

DRAFT CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Bucklebury Village

Vn. 0.5 11 May 2023



Cover picture: Glebe Cottage and the Church of St Mary the Virgin in the Bucklebury Village Conservation Area.

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Prepared by: Bucklebury Village Conservation Area Assessment Group

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Table of Contents

1	Introduction	6
	Background and Purpose	6
	Acknowledgments	7
2	Legislative and Planning Policy Context	8
	Statutory Legislation.....	8
	National Policies	8
	Local Policies	8
	Historic England Guidance.....	9
	Additional statutory controls within conservation areas	9
3	Summary of Special Interest	10
4	Location and Landscape Setting.....	12
	Location, general character, plan form, and activities	12
	Relationship of the conservation area to its surroundings.....	17
	Spaces within the conservation area.....	21
5	Historic Development and Archaeology	25
	The historic development of the Bucklebury area	25
	The Church of St Mary the Virgin	28
	Industrial Heritage.....	28
	Archaