress.
Pitch	The slope or incline of a roof.
Plan	The layout of a building
Plinth	The bottom section of a building designed to suggest that the building is sitting on a platform.
Plot	The land occupied by a building and its grounds.
Polite architecture	The term implies that aesthetics and architectural fashion have consciously been given consideration above functional requirements in the design of a building.
Portico	A porch in front of a building consisting of a roofed space with open or partially enclosed sides and columns forming the entrance. Often carries a pediment.
Proportion	The relationship between parts / elements of a building in terms of their size and scale.
Quoin	The corner of a building emphasised with raised brick or stonework laid in a pattern.
Render	Where a surface is finished in a material such as plaster, stucco or pebbledash.
Roughcast	Rough textured render.
Sash window	Windows where the frames are positioned in vertical or horizontal grooves and are capable of being raised or lowered vertically or slid from side to side.

Scale	The size of a building or parts of a building considered in relation to other elements, objects or features for example the landscape, another building or the size of a person
Segmental arch	An arch which is formed from part of a circle but which is less than a semi-circle.
Solid to void ratio	The ratio of areas of walls to areas of windows and doors.
Spalling	Where damage occurs to the front face of stone or brickwork as a result of frost action or chemical action.
Stacks	A chimney
Stretchers	A brick or stone laid with its longest dimension parallel to the face of the wall.
Tile creases	A row of tiles hanging out over a wall, eaves or roof verges which are designed to throw rainwater clear of the wall. The crease is held in place with a coping.
Tracery	Decorative pattern created by interconnecting elements of windows, screens, panels or vaults etc.
Tripartite	Divided into three.
UPVc	Unplasticised polyvinyl chloride
Morphology	Morphology is the analysis of the layout and form of places.
Vergeboards	Where a roof hangs over the face of the wall and is finished with a board this is called a vergeboard. These vergeboards were often carved to form decorative patterns.
Vernacular	Traditional local building designs and techniques using locally sourced materials.
Vitrified brickwork	Bricks with a glazed finish typically darker in colour.
Voussoirs	A wedge shaped stone or brick forming part of an arch or vault.
Water reed	(<i>Phragmites australis</i>) wetland plant used for thatching roofs. Traditionally its use was confined to Norfolk, the Fens and small areas along the south coast. Its use is now widespread and most water reed is sourced from abroad.
Windbraces	A timber within a timber frame, used to strengthen the structure against the wind. Usually forming an arch or diagonal.

CHAPTER 19 - GUIDANCE AND USEFUL INFORMATION

- English Heritage & Planning Advisory Service, DCMS, Guidance on the Management of Conservation Areas, 2006.
- English Heritage & Planning Advisory Service, Guidance on Conservation Area Appraisals, 2006.
- HMSO, Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 9.
- Department of the Environment, Planning Policy Guidance (PPG15), Planning and the Historic Environment.
- Aylesbury Vale District Council, Advisory Guide, Conservation Areas June 2003.
- Aylesbury Vale District Council, Advisory Guide, Listed Buildings, July 2003.

- Aylesbury Vale District Council, Advisory Guide, Building Materials, January 16th 1995.
- Aylesbury Vale District Council, Advisory Guide, The Conversion of Traditional Farm Buildings, July 18th 1990.
- Aylesbury Vale District Council, Advisory Guide, 5a Thatching 30th August 2000.

