
Conservation Area Character Survey

Cadmore End Common



What is a Conservation Area

Conservation areas are areas of special architectural or historic interest, which are considered worthy of preservation or enhancement. They are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Within conservation areas there are special controls on some alterations to buildings, on their demolition or partial demolition, and on works to trees. The Council's Heritage Guidance Note on conservation areas gives further details of the specific controls that apply.

Designation of a conservation area does not preclude the possibility of new development, but such development must be designed positively to enhance the special character of the area.

The Purpose of This Survey

The designation of a Conservation Area imposes specific duties on local authorities to formulate and publish proposals to ensure that the special character of the area is preserved and enhanced. This conservation area character survey describes the main features of special architectural

and historic interest which justify the designation of Cadmore End Common as a conservation area.

This survey is in accordance with Section 71 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and PPG15, complies with the requirements of PPG12, and contributes to the Council's strategic Aim 4 The Environment. As supplementary planning guidance, it is intended to complement the approved policies for conservation areas in the Council's Wycombe District Local Plan and is consistent with paragraphs 11.36 – 11.41 of the Wycombe District Local Plan to 2011, adopted 2004.

This survey was the subject of public consultation prior to adoption as supplementary planning guidance. The views of the consultees were taken into account and in some cases changes were made. A copy of all representations made to the Council during public consultation and the Council's response to those representations is available from the District Council Offices

Planning and Major Projects - 2003



Context

The area known as Cadmore End Common is situated in south west Buckinghamshire high in the Chiltern hills. To the west lies the Chilterns scarp rising about 180 metres above the Vale of Oxford, to the east is the village of Lane End, beyond which is the built up area of High Wycombe. The hamlet shares a boundary with Wheeler End Common to its north.

The surrounding landscape is of a type identified in the Landscape Plan for Buckinghamshire as the Incised Dip Slope of the Chilterns. The Chilterns belt runs from Goring in Oxfordshire, through Buckinghamshire, Bedfordshire, and into Hertfordshire, containing some of the highest quality landscape. The hills are formed by an outcrop of chalk which forms a plateau, abruptly terminating to create the dramatic north west face of the Chilterns escarpment. Cadmore End Common also lies within the Green Belt and the Chilterns Area of Outstanding Natural Beauty.

In terms of settlement pattern the hamlet is essentially a very large common around and throughout which are scattered dwellings in isolation and small groups. Subsequent to the completion of the M40 in 1978, the conservation area was severed from Cadmore End and is now accessed from Bolter End Lane, there being no road through the conservation area. The dwellings are accessed via minor tracks and lanes. Some of the oldest buildings in and around the conservation area are farms, many of which have retained some degree of commercial activity. Otherwise its somewhat isolated nature has ensured the hamlet remain small and retail and service activity is found in nearby Cadmore End, Wheeler End Common, and Lane End.

History

SOCIAL DEVELOPMENT

Cadmore End, Cadmore End Common and Wheeler End Common would have formed a series of scattered linear settlements with similar physical characteristics and history, shared to some extent with Lane End to the south east. Cadmore End Common and Wheeler End Common are located on the heath land to the north, with the more fertile

agricultural and pastoral land of Cadmore End to the south. Of these three settlements, Cadmore End has the most fully developed written history.

The name Cadmere was first noted in the fine rolls of 1235. The origin is “Cada’s Boundary” Cada being the name of a person (probably the Saxon Cadahangra) and maere to mean the edge, possibly of a landholding. Cadmore End Manor, originally part of Fingest Manor and situated in a hamlet of the same name, first appeared in the 16th century in the possession of Sir Edward Unton, husband of Ann Countess of Warwick (daughter of the Duke of Somerset who had owned Fingest manor for a while). The manor passed through various hands, eventually coming to Thomas Taylor of Aston Rowant House whose interest passed to Lord Parmoor of Frieth in 1860. The boundaries of the manor are not clear, but it is apparent from the records that Cadmore End was a township, and has been settled for some time. Cadmore End Common is a more dispersed settlement situated on poorer land and may have grown up around small scale brickworking, while Wheeler End Common has connections with the chairmaking industry

These villages and hamlets once lay in Oxfordshire in the Hundred of Lewknor together with the now disappeared settlement of Ackhamstead further to the south. They formed three detached portions of Lewknor Parish, known as Lewknor Uphill and totalled around 2000 acres. These portions were relinquished to Buckinghamshire in 1844 and Cadmore End was made a separate civil parish in 1852. Cadmore End Common was first designated as a conservation area in 1989.

