

Drayton Parslow Conservation Area



*Designated by the Council 3rd March 2004
following public consultation*

Drayton Parslow Conservation Area



Holy Trinity Church

Chapter 1

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Conservation Area Map

Designated by the Council 3rd March 2004 following public consultation.

Information contained in this report is correct at the time of compilation, January 2003

Chapter 1

INTRODUCTION

- 1.1 Conservation Area status recognises that Drayton Parslow is "an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance"¹.
- 1.2 The designation of Drayton Parslow as a Conservation Area influences the way in which the Local Planning Authority applies its planning policies to the area and ensures that any alterations or extensions to buildings within or adjacent to the Conservation Area are constrained by the need to respect the special characteristics identified in this document, the Local Plan and Supplementary Planning Guidance.
- 1.3 Designating a Conservation Area does not remove or diminish other legislation that may apply within an area, including Listed Building protection, protection for Ancient Monuments and Tree Preservation Orders. It does however impose planning controls in addition to those that normally apply. For further information please refer to the District Council's advisory leaflet on 'Conservation Areas.'
- 1.4 The following report describes the criteria that have been used, and the judgements made, in defining the Conservation Area boundaries within Drayton Parslow. It provides an appraisal that identifies, describes and illustrates the features and characteristics of the village that justify the Conservation Area designation.
- 1.5 The following principles have also been applied in defining the boundaries:
 - 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 boundaries include their curtilage. This is due to the importance of the setting of buildings 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 define a land 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.

¹ The Planning (Listed Buildings and Conservation Areas) Act 1990

Chapter 2

APPRAISAL

- 2.1 Drayton Parslow is located within the Vale of Aylesbury in Buckinghamshire. It is approximately three miles east of Winslow, just over a mile north-west of Stewkley, a similar distance south-east of Newton Longville and approximately three miles south of Milton Keynes. The village is situated on the north-eastern slope of a low-lying hill within a landscape of largely arable farmland.
- 2.2 The village has two distinct areas of historic development. Situated on the crest of the hill at the south-western end of the village is Church End, including Holy Trinity Church and the Old Rectory. At the north-eastern end of the village is a concentration of historic properties around the junction of Main Road and Highway and along Main Road towards Love Row. The modern development to either side of Main Road at the centre of the village and to the north-east of New Road has been excluded from the Conservation Area boundary.

The Origins and Development of Drayton Parslow

- 2.3 Early references to the village document it as 'Draitone,' a name that may suggest that it was a place where wagons or drays were made, repaired or housed. Alternatively, the name may suggest it was a village that was situated close to a road along which such vehicles travelled. The suffix 'ton,' is a Saxon word which suggests a village or a group of houses. The word Parslow, Passelew or Pasloe is thought to originate from the Passelew family who held the land during the reign of Henry 1st.
- 2.4 Shortly after the Norman Conquest, the Bishop of Bayeaux held the manor at Drayton. During the reign of Henry 1st the manor passed to the Passelew family after which it passed to Woburn Abbey. In 1380 it is recorded that William Purcell held the manor.
- 2.5 Elizabeth 1st granted the Manor of Drayton Parslow to St. John Fortescue in 1562 and it remained in his family until the early 18th century. In 1729 it passed from the Fortescue family to the Whorwood family and, when Thomas Whorwood died in 1751, it passed through marriage to the Greenwood family. The Greenwood family held the manor until 1813 when it was purchased by Robert, Lord Carrington.
- 2.6 The population of Drayton Parslow has fluctuated over the centuries. The 1665 plague had such a devastating impact upon the village that population numbers did not recover until the 19th century. In the second half of the 19th century an agricultural depression resulted in a reduction in the village population as people moved away to find employment. However, the village did not experience the scale of mass depopulation that occurred in other rural settlements elsewhere in the country because some of the villagers of Drayton Parslow were able to find alternative employment in the area, in particular at nearby brickworks and later with the railway at Bletchley. In addition, the local landowner, the Marquis of Lincolnshire, sub-divided the larger farms on his estate into smaller holdings that could support a greater number of tenants. Today, approximately 600 people live in Drayton Parslow, many of whom commute to work in nearby Milton Keynes, Aylesbury or London.

- 2.7 On the north-eastern edge of the village a group of buildings known locally as ‘The Camp’ were erected during the second world war as an extension to Bletchley Park. They were used as a prisoner of war camp, a hostel for displaced persons who worked at the brickyards, a records office and finally a residential training college for Post Office and British Telecom engineers. Now demolished it has been replaced by the housing development comprising of Prospect Close and Stones Way.
- 2.8 During the 1980’s, substantial development occurred in Drayton Parslow which significantly altered the appearance of the village. This new development is mainly concentrated along New Road and towards the upper end of Main Road between the Three Horseshoes public house and the entrance to the Recreation Ground. There are also pockets of infill development at Church End which have had an impact upon the setting of a number of the more historic properties. Nevertheless, the two historic cores of the village, around Holy Trinity Church and at the bottom of the hill close to the junction of Main Road and Highways, have retained much of their integrity and character and contain a number of buildings of historic interest.