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Acknowledgements

The residents of Maids Moreton

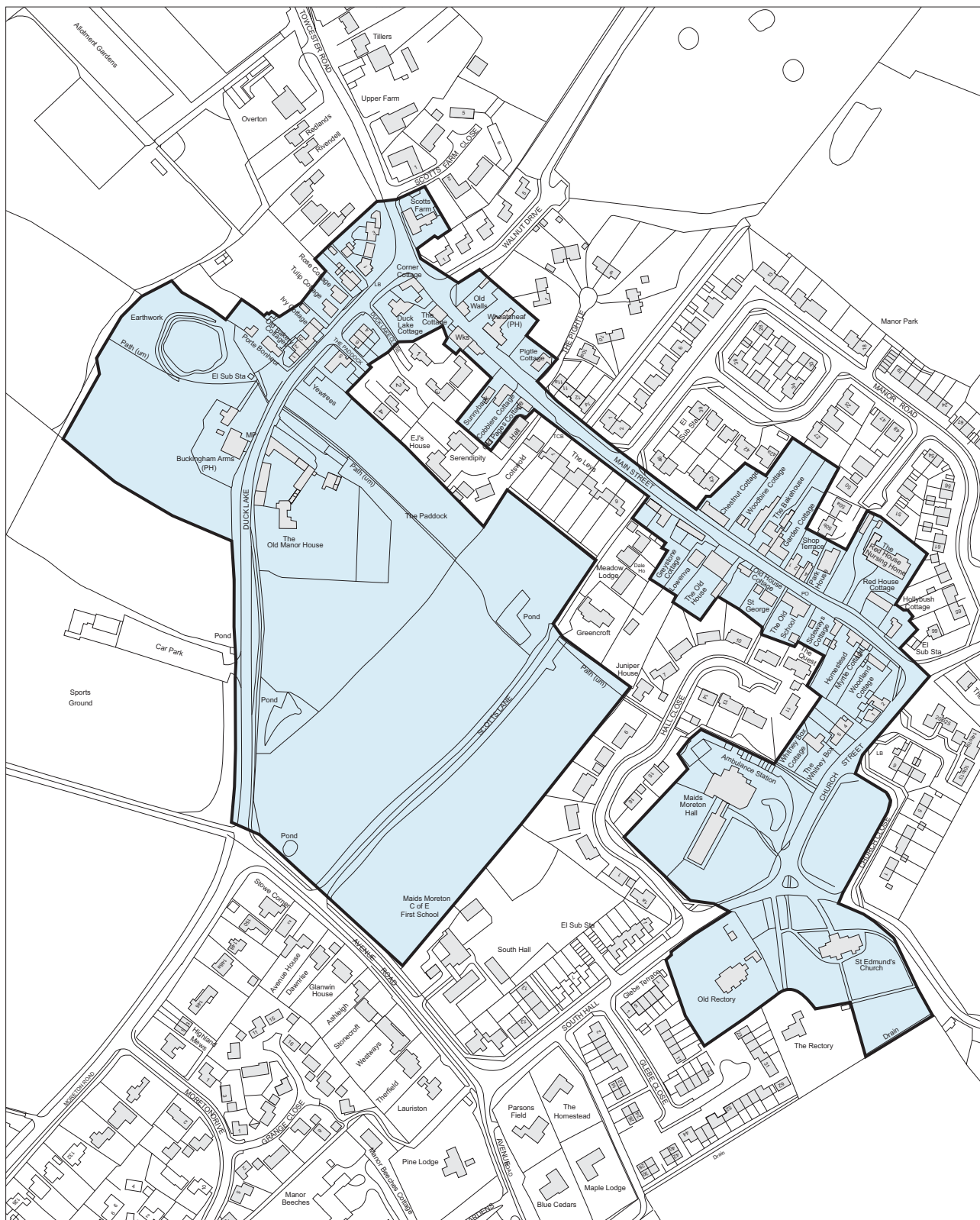
Maids Moreton Parish Council


Maids Moreton Conservation Group

Buckinghamshire County Council Archaeological Unit

Buckinghamshire County Council, Centre for Buckinghamshire Studies.

Appendix I



Not to any recognised scale 



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Aylesbury Vale District Council LA 10009797 2008

Map showing Maids Moreton Conservation Area boundary
Features on the boundary are included in the conservation area

Appendix II

Below is a list of the types of development that are controlled by Conservation Area designation, and therefore require planning permission or Conservation Area Consent. This list is not exhaustive.





- Demolition of some buildings.
- An extension to a house that is more than one storey in height on the rear or projecting beyond a side wall.
- Cladding any part of the outside of a house with materials such as stone, artificial stone, timber, plastic or tile.
- Any addition or alteration to the shape of the roof of a house, such as the addition of a dormer window.
- The construction or alteration of any building, enclosure, pool or container situated between a side wall of the house and the property boundary.
- Positioning a satellite dish on a wall, roof or chimney that is visible from a highway.
- Tighter advertisement controls.
- Trees within Conservation Areas with stem diameters of 75mm or greater measured 1.5 metres above ground are protected. Anyone wishing to work on such trees should give 6 weeks written notice to the Local Authority and replacement planting duties may apply if trees are to be removed.





For further information please contact the Conservation Areas Officer at Aylesbury Vale District Council on (01296) 585748





Appendix III






Below is a list of Aylesbury Vale District Council Planning Policies relating to the management of Conservation Areas and the wider built historic environment. These Policies should be read in conjunction with National legislation and guidance on the historic environment.




GP.35	Design of new development proposals
GP.38	Landscaping of new development proposals
GP.39	Existing trees and hedgerows
GP.40	Retention of existing trees and hedgerows
GP.45	‘Secured by Design’ considerations
GP.53	New development in and adjacent to Conservation Areas
GP.57	Advertisements in Conservation Areas
GP.59	Preservation of archaeological remains
GP.60	Development of Parks or Gardens of Special Historic Interest


Heritage Asset No	Name of structure/site		Status	Description and assessment of significance
1	The Old Manor House, Duck Lake		Grade II	House. Late C16-C17, altered. Coursed rubble stone, timber lintels to openings, old tile roof, brick stacks to gables of main block, large external stone stack with ironstone quoins to rear angle. Two storeys, irregular three bay front. Leaded casements with thick wooden mullions, moulded to interior: 5-light to ground floor right, 3-light to centre and paired to right; 3-light to first floor left, 4-light to right. C20 panelled door between right-hand windows. Further bay to left is of different build with one upper casement and is mostly obscured by later brick lean-to. C19 brick wing projects to rear. Large fireplace to rear wall of hall has depressed moulded stone arch with cornice above. Fireback dated IFC 1588 probably original. Chamfered beams, some stopped.
2	Barn at The Old Manor		Grade II	Barn C18. Weatherboarded, corrugated iron roof. Five bays, central waggon entry. Collar and tie beam trusses with double purlins, small raking struts and curved braces to tie beams. C19 rendered cottage attached to south has minimal group value.
3	Outbuildings at The Old Manor		Grade II	Range of outbuildings and stables forming courtyard with barn and house. C19 E. range is of rubble stone, remainder has brick walling to courtyard and stone to outer wall. Slate roof. Stable doors and casements. N.E. range has three open bays with timber arcade and central wooden louvred dovecote with low ogee lead roof and ball finial. Included for group value. Low brick range of small pens connecting E. range with house is not of special interest.
4	1 & 2 Old Bakery Cottages, Duck Lake		Grade II	House. C17. Timber frame exposed to rear, whitewashed render to front and gable. Steeply pitched corrugated iron roof (now thatched), rendered stacks to left-hand gable and right of centre. Two storeys, four bays. Ground floor irregular: C19 3-light casement in left-hand bay with post serving as mullion, door to right; barred window in second bay; right-hand bays have red wall tiles with C20 shop door to left and window to right. Barred casements to first floor, those in bays two and four semi-dormers. Interior: has intact timber frame, large chimney stack to right of centre and massive chamfered spine beam with stop-chamfered joists to right-hand ground floor room. C19 rendered house attached to right is of no special interest.