Ecclesiastically Lewknor Uphill, Stokenchurch, and part of Fingest were consolidated into a chapelry in 1851 and in 1896 this ecclesiastical parish was also transferred to Buckinghamshire. The original chantry church for the area, dedicated to St Mary-le-More and known as Moor Chapel, was located at Ackhamstead and had been in existence since 1241. When this church was taken down in 1849 some of the materials were reused to build St Mary le Moor in Cadmore End. The remains of Ackhamstead church can still be seen at Moor Farm two miles to the south of the new church.

There are a number of areas in and around the Chilterns containing patches of silty clay, referred to as ‘brick earth’, which was used in small-scale local brickmaking. Such brickmaking works existed in Cadmore End Common, where it was the primary industry until 1939 when the clay ran out. Kensham Farm, Sadlers -once a farm - and Huckenden Farm all show signs of having once been connected with brickmaking. One kiln remains, and is a Grade II listed building. Although many other buildings which were associated with the brickworks have disappeared, the wage office still exists and many small ponds dot the common indicating where clay was extracted. This industry is the most likely influence on the growth of the settlement. In addition to the clay pits, residents recall that chalk was also extracted from shafts dug on the common. Some of these are



Kensham Farm at the western end of the conservation area



The grade II listed kiln, remnants of local brickmaking industry indicated on the map.

Nearby Wheeler End was home to a group of mummers until the mid 1900s. The word mummer is derived from an old French word meaning 'mask' and refers to the local acting group which travelled to surrounding villages to perform plays in pubs or homes. The Wheeler End Mummers performed in the winter months and rehearsed in the brick kiln at Cadmore End Common

PHYSICAL DEVELOPMENT

Most larger settlements in the Chilterns are located in the valleys, while the plateaux are scattered with woods, heath, grazing land and isolated dwellings and hamlets. Cadmore End Common is made up of a loose group of farmhouses and cottages interspersed throughout the common. The two farmhouses are the oldest structures in the conservation area, dating from the 15th and 16th centuries. Most other buildings are scattered throughout the common representing a pattern of gradual encroachment which took place between the mid 18th to 19th centuries. These cottages are of varying orientation and located on plots of irregular size and shape, many of them in isolated locations, giving the entire conservation area an impression of remoteness.

While surrounding settlements experienced growth from the mid 20th century, Cadmore End Common has remained



Huckenden Farm, with elements ranging from the 16th to the 20th centuries

small and dispersed. Modern buildings are few as compared with older buildings, although their grouping makes them more prominent than is desired. Enhancing the impression of remoteness is the M40 which cut through the area in 1978, severing Cadmore End Common from Cadmore End, leaving the primary access via Bolter End Lane.

Archaeological Interest

There are no scheduled ancient monuments or sites of archaeological interest identified within the conservation area. The hamlet is clearly of a historic nature and in the event of archaeological deposits being found the Council may require archaeological conditions attaching to planning permissions where appropriate, including watching briefs, excavation or similar recording procedures

Essential Characteristics

While Cadmore End Common exhibits some characteristics of Chilterns ridgetop villages, it has no central core of buildings. Rather it consists of a small and very loose collection of dwellings widely interspersed throughout and around the perimeter of the common, with Huckenden Farm and Kensham farm both located at the very edges of the conservation area. Minor tracks lead to isolated groups of dwellings or individual cottages. Plots are of various size and shape, but orientation of buildings is primarily to the south

While at one time it was the dwellings which encroached upon the common, the situation is now almost reversed and the impression is that the common, which has in recent years become scrubbed and wooded through disuse, is slowly encroaching upon the dwellings and almost no cleared areas of common remain. It is somewhat surprising to come upon a small cottage isolated in the centre of the woods, with only a hedgerow or rail fence preventing it from becoming completely engulfed by trees. The impression of heavy tree cover is therefore a primary characteristic of the conservation area. The defining characteristics of the built form are considered to be irregularity of siting and plot sizes, isolation of buildings from one another, and use of local materials consisting primarily of brick and flint.