Landscape

- 2.9 There are two principal approaches to the village; a turning off the Stewkley to Swanbourne road at Potash Junction approaches Church End at the south-western end of the village. At the north-eastern end of the village, a minor road leads from the Water Eaton area of Milton Keynes approximately three miles to the north-east.
- 2.10 Approaching from the direction of the Stewkley to Swanbourne Road to the north of the Potash Junction, Holy Trinity church and the Old Rectory are the only visible evidence of Drayton Parslow. The main body of the village is located north-east of the church, obscured from view by trees and the falling gradient of the land. The church is positioned on slightly raised ground and partly enclosed by mature trees that form the boundary to the churchyard. A short distance to the south-east of the church is the Old Rectory, an attractive and impressive 18th century building. Viewed across a foreground of open fields and boundary hedgerows the relationship of each building to the other, and the rural setting of both, is striking.
- 2.11 Approaching from the north-east, Love Row, a terrace of 19th century brick cottages situated gable-on to Main Road, marks the edge of the village and the north-eastern boundary of the Conservation Area. At the entrance to Drayton Parslow, views of the full extent of the village are contained by buildings, trees and hedgerows and truncated by gentle bends in the road. The extent of the village becomes more apparent at a point just beyond the junction between Main Road and Highway where the road straightens and the gradient increases.
- 2.12 The position of Drayton Parslow on the slope of a hill means that views both into and out of the Conservation Area are an important aspect of the village's character. As Main Road descends south-west to north-east through the village, extensive views of the surrounding countryside are gained. Other important viewpoints within the village include those from the churchyard, from the south-eastern end of Church End, looking south-eastwards from Highway, looking south-eastwards through gaps between buildings at various points along Main Road and northwards across the open fields at the junction of Main Road and Highway.

2.13 Trees make a positive contribution to the character and appearance of Drayton Parslow. Within the village, they define boundaries, form the focus to views, provide foregrounds and backgrounds to individual buildings and help to integrate the village into the surrounding countryside. Clusters of notable trees are concentrated around the church and also in the open area of land between Highway and the Lodge at the north-eastern end of the village.



Looking westwards from Love Row towards the Lodge

2.14 The most common forms of enclosure in the village are hedges and brick walls. Hedging creates a soft edge to the street and helps to reinforce the rural quality of the village. Prominent examples include the dense hedges at the north-eastern end of the village in front of the Prospect Close development, along the eastern boundary of Highway and along the boundary of Manor Farm at the south-western end of Main Road.

2.15 In contrast brick boundary walls form a hard edge to the street. Prominent examples include the walls in front of the Lodge, Lower Farm, the Methodist Church, the Old Rectory and the boundary of the churchyard. At Church End the combination of hedges and walls reinforce the enclosed and narrow character of the lane.

2.16 The lack of pavements along the south-western end of Main Road and Church End emphasises the narrow and intimate character of the south-western end of the village. In contrast, paving and wide grass verges at the north-eastern end of Main Road create a more open aspect to this area of the village.



Wall and hedgerow boundaries along Church End

2.17 There are several areas of important open space within the village that contribute to its character. The most notable are the churchyard, the allotments, the open fields between Highway and The Lodge and the field that runs parallel to Main Road to the west of Love Row. These green spaces provide attractive settings to buildings and create the impression of the countryside encroaching into the village.

Townscape Quality

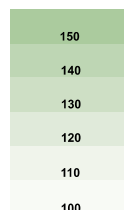
2.18 Drayton Parslow is situated on the north-eastern slope of a low-lying hill. It is essentially linear in form with development following the line of Main Road, which runs in a south-west to north-east direction through the village. The majority of the older buildings are concentrated close to the church at the south-western end of Drayton Parslow, and at the bottom of the hill around the junction between Main Road and Highway.

2.19 Between these two areas of historic development is a concentration of modern housing located to either side of Main Road and north-east of New Road. This later development has had a significant effect upon the character and appearance of the village as a whole, but does not detract from the specific character of the historic areas which are considered worthy of Conservation Area designation.

Landscape Context



Key



Contours are shown in metres at vertical intervals.

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Not to any recognised scale

2.20 Historically the economy of Drayton Parslow was based on agriculture and this is reflected in the existence of groups of buildings such as Manor Farm, Kingsland Farm, Lower Farm and Prospect Farm. A number of historic farm buildings in the village have been converted into dwellings and areas of land associated with the farms have been developed. The importance of agriculture is also reflected in the landscape features and field patterns surrounding the village. A Parliamentary Act enclosed most of the parish in 1798 and this resulted in regular field patterns with relatively straight boundaries, evidence of which still survive to the east of the village. There is also evidence to the south-west of the church of pre-parliamentary irregular enclosure and to the east of the village is a small area of ridge and furrow earthworks. These archaeological features are important reminders of the historic economy of the village and provide a wider landscape setting to the village.



Looking from Highway across to Lower Farm

2.21 The historic buildings at Drayton Parslow date from various periods. Holy Trinity church contains fragments of 12th century masonry, but was altered and rebuilt during the 14th, 15th and 16th centuries. Chestnut Farm has 16th century origins and a number of buildings such as Cobblestones, The Old Post Office, 65 Main Road and Manor Farmhouse date from the 17th century. There are also fine examples of 18th century architecture in the village, notably the Old Rectory. However the majority of historic buildings in the village date from the 19th century.

2.22 The earliest buildings within the village are generally detached and situated within fairly spacious plots. In contrast the 19th century buildings are usually semi-detached or terraced, situated within smaller plots and positioned close to the edge of the road.



Kingsland Farm Barn, Church End

2.23 A number of the earlier buildings in Drayton Parslow are listed, others, although not listed, are of local note and make a positive contribution to the overall visual quality and character of the village. Arguably the most outstanding example of domestic architecture is the Old Rectory, but other buildings such as Manor Farm, Chestnut Farm, Kingsland Farmhouse and the Lodge are individually distinctive.