Heritage Asset No	Name of structure/site		Status	Description and assessment of significance
5	Yew Trees, Duck Lake		Grade II	Small house. C17 altered. Render and roughcast over timber frame and stone plinth. Right-hand gable wall of rendered rubble stone, slightly projecting to front and rear. Concrete tiled roof, brick stack between left-hand bays and another partly external to right gable. Two storeys, raised eaves, three bays. Ground floor has 3-light windows with wooden mullions to outer bays. 3-light C19 barred wooden casements to first floor left hand bays. Ledged doors to left and between right hand bays.
6	Corner Cottage, Duck Lake		Grade II	Cottage. C17, of two builds. Right-hand half is timber framed with whitewashed plaster and brick infill and whitewashed stone plinth. Left-hand half is of brick with rubble stone to gable end, both whitewashed. Weatherboarded extension to rear along Main Street. Thatch roof, half-hipped to right, brick stacks to left gable and right of centre. One storey and attic. Left half has central door flanked by paired leaded casements, all under the same lintel. Right half has two small casements to left, one just below thatch, and paired leaded casement to right. Similar leaded casements to gable end.
7	Scott's Farm, Towcester Road		Grade II	House. C18. Timber framed with regular rectangular panels of plastered infill. Steeply pitched tiled roof, flanking brick chimneys. L-plan. Two storeys and attic, two bays. Canted bay windows with C20 casements to ground floor, C20 3-light casements above. Paired casement to attic gable. Central panelled door, top-lyi, under wooden hood on cut brackets. Lower extension to left of brick and rubble stone, whitewashed, with slate roof and one low casement. Wing to rear has one and a half storeys.
8	Upper Farm, Towcester Road		Grade II	House. Formerly dated 1624 on chimney stack. Coursed rubble stone, stone dressings, tiled roof, brick end stacks, that to left with thin brick at base. Two storeys and attic, two bays. C19 3-light wooden casements under flat stone hoodmoulds. Heads of three former mullions in each ground floor window. Worn 2-light stone mullion window with hoodmould to attic of right-hand gable. Central six panelled door with rectangular barred fanlight in panelled surround with timber gabled and tiled hood on brackets. Rebuilt wing to rear.

Heritage Asset No	Name of structure/site		Status	Description and assessment of significance
9	The Wheatsheaf PH, Main Street		Grade II	Public house. C17. Timber frame exposed in right-hand gable end and one brace to right of front, remainder whitewashed roughcast. Half-hipped thatch roof, brick stack to right of centre with rebuilt base of thin bricks and lobby entry. One-and-a-half storeys, three bays. Left-hand bay has board door to left with two barred windows to right. Centre bay has C20 canted bay window to left and four panelled door under wooden hood on cut brackets with small casement to right. Right-hand bay blank. Small paired barred casement in thatch above centre bay. Right gable has canted bay window to ground floor and barred casement above. Tiled lean-to to left. Tiled brick and weatherboarded extension at right-angles to rear.
10	Pightle Cottage, Main Street		Grade II	Small house. C17. Timber frame with whitewashed brick infill. Half-hipped thatch roof, off-centre brick stack with thin bricks to base. One storey and attic. S.E. front of three bays at right-angles toroad. Leaded casements. Outer bays have cross windows. Off-centre modern board door with timber gabled and tiled hood on brackets, and small single casement to right. Right-hand bay partly obscured by modern extension at right-angles : white-washed brick with thatched roof and garage entry. Outshot to N.W. side. Street gable has square bay window to ground floor and cross window above.
11	Old Pages Cottage, Main Street		Grade II	Cottage. C17. Timber frame with plastered panels and some whitewashed brick infill. Half-hipped thatch roof, brick stack to left of centre. One storey and attic, two-and-a-half bays. Barred casement to left, ledged door to right with paired C19 casement to left and small casement to right. Paired barred casements to ground floor and attic of left gable, attic casements to right gable and under thatch eyebrow to rear.
12	Chestnut Cottage, Main Street		Grade II	Small house. C17, extended C18. Original cottage to left is timber framed with brick infill. Extension is of brick with timber lintels and framing under thatch eyebrows. Thatch roof over all, brick stacks to centre of cottage and right gable. One-and-a-half storeys, four bays. Left-hand bays have C19 3-light wooden casements with ledged board door between. Right-hand bays have C20 barred casements to ground floor, 2-light to left, 3-light to right, and paired C19 casements to first floor. Brick lean-to to right.





Heritage Asset No	Name of structure/site		Status	Description and assessment of significance
13	Woodbine Cottage, Main Street		Grade II	Small house. C17. Timber frame, whitewashed brick infill, half-hipped thatch roof, off-centre brick stack. One-and-a-half storeys. Long irregular range with gable to street. Gable has C20 paired wooden casements to ground and first floors. N.W. side has two similar casements to left, one a single light, small casement in thatch, and central C20 door in brick and corrugated plastic porch. Early C19 whitewashed brick extension to north gable is of no special interest.
14	The Old House, Main Street		Grade II	House. Rear range late C17-early C18. Whitewashed rubble stone, brick to right-hand bay. Old tile roof, brick stacks to gables and between right-hand bays. Two storeys, three bays. C20 replacements of wooden cross windows. Lower left-hand bay has C19 canted bay window with French doors. Door between right-hand bays. Beam in upper room marked with Roman numerals. Modern brick range to front of no special interest.
15	Old House Cottage, Main Street		Grade II	Cottage. C17-C18. Timber frame with plastered panels to rear and brick infill to left gable. Front of whitewashed rubble stone with brick eaves. Thatch roof with external brick end stacks that to right large. One storey and attic, two bays. C19 3-light casements under timber lintels to front, C20 barred casements to rear, one in thatch. Paired C19 casement to attic of left gable. C20 lean-to to left linking with C20 garage block.
16	Sideways Cottage, Main Street		Grade II	Cottage. C17. Rubble stone to ground floor and colourwashed gable. Timber framed first floor with plastered panels. Thatch roof, brick stacks to street gable and external to right of N.W. side. One-and-a-half storeys, two bays. N.W. side has C19 casements to left, 3-light to ground floor, paired under thatch eyebrows, and central board door in moulded wooden frame. S.E. side has similar 3-light casement to right and paired casement in thatch above. Street gable has ledged board door to left and rounded thatched projection, probably an oven, to right corner.
17	Myrtle Cottage, Main Street		Grade II	Cottage. C17, altered C19. Red brick, thatch roof half-hipped to left. Off-centre brick stack with lobby entry. One-and-a-half storeys, two bays. Paired barred casements with timber lintels to left gable and right-hand bay, upper window in thatch. Board door to left of centre, blocked door to right. Right-hand ground floor room has spine beam and stop-chamfered joists. At one time two cottages. Included for group value.

Heritage Asset No	Name of structure/site		Status	Description and assessment of significance
18	Woodland Cottage, Main Street		Grade II	Small house. C17. Timber frame with plaster panels, whitewashed rubble stone and some brick in gable end. Rubble stone chimney stack forms wall between left-hand bays, stack above partly of thin brick. Half-hipped thatch roof. One-and-a-half storeys, three bays. C20 wooden casements, 3-light to ground floor, paired to attic window under thatch eyebrow in central bay. Board door between right-hand bays has thatch swept down to form hood. single casement to right. Interior: has large open fireplace with carved wooden brackets above lintel.
19	Holly Tree Cottage, Main Street (formerly the old off-licence		Grade II	Small house. C17. S.E. front has timber frame exposed in right-hand bay, remainder covered with pebbledash. Gable end to road rendered and colourwashed. Half-hipped thatch roof with rebuilt stacks to left of centre and right. One-and-a-half storeys, three bays. C19 3-light casements to gable end and ground floor left-hand bays, C20 paired casement to right. Right-hand bays have paired casements, leaded to right, under thatch eyebrows. Board doors between bays with flat wooden hood on brackets to left, and arched corrugated iron hood to right.
20	The Whitney Box and Whitney Box Cottage, Church Street		Grade II	Pair of cottages. C17 altered. Dated ICI 1700 on stone plaque re-set in gable. Timber framed with whitewashed brick infill and gable end, rendered plinth. Slate roof, two intermediate brick chimneys. Two storeys, three bays. Paired barred casements. Central bay has board door to right with rectangular barred fanlight. Entry to left hand cottage in gable. Right hand gable has cambered brick arches to door and first floor window. Lean to brick extension to rear