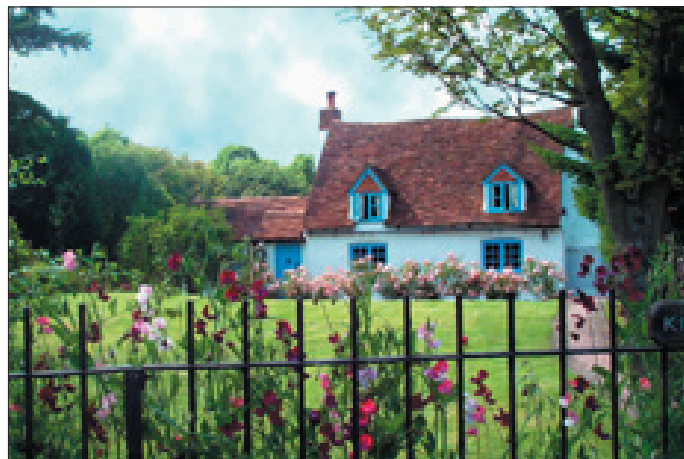
There is one important grouping within Cadmore End Common associated with the remaining brickworks to the western end of the conservation area. The cottages form a very loose grouping around the kiln, accessed via narrow tracks and largely hidden from casual view by hedges and trees. This group is not distinguished from other significant buildings through materials, scale, or style, but rather by association with each other - which is relatively close for Cadmore End Common - and with the brick kiln.

Architectural Character and Quality of Buildings

Buildings in Cadmore End Common range from older farm complexes and cottages to modern detached homes. The oldest buildings are listed and include the original farms and



Kiln Cottage, one of a number of buildings clustered around the kiln



Kilnwood, built in the mid 17th -18th centuries

associated outbuildings, and those buildings associated with the early brickmaking industry. These buildings represent the early origins of the conservation area around which subsequent development scattered.

SMALL COTTAGES GRADE II LISTED

Kiln Cottage was built around 1830 of brick and flint with a dog-tooth eaves course and wooden casements.

Kilnwood is a mid 17th - 18th century building of brick and flint with whitewashed render over and timber trusses in the gables.

The Kiln was built around 1830 and was used for firing tiles until 1939 when the local clay was exhausted, although it may also have been closed at the outbreak of WWII when updraught kilns were closed to prevent use as targets by enemy bombers. It is a brick structure with a shallow dome and a central round chimney.

Kensham Farmhouse is a 15th century farmhouse altered in the 16th century and with extensions dating from the 16th to 17th century and from the 20th century. One storey and attic, it is built mostly of brick, some vitrified, some flint and some timber framing. A band course separates the ground and attic floors and chimney shafts are set on the diagonal.

Huckenden Farmhouse is a late 16th to early 17th century building with additions from various periods. It ranges from one to two storeys and is of brick and flint, with some timber framing with brick infill to the rear gable and wall. It has dentil eaves and 20th century leaded casements. The Barn was built in the late 17th to early 18th century of timber frame and weatherboard on a brick and flint plinth.

SOME OTHER SIGNIFICANT BUILDINGS

Other significant buildings include those unlisted buildings in the Kiln Grouping including the **Wage Office**, **Holland Bank**, and **Bakers Barn**. Additional significant buildings are scattered throughout the conservation area and include the **Barns** associated with Kensham Farmhouse, **Cherry Tree Cottage**, **Cumberland Cottage**, **Saddlers Cottage**, **Flint Cottage**, **Prospect Place**, **Well Cottage**, **Huckenden Holly**,

and **Briar Cottage**.

Characteristic of listed and other significant buildings within Cadmore End Common are brick and flint construction, 1½ to 2 storey height, and gabled or hipped tile roofs punctuated by corbeled chimneys. Some properties have dentils or small gabled dormers at the eaves. Detailing is provided primarily through pattern of brick dressings against flint or use of vitrified brick, although some structures have been rendered and whitewashed. Windows are painted wood casements. Use of weatherboarding is minimal, found on Bakers Barn, an extension to Huckenden Farm and on Huckenden Farm Barn.

The remaining buildings within the conservation area are generally marked by modern brickwork and greater height, typically with hipped roofs, concrete roof tiles, and smaller chimneys. The windows are typically much larger, some set in two storey window bays, and there is greater use of hanging tile.

Materials

The Landscape Plan for Buckinghamshire characterises the soil around Wheeler End Common as pebbly clay and sand clay with flints, all of which were utilised as construction materials in the hamlet. Considering the local brick industry it is unsurprising that brick, used in combination with flint,



The wage office, an unlisted but significant element of the Kiln grouping



Cherry Tree Cottage, now almost completely engulfed by trees

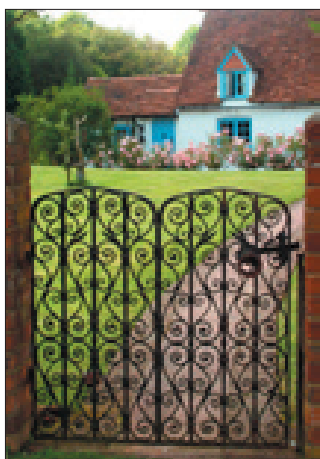


Cumberland Cottage

is the most common building material for the significant buildings. Bricks are traditional Bucks red colour, with some use of vitrified brick. Roofs are plain tile and windows are almost entirely wood casements, some with leaded muntins, set in cambered openings. Such simple local materials combined with minimal architectural detailing emphasises the rural nature of the hamlet. Modern buildings in the conservation area are characterised by materials such as modern brick and hanging tile, concrete tile roofs and PVCu windows, most of which are no longer considered appropriate in conservation area terms. Boundaries are generally delineated by hedges with wood gates, some with modern brick piers. In some ways at odds with such a rural location, there is one iron rail fence and a number of iron gates which might normally be more at home in an urban setting. These may have been made locally and a number of them are located in the grouping associated with the kiln, lending it further distinction.

Trees and Vegetation

Tree cover is around 20-26% in the Chilterns Dip Slope however tree cover in Cadmore End Common is significantly more. Unlike Cadmore End or Wheeler End Common, Cadmore End Common is almost entirely wooded. Over the years much of the common land has become covered with wood and scrub as occurs when such areas are left ungrazed, with only a relatively small space in the centre remaining clear. In many cases the wooded growth appears on the verge of overwhelming the dwellings, to be held at bay only by hedges or iron rail fencing. Kiln Wood Registered Ancient Woodlands lies at the western edge of the conservation area.



Kilnwood's wrought-iron gate, one of a number in the area

The greater contribution made by trees is therefore primarily as part of a group rather than as individuals, although some individually significant trees are indicated on the map.

Regardless, all trees in conservation areas are afforded special protection.

Surrounded by so much growth, hedges also do not have so immediate a visual impact on the conservation area as they might otherwise, however there are a few which may be regarded as significant, some of which are indicated on the map.

Open Space

As has been commented upon previously, there is very little open space within the conservation area. With the exception of a small field at the east along Bolter End Lane, the open space that does exist is visible from footpaths and is surrounded completely by woodland and scrub.

Settings and Views

Views within and out of the conservation area are obviously restricted by heavy tree cover and generally tend to be more intimate, involving the emergence of a built form through the trees from close proximity. Although hidden from view by the tree cover, the constant roar from the M40 motorway, heard from all parts of the conservation area and beyond, clearly announces its close proximity.

Opportunities for Enhancement

One of the primary areas of concern identified by residents in consultation was gradual loss of open areas on the common due to encroachment of trees, shrubs, and bracken. This has effected the flora and fauna found on the common, leading to replacement of Orchids, Heather and other small flowers with bluebells and foxgloves, and diminishing incidence of previously common butterflies and birds. A management plan for an area of common land can be negotiated between the property owner(s) and commoners, and could also be eligible for matching grants. Such a management plan for Cadmore End Common would certainly be viewed favourably.

Another frequently voiced concern was the increase in light pollution, which originates from both the motorway and from individual buildings. This can have a detrimental effect on a rural area and consideration should be given to the impact of lighting on the conservation area when determining planning applications.

Development Control Advice

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

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

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

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

Common Conservation Area, the setting of listed buildings, and any important views.

- All trees in conservation areas are protected but special consideration should be given to those trees indicated on the conservation area map to ensure that they are not harmed. New development should recognise this and not present a risk to their continued future growth and habit.
- Although hedges cannot be specially protected through legislation, those hedgerows indicated on the character survey map should be retained and where possible enhanced.
- Special care must be taken to ensure that views looking into and out from the conservation area are not spoilt. Those of particular importance are marked on the survey map.

Further Information and Guidance

Historic sources used in the preparation of this document include Pevsner's *The Buildings of England. Buckinghamshire* 2nd edition (1994), *The Landscape Plan for Buckinghamshire* (Buckinghamshire County Council) and *The Chilterns Buildings Design Guide & Flint Technical Note* (the Chilterns Conference). Descriptions of architectural terms can be found in many dictionaries, or in publications such as Harris' *Illustrated Dictionary of Historic Architecture* (1977) or Harris' *Illustrated Glossary of Architecture* (1966).

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

The Conservation Officer and Heritage Officer are always pleased to give advice on all heritage matters and can be contacted on 01494 421578 or 01494 421578, or seen by appointment in the Council Offices or on site. Development Control matters within the Wheeler End Common Conservation Area are the responsibility of the West Team who can be contacted on 01494 421517. Planning Policy matters are the responsibility of the Policy Unit who can be contacted on 01494 421545.



Bakers Barn, an attractive example of brick and flint construction