2.24 With the exception of Holy Trinity Church and the Old Rectory, the historic buildings in the village are vernacular in style. The majority of them are also domestic in scale, ranging between one and a half and two storeys in height, have narrow gables and are typically uncomplicated in design. The more substantial buildings like Manor Farm, Kingsland Farm and the Lodge are typically two to two and a half storeys.

2.25 Traditional local building materials are key elements that make up the character of Drayton Parslow, helping to unify streetscapes and views. Brick is the predominant building material, but timber is also found, in particular in buildings of 16th and 17th century origin, for example, Chestnut Farm, 65 Main Street and Manor Farmhouse.

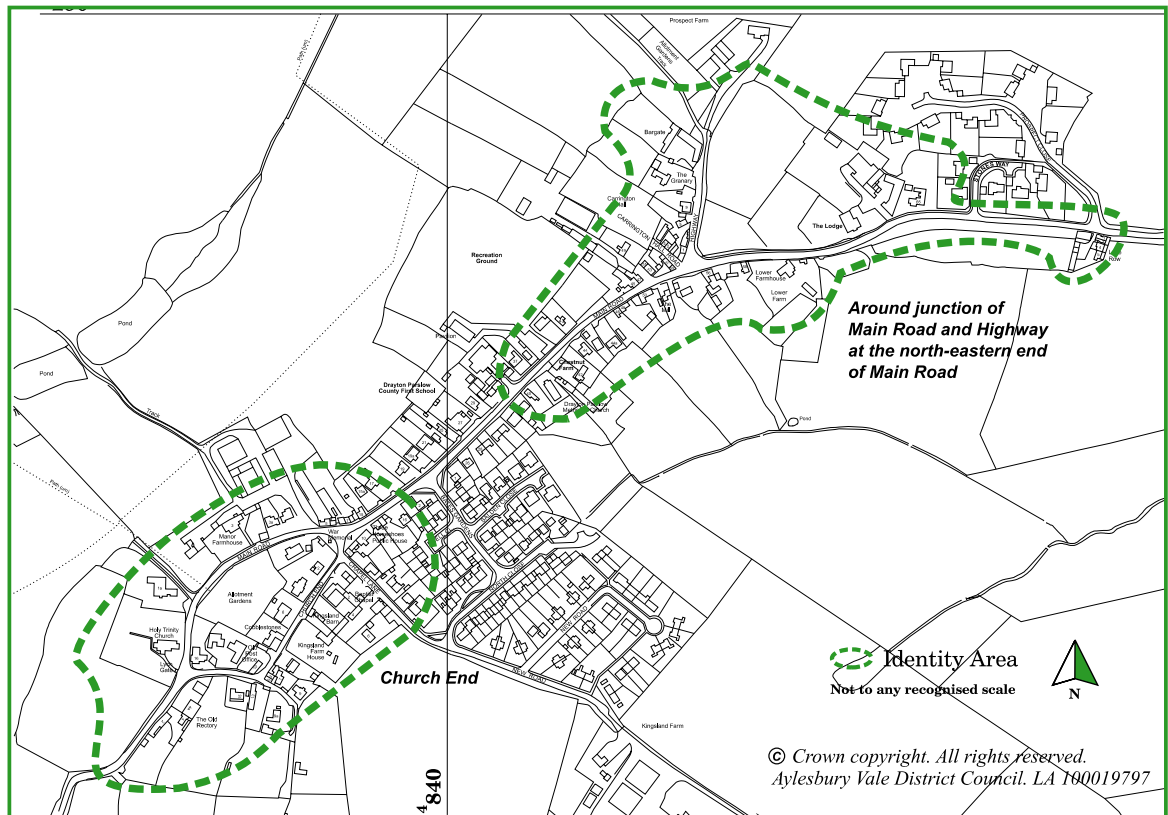
- 2.26 Traditional brick buildings in the village are constructed in a Flemish bond. At Kingsland Farmhouse, The Old Post Office and Cobblestones, a checkerboard pattern is created by arranging buff / pale yellow headers and red / brown stretchers in a Flemish Bond. On the principal elevation of the mid-19th century Mill on Main Road, buff coloured bricks are used for quoins, to articulate window and door openings and also to create decorative diamond patterning. Other decorative brick detailing found on buildings in the village include stringcourses between storeys and dentil courses below the eaves.
- 2.27 With the exception of Holy Trinity church, stone was not extensively used in the construction of buildings at Drayton Parslow. The fact that limestone was used to build the church reflects its status as the visual and religious focus of the village.
- 2.28 There are several examples of thatched roofs in the village, including the Old Post Office, Cobblestones, 65 Main Street and Chestnut Farm. However, the majority of historic roofs in the village are either covered with handmade plain clay tiles or, on the shallow pitched roofs of 19th century properties, natural slate. A number of traditional roofing materials have been replaced with modern machine made tiles or artificial slates, which detracts from the appearance of individual buildings and the character of the village as a whole. Examples of gabled, full-hipped and half-hipped roofs are all found in the village and there are also a number of examples of catslide roofs and lean-to outshots.
- 2.29 Dormers are found on several historic thatched properties in the village. Examples include the eyebrow dormers hidden among the eaves of thatched cottages like the Old Post Office and Chestnut Farm. With the notable exception of The Old Rectory, there are few examples of dormers within the roofs of tiled or slated buildings.
- 2.30 Windows in the historic buildings in Drayton Parslow tend to be vertically proportioned wooden casements and openings are generally small in relation to wall area. Unfortunately plastic windows have replaced original wooden window frames in a number of historic properties in the village.
- 2.31 Chimneys are also prominent and attractive architectural features that add visual interest to the roofscapes of individual historic buildings. Notable chimneys include the mid-18th century chimney stacks at Manor Farm and Lower Farm, the tall elegant stacks at the Lodge, the exterior chimney at 45 Main Road and the decorative buff and red brick stacks at 2 to 4 Carrington Hall Road.



Cobblestones, Church End

Identity Areas

2.32 The historic buildings in Drayton Parslow are concentrated in two parts of the village; at the top of the hill around Holy Trinity church and Church End, and at the bottom of the hill at the north-eastern end of the village. The area in between is dominated by modern development, which does not warrant inclusion in the Conservation Area. Therefore, two separate Conservation Areas have been created in Drayton Parslow and, for the purpose of the analysis of their special interest, each has been treated as a separate ‘identity area’.



2.33 The two areas of historic development in Drayton Parslow have very distinctive characters. Historic development is informally arranged in Church End along Main Road and Church End. Although the buildings vary in size, detailing and position in relation to the street they form a cohesive and contained architectural group. In contrast the historic development concentrated around the junction of Main Road and Highway is much more linear. Buildings tend to be positioned at the front of their plots and the preponderance of 19th century architecture creates a strong visual unity which is distinctive from Church End.

Church End

- 2.34 Church End and the Old Rectory are situated on the brow of a low-lying hill at the south-western end of Drayton Parslow. From the Stewkley to Swanbourne Road both buildings are clearly visible, although trees and the falling gradient of the land obscure the remainder of the village to the north-east.
- 2.35 A short distance to the south-east of the church is the Old Rectory, which is a substantial 18th century building, the south-east elevation of which is described by Pevsner as ‘one of the most charming pieces of early domestic Gothicism in the county.’² From the Stewkley to Swanbourne road, the foreground views to both buildings consist of arable fields bordered by hedgerows. The narrow approach road to the village rises gradually from the Potash Junction and gently meanders north-eastwards towards the boundary of the village.
- 2.36 Holy Trinity church is set back from the north-western edge of Main Road and sits within a small and unspoilt churchyard bounded by mature trees that frame long distant views of the building. Along the eastern boundary separating the churchyard from Main Road is a prominent brick boundary wall and 19th century lychgate and within the churchyard are a number of interesting tombs and the shaft of a medieval cross. The elevated position of the churchyard affords impressive views of the surrounding countryside.
- 2.37 The church is small and comprises a 14th century chancel, 15th century nave and west tower and 16th century south porch. However, fragments of early masonry found in the building may imply that its origins date back to the 12th century. In contrast to the majority of buildings in the village, the church is built of lime and ironstone rubble with dressed stone used for the construction of the west tower. The roof of the nave is covered in natural slate and the chancel and porch are tiled. The church was extensively rebuilt during the 16th century and restored between 1865 and 1866.
- 2.38 To the south of the church on the south-east side of Main Road, is the Old Rectory. Now a private house, but formerly a Rectory, the building was constructed by Reverend John Lord during the mid 18th century. This impressive two and a half storey building is situated a short distance back from, and facing onto, Main Road. The public face of the building is constructed of vitreous headers with red brick dressings and it has a central, slightly projecting, bay carried up to the eaves with a moulded gable. The building is double piled with a steeply pitched old tiled roof with coped gables and flanking brick chimneys. The south-eastern elevation is the most flamboyant and is constructed of chequer brick in a Gothic style. It has three bays, the central of which is gabled and has an ornate six-panel doorway with flanking single lights. Above the door are two leaded-light ogee windows. Flanking bays have two-storey canted bay windows with wooden mullions. Both the front and rear roof planes of the building contain hipped dormer windows.
- 2.39 A high brick wall runs along the north-west boundary of the Old Rectory, creating a hard edge to this section of Main Road and contrasting with the soft form of the hedgerows that mark the boundaries of neighbouring fields. The wall stops short of the front elevation of the Old Rectory and is replaced by a low wooden fence that allows uninterrupted views of the more public elevation of the building.
- 2.40 To the north-east of the Old Rectory and opposite the entrance to the church is the junction between Main Road and Church End. This narrow lane runs eastwards from Main Road for a short distance following the contours of the hill, before it bends sharply round to the north-east and descends gradually until it meets Chapel Lane. At the point of the bend, a small

² Pevsner, Nikolaus, ‘The Buildings of England, Buckinghamshire’ Penguin Books 2000, page 289

branch of the lane continues eastwards for a short distance, but quickly peters out. At the end of this lane are fields and from here can be gained extensive views of the surrounding countryside.

- 2.41 Main Road begins its descent through the village roughly at the junction with Church End. From this point it sweeps in a broad curve from north-west to north-east until it reaches the junction with Chapel Lane.
- 2.42 North-east of the church and situated some distance back from Main Road is the 17th century Manor Farmhouse. This substantial building is L-shaped in plan with later 19th century extensions. The south elevation has two prominent gabled bays with steeply pitched tiled roofs. The ground floor of the building is whitewashed render and the first floor is roughcast over timber framing. At the south-east corner of the building is a prominent mid-18th century chimneystack of vitreous brick with red quoins.
- 2.43 The area between Main Road and Church End is occupied by houses and allotments. The allotments, which form an important area of open space within the village, run along the south-east boundary of Main Road and are separated from it by high grass banks. The narrow, intimate and rural character of this section of Main Road is reinforced by these grass banks, the curve of the road, the lack of pavements and the trees and hedging along the boundaries of Manor Farm and Holy Trinity churchyard.