Heritage Asset No	Name of structure/site		Status	Description and assessment of significance
21	St.Edmund's Church		Grade I	<p>Parish Church. C15, restored late C19 and mid C20. Coursed rubble stone, lead roofs. Perpendicular. W. tower, nave, N. and S. porches, and chancel with 1882 vestry to S. W. tower: three stages, diagonal off-set buttresses, projecting stair turret to N.W. W. side has moulded doorway under battlemented canopy on fan supports, 4-light window above. Deeply recessed paired lights through top two stages with broad triangular mullions to centre and elaborately cusped single arch above. Battlemented parapet. Nave: has parapet, off-set buttresses and three bays of large transomed 3-light windows. N. porch has battlemented parapet with trefoiled panels, buttresses and corner gargoyles. Perpendicular arched doorway has 1637 door with carved panels and turned baluster ornament to tympanum and lintel. Interior: has two bays of fan vaulting on slim shafts, stone seats and C15 door with carved panels in double moulded arch, the outer arch cusped. S. porch has plain parapet with small central ogee niche and moulded doorway with carved angel heads to label stops. Fan vaulted. Chancel has wide 5-light E. window and 3-light windows to N. and S. N. side also has small moulded doorway and 2-light window to W. Interior: tower has fan vault on carved angel corbels. Nave has mullions continued below windows to form wall panels, stone seats, and tall recessed panels over doors. Tall moulded pointed arches to tower and chancel. Original roof, restored, with moulded beams, traceried spandrels and carved bosses. Chancel has similar wall panels and roof. Triple sedilia to S. wall has much restored elaborate canopy with ogee arches and finials, and painting of Last Supper on rear wall. C12 round font basin with scalloped ornament. C15 chancel screen with traceried panels and carved half-figures of angels at each end. Altar table 1623 with elaborately carved cup-and-cover legs. C18 bread box. Some C15 glass in top tracery panels of E. and W. windows. Remaining glass and fittings C19. C17 painted cartouche above N. door commemorating two daughters of Lord Peovre as founders of the church. 1890 replacements of brasses to the same below. Marble wall monument to Edward and Penelope Bate 1717 in chancel with Corinthian columns and open segmental pediment.</p>

Heritage Asset No	Name of structure/site		Status	Description and assessment of significance
22	Old roadmarker outside Buckingham Arms PH		Local Note	Cast iron road marker painted white.
23	3 Bakers Cottages		Local Note	Two storey rendered building with shallow pitched gabled slate roof and central brick chimney stack. Irregular fenestration pattern. Forms part of a group with nos. 1 & 2. Positioned at the front of its plot, the building maintains the strong building line formed by its neighbours and helps to reinforce the ale and form this building is in keeping with its historic neighbours.sense of enclosure of the street. In scale and form this building is in keeping with its historic neighbours.
24	Ivy Cottage, Duck Lake		Local Note	C19 brick building with gabled tiled roof and eyebrow dormers. Irregular fenestration pattern. Despite modern alterations scale of building (2 storeys with narrow gable) is in keeping with neighbouring historic buildings. Also position at front of plot makes it prominent in the streetscape.
25	Greenbank and Primrose Cottages, Duck Lake		Local Note	Early 20th century semi-detached cottages. Red brick with buff colored brick stringcourse. Gabled roof with central chimney stack. Two storeys. Despite some alterations to external facade it remains an attractive building which in terms of form and scale is in keeping with neighbouring historic buildings. Slightly raised above level of road. This building features prominently in the streetscene.
26	The Cottage, Main Street		Local Note	Two storey brick cottage with tiled roof . Irregular fenestration. Modern windows. Despite modern alterations, in terms of form and scale is in keeping with historic neighbours. Positioned hard up to the carriageway, this building is prominent in the street scene and is important because it maintains a strong building line and reinforces the narrowness and enclosure of this section of Main Street.