2.44 Church End is narrow and has no pavements. Buildings, walls and hedges form its boundaries. Although a number of modern properties have been constructed along the lane, the majority of these are set back from the edge of the road and are partially screened by walls and hedges. As a consequence, this area of the village retains much of its integrity and rural character.



Looking southwestwards up Church End

- 2.45 There are a number of buildings of architectural interest located along Church End, including the Old Post Office, which is constructed in irregular chequered brickwork. It has a thatched roof and sweeping eyebrow dormers. The building probably dates from the 17th century with 18th and 19th century extensions and alterations.
- 2.46 On the south-eastern side of the road, opposite the Old Post Office is 5, Church End. Situated hard up to the edge of the street, the building is 19th century in date and is constructed of brick with a prominent brick stringcourse, slate roof and rendered gables. Despite the loss of original windows, the main dwelling and extensions contribute to the character of the Conservation Area and forms a hard edge to the street which channels views north-eastwards along Church End.
- 2.47 To the south-east of the Old Post Office and 5, Church End is 13, Church End. This building, which is situated gable-on to the road, has a 19th century central range with later ranges to either side. The north-east range with its prominent external chimney provides a focus to views looking south-westwards along Church End.



The Old Post Office and 13 Church End

2.48 Adjacent to the former Post Office is Cobblestones which is another notable 17th century thatched building. Formerly cottages, and now a single dwelling, the building was badly damaged by fire during the 1970s, but has been carefully restored and rebuilt. The building, which is L-shaped in plan and one and a half storeys in height is constructed of irregular chequered brickwork and partly rendered. In contrast to the other buildings at the north-eastern end of the lane, which are set back within their plots, the south-eastern gable of Cobblestones directly abuts the road. The hard edge of the gable contrasts with the hedges and low brick walls that form the boundaries of properties to the north-east.

2.49 Perhaps the most imposing building along Church End is Kingsland Farm House. Situated some distance back from the road, virtually opposite Cobblestones, the building dates from the late 17th to early 18th century. It is a substantial two and a half storey building, built on a L-shaped plan and constructed of chequered brickwork and partly rendered. Kingsland Farm House towers above the adjacent converted barn, and its gables, chimney stacks and old tiled roof are visible from Church End and from various points along Chapel Lane.

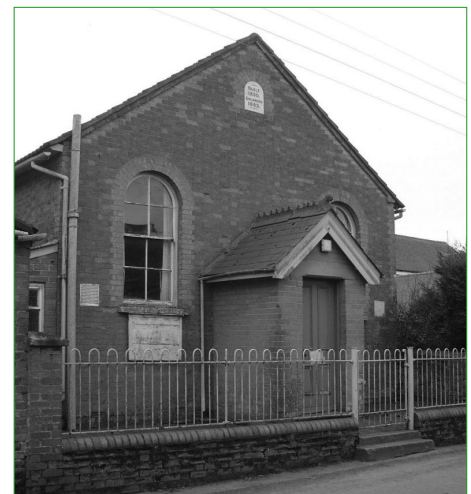


Kingsland Farm House, Church End

2.50 On the north-west side of Church End close to the junction with Chapel Lane is 2 Church End. This attractive 19th century building, which once served as a bakery, is situated above and slightly back from the road behind a stone boundary wall topped by a dense hedge. The building is constructed of chequered bricks and the principal elevation is rendered. Although this building is not listed, its elevated position, decorative brickwork, full hipped slate roof and original entrance doorway make it an interesting and attractive building that contributes to the character of the Conservation Area.

2.51 Chapel Lane runs for a short distance in a south-easterly direction from the junction with Main Road until it becomes New Road and terminates at Kingsland Farm. The road is quite narrow and buildings and walls form its south-western boundary. In contrast, a pavement runs along the north-eastern side of the road and the buildings are situated back within their plots. These buildings are modern and lack the distinctive quality of the historic buildings along the opposite side of the road. For this reason the south-western side of Chapel Lane forms the boundary of the Conservation Area.

2.52 Chapel Lane gains its name from the Baptist Chapel situated on the south-western side of the road, a short distance south-east of the junction with Church End. A small date stone in the apex of the gable fronting Chapel Lane states that the building was constructed in 1830. The chapel sits slightly back from the road edge behind a low brick wall and metal railings. It is constructed of red brick with grey brick quoins and window and door surrounds. The steeply pitched gable roof is slated and the round-headed wooden sash windows are original.



The Baptist Chapel, Chapel Lane

2.53 To the left of the Chapel, but forming part of the same building is the Sunday School. Positioned slightly forward of the Chapel, it is constructed of brick and

timber and is orientated to face gable on-to the road. The brick boundary wall to the south-east of the Sunday School has been partially demolished revealing uninterrupted views of the building with its two large wooden sash windows and simple doorway. This building provides an attractive foreground to views looking westwards from Chapel Lane towards Church End, Kingsland Farm House and the Baptist Chapel. The open fields to the south-east of the building contribute to its setting.