Heritage Asset No	Name of structure/site		Status	Description and assessment of significance
27	Old Walls, Main Street		Local Note	Two storey brick building with gabled and relatively steeply pitched roof. Modern windows. Despite modern alterations, in terms of form and scale is in keeping with historic neighbours. Positioned hard up to the carriageway, this building is prominent in the street scene and is important because it maintains a strong building line and reinforces the narrowness and enclosure of this section of Main Street.
28	Cobblers Cottage, Main Street		Local Note	Two storey brick building. Rendered with shallow pitched slate roof and brick end stacks. Regular fenestration with central door. In scale and form (2 storeys and narrow gable) is in keeping with neighbouring historic buildings. Despite being slightly set back in plot is prominent in street scene.
29	The Bakehouse, Main Street		Local Note	Appears externally to be a 19th century building, but has much earlier origins. Sits back from road forming small courtyard. Two storeys with gabled roof. Rendered. Elegant sash windows with bays to ground floor. Very attractive building, in terms of scale and form is in keeping with its neighbours. Prominent in street scene and makes a positive contribution to the character and appearance of the village.
30	Garden Cottage, Main Street		Local Note	Two storey brick building with gabled roof and brick end stacks. Rendered. Irregular fenestration. In terms of scale and form is in keeping with historic neighbours. Despite being set back in plot is prominent in street scene.
31	1-4 Shop Terrace, Main Street		Local Note	Terraced 19th century cottages. Two storeys with shallow pitched slate roofs. Regular fenestration. Constructed of buff coloured bricks which is unusual in Maids Moreton. Prominent in street scene and forms strong building line.

Heritage Asset No	Name of structure/site		Status	Description and assessment of significance
32	The Old School, Main Street		Local Note	19th century former school building. Red brick with some stone dressings. Single storey with slate roof and attractive chimneys. Mullion and transom windows sit beneath brick lintels. Converted to dwelling - insertion of roof lights. Sits front of plot behind low brick wall and railings. Prominent in street scene and maintains strong building line. Remains recognisable as former school despite conversion and makes positive contribution to both history of village and quality of streetscape.
33	Homestead, Main Street		Local Note	Two storey building with narrow gable and shallow pitched slate roof. Rendered three light casement windows to ground floor, central chimney and slightly off centre doorway. In terms of scale and form is in keeping with neighbouring historic buildings. Situated hard up to back of pavement this building helps to maintain strong building line and reinforces narrowness of this section of Main Street. Prominent in street scene.
34	2 Church Street		Local Note	Detached two storey building with gabled roof and brick end stacks. Rendered. Narrow gables and irregular fenestration pattern. In terms of form and scale is in keeping with neighbouring historic buildings. Situated hard up to back of pavement this building helps to maintain strong building line. Prominent in the street scene.
35	Maids Moreton Hall		Local Note	19th century building, constructed on site of former manor. Large brick building with stone dressing, complex roof form and prominent decorative chimneys. Mainly mullion and transom windows with some dormers. Greatly extended to form accommodation for nursing home. Built by the Burrows family, it became the centre of Buckinghamshire lace industry during the late 19th century under Miss M. E. B. Burrows. Prominent building due to scale and size of plot as well as location close to the church.
36	The Old Rectory		Local Note	19th century former rectory designed by well known local architect E. Swinfen Harris. Brick, two and a half storeys with steeply pitched tiled roof and prominent chimney. Irregular fenestration with stone dressings. Due to scale and situation close to the church it is a visually prominent building which makes a strong architectural statement and positive contribution to the character and appearance of the village.

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