- 2.54 At the junction of Chapel Lane, Church End and Main Road the roads open. At the south-western end of the junction is a stone war memorial commemorating the men of the village who died in the two World Wars. The memorial and surrounding area form a focus to views looking up the hill from the north-west and are seen against a backdrop of 2, Church End, its grounds, outbuildings and boundary wall and the western tower of Holy Trinity church.
- 2.55 Along the northern side of the square are nos. 5 to 15 Main Road. This group of 19th century cottages is staggered down the hillside and closely follows the line of the street. No.5 stands detached and comprises a two storey rendered brick building with an outbuilding attached to its north-eastern gable. The building is orientated to face directly onto the road and is situated close to its edge. Although the central doorway has been blocked and the original windows replaced, the historic outline and symmetrical appearance of the building remains unaltered and make a positive contribution to the character of the Conservation Area.
- 2.56 Like 5 Main Road, nos. 7 to 15 Main Road abut the road edge and follow the line of its gentle curve as it bends slightly north-eastwards in its descent of the hill. The terrace is constructed of red brick with buff coloured brick window and door surrounds and decorative diamond motifs on the first floor of the principal elevations. The terrace, which forms a strong focus to views looking northwards across the square from Chapel Lane, creates a hard edge to the street.
- 2.57 The south-east side of the square is contained by The Three Horseshoes public house. Built in the 1850s by Robert Spooner, the public house occupies the site of an earlier inn bearing the same name. It is a two storey, two range, painted brick building with canted ground floor bay windows and tiled gable roof. Positioned at a slight angle to the road, the strong building line channels views in a south-westerly direction up Church End. In front of the building is a wide tarmac verge used for parking cars. During the 19th century there was a blacksmiths and a shoe shop adjacent to the public house and to the rear was a bell foundry. Positioned at a focal point in the village where the principal roads within the settlement converge, The Three Horseshoes is a prominent building that contributes greatly to the character of the Conservation Area.



Nos 7 to 15 Main Road

- 2.58 Further to the north-east Main Road continues to descend the hill. New development to either side of the road has significantly altered the appearance of the village.

The key buildings in this area are:



Holy Trinity Church



3-5 Church End



The Old Rectory



The Old Post Office



Manor Farmhouse



Cobblestones



13 Church End



Kingsland Farm House and Barn



2 Church End



The Three Horseshoes



The Baptist Chapel,
Chapel Lane



7-15 Main Road



The Sunday School building,
Chapel Lane



5 Main Road

Other important features in this area are shown on the map at the back of this document or highlighted within the text.

Around junction of Main Road and Highways and the north-eastern end of Main Road

2.59 Approaching from the direction of Milton Keynes to the north-east, the entrance to the village is marked by the 19th century terrace of Love Row, which is situated gable-on to the south side of Main Road. Love Row is detached from the rest of the village and this isolation is reinforced by the contrast between the density of the terrace development and the openness of its setting. The terrace buildings are simple, built of chequered brick with a slate gabled roof and, although several have experienced unsympathetic alterations, the terrace as a whole contributes to the character of the Conservation Area.

2.60 To the west of Love Row is a wide grass verge and high bank. This area of important open space at the entrance to the village, contrasts with the dense hedge that acts as a screen to the Prospect Close development on the opposite side of the road. This area is relatively modern and results from efforts to improve the safety of the road. Nevertheless it is important because the wide grass verge, bank and fields beyond create an open aspect to the street that reinforces the rural character of the village.



Looking southwestwards towards 65, Main Road and the Lodge

2.61 Stretching to the north of Main Road, Prospect Close occupies the site of the former GPO training centre. The development consists of modern dwellings arranged along cul-de-sacs in a manner that contrasts with the characteristic linear development of the historic village. For this reason Prospect Close has been excluded from the Conservation Area. The development is, however, partially obscured by tall broad hedging that runs along the northern side of Main Road. This hedge helps to soften the edge of the street, channels views, contrasts with the hard edges of Love Row and reinforces the rural quality of the street.

2.62 At the north-eastern entrance to Drayton Parslow, views of the village are contained by the mid-19th century Lodge situated on the northern side of Main Road. Set against a backdrop of prominent trees, this substantial building is constructed of red brick with a slate full-hipped roof and is raised above the level of the road behind a brick boundary wall. The Lodge presents a symmetrical principal elevation directly onto the road, consisting of two-storeys and three bays with a central gabled porch and ornate doorway. In contrast, the south-western elevation of the building, visible when looking north-eastwards along Main Road, is far less restrained. Canted ground floor bay windows on the main range, and a distinctive three-storey tower with pyramid slate roof on the substantial rear range, create an interesting and unusual outline to this aspect of the building.



The Lodge, Main Road

2.63 To the east of the Lodge is 65 Main Road a 17th century listed thatched cottage. Constructed of timber frame with whitewashed brick infill this one and a half storey building was considerably altered with the addition of a prominent lean-to on the principal elevation and, more recently, by extensive rebuilding works and the addition of a large gable extension and free-standing garage to the rear.

2.64 On the opposite side of Main Road, a short distance to the south-west of the Lodge, set at a slight angle back from the road behind a low brick boundary wall, is Lower Farmhouse. The original 17th century timber frame building forms the principal range and to the rear is an ornate two storey 18th century wing built of chequered brickwork. The principal range is one and a half storeys and has four irregular bays and a single storey lean-to at its eastern end. The roof is tiled and two small gabled dormers punctuate the eaves line. Of particular note is the central brick chimneystack with grouped shafts. To the west of the building a low hedge forms the front property boundary across the top of which can be gained extensive views of the countryside and distant trees.



Lower Farmhouse, Main Road

2.65 Opposite Lower Farmhouse are open fields which rise gently northwards away from Main Road. This area of land is important because it provides a break in development. It forms a foreground and backdrop to buildings, allows extensive views into and out of the Conservation Area and reinforces the rural character of the village. A post and rail fence marks the southern boundary of the fields, and a pavement, shallow ditch and grass verge separate them from Main Road. Within the fields are a number of prominent trees that provide a focus to views looking up and down Main Road and from Highway.



Looking westwards from Main Street towards Highway

2.66 Highway runs along the western boundary of the open fields. This narrow lane rises gradually from the junction with Main Road, continuing for a short distance before petering out to form a track by Prospect Farm. Running along the eastern side of the lane is a narrow grass verge and hedgerow and along its western side are several properties, a number of which are of historic interest. During the winter season, when the leaves have fallen from the trees, views of the houses along Highway can be gained looking north-westwards across the fields from Main Road.



Looking south-westwards along Main Road towards Highway

2.67 Around the junction of Highway and Main Road, development is quite dense. Buildings tend to be semi-detached or terraced and positioned close to the edge of the road. The buildings around the junction are generally late 19th century in date and have a distinctive and intimate character.

- 2.68 Carrington Hall Road extends a short distance north-westwards from the junction of Highway and Main Road. To the south-west another short lane runs parallel to Carrington Hall Road up a gentle gradient to 49 Main Road, a much altered but attractive 19th century brick cottage. Short terraces of 19th century cottages like 2 and 4 Carrington Hall Road or semi-detached properties such as 51 to 53 and 59 to 61 Main Road form the boundaries of both lanes. Buildings are situated immediately adjacent to the road forming a hard edge and creating an enclosed and intimate character. Like Highway, both roads dwindle to form a track or culminate in the open countryside.
- 2.69 With a few exceptions, buildings on the southern side of Main Road are also situated close to the edge of the road and the gaps between them allow views out across the undulating countryside and towards the rear of properties located along New Road. There are a number of significant buildings including the mid 19th century steam mill built of red brick with buff coloured detailing. Despite being converted to a residential dwelling, the mill retains much of its utilitarian character and is a prominent reminder of the village's industrial past.
- 2.70 Other 19th century buildings of local note include 56 and 58 Main Road and Chestnut Cottages. No.56 Main Road is a two-storey whitewashed brick building situated gable-on to the road. No.58 Main Road is also two-storeys, but built of buff coloured brick with prominent ground floor bay windows to either side of a central doorway. Chestnut Cottages is another building which contributes to the character of the Conservation Area. Situated hard up to the edge of Main Road, the strong building line forms a hard edge that helps to channel views in both directions along the street. Cumulatively the buildings around the junction of Main Road with Highway form a distinctive concentration of 19th century development that defines the character of this area of the village.



Looking towards the junction of Main Road and Highway

- 2.71 The Conservation Area boundary runs south westwards from Chestnut Cottages along the edge of Main Road until it reaches Chestnut Farm. The modern houses between these buildings share little in common with their more historic neighbours and have therefore been excluded from the Conservation Area.

- 2.72 Chestnut Farm is a particularly attractive one and a half storey, 16th century timber framed cottage, with a half-hipped thatched roof. Situated back within its plot its front boundary is formed by a picket fence, a simple brick outbuilding and a brick boundary wall.



Chestnut Farm

- 2.73 Southwest of Chestnut Farm is the Methodist Chapel. The building was constructed in 1912 and consists of a hall positioned slightly back from, and above, the street. The former Methodist Chapel, now the Carrington Hall, was constructed in 1847 and is situated on Carrington Hall Road. It is built of red brick with stone decorative detailing. The front façade with its coped gable and prominent buttresses hides the pitch of the roof behind and the entrance is marked by a

prominent single storey porch, above which is a rose window. It is a very eye-catching building, which despite being converted to a residential dwelling, retains much of its original character.

- 2.74 On the opposite side of the road and a little further down the hill is the entrance to the village recreation ground and close to it is the site of one of the main village wells. This area of open space creates a break in the street that contrasts with the density of buildings huddled around the junction of Main Road and Highway.
- 2.75 A short distance up the hill, to the south-west of the entrance to the recreation ground, is Drayton Parslow village school. Prominently situated slightly back from Main Road, the school dates from the late 19th century and is an attractive brick building which makes a positive contribution to the character and appearance of the Conservation Area. The school is still in use today and forms an important focus to the village community.

The key buildings in this area are:



Methodist Church



50 Main Road



Chestnut Farm



The Mill



46-48 Main Road



56 Main Road



58 Main Road



5 Highway



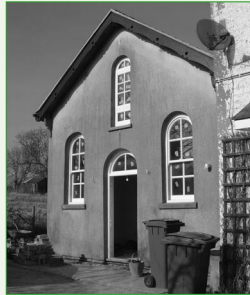
Lower Farmhouse



Bargate



1-5 Love Row



Carrington Hall



65 Main Road



59-61 Carrington Hall Road



The Lodge



49 Main Road



1-3 Highway



45-47 Main Road



Drayton Parslow Village School

Other important features in this area are shown on the map at the back of this document or highlighted within the text.

Chapter 3

DESIGNATION

- 3.1 The Conservation Area Map identifies features important to the character of the Conservation Area. Building groups, listed buildings, important townscape views and green areas are shown. The written description and the Conservation Area map describe and show where development control policies will apply.
- 3.2 The map defines the extent of the area that is regarded as possessing those qualities of townscape, character or historic interest which Conservation Area designation is designed to protect.

Chapter 4

ENHANCEMENT OPPORTUNITIES

Enhancement for Drayton Parslow

- 4.1 Overhead wires and cables are prevalent throughout the Conservation Area, and are dominant features that detract from the visual quality of the street
- 4.2 The existing treatment of carriageway and pavements within the Conservation Area do not reflect the visual quality of the village.
- 4.3 Trees and hedgerows make a positive contribution to the quality of Drayton Parslow Conservation Area, helping to reinforce the rural character of the village. Maintenance of existing trees and the careful planting of new trees would help to reduce the visual impact of less sensitive developments upon the setting of individual buildings and upon significant views.
- 4.4 Replace the chain link fence to Recreation Ground with railings.

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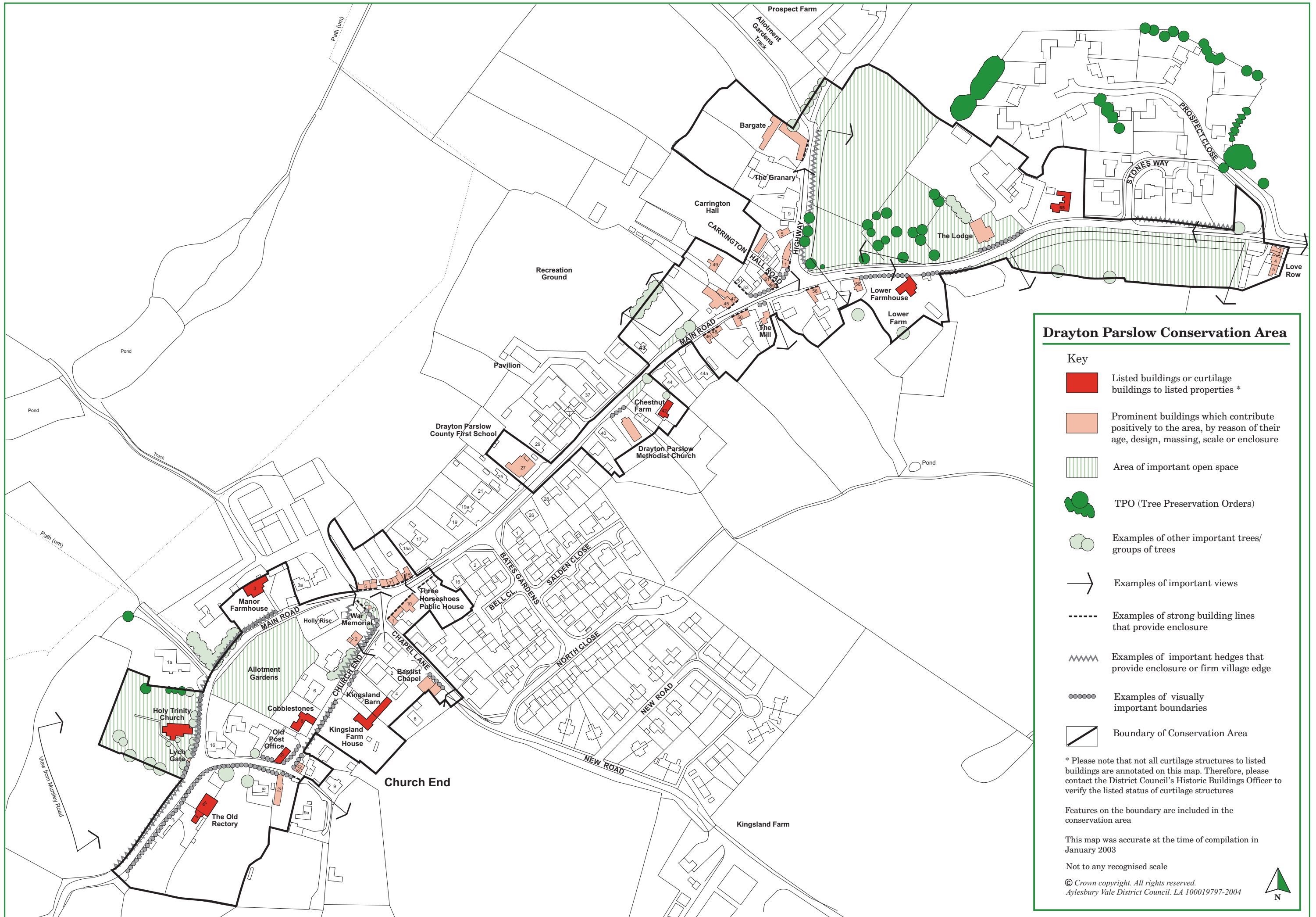
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Acknowledgements

Drayton Parslow Parish Council











Buckinghamshire County Council Archaeological Unit

Buckinghamshire County Council, Centre for Buckinghamshire Studies



Drayton Parslow Conservation Area

Key

-  Listed buildings or curtilage buildings to listed properties *
-  Prominent buildings which contribute positively to the area, by reason of their age, design, massing, scale or enclosure
-  Area of important open space
-  TPO (Tree Preservation Orders)
-  Examples of other important trees/groups of trees
-  Examples of important views
-  Examples of strong building lines that provide enclosure
-  Examples of important hedges that provide enclosure or firm village edge
-  Examples of visually important boundaries
-  Boundary of Conservation Area

* Please note that not all curtilage structures to listed buildings are annotated on this map. Therefore, please contact the District Council's Historic Buildings Officer to verify the listed status of curtilage structures

Features on the boundary are included in the conservation area

This map was accurate at the time of compilation in January 2003

Not to any recognised scale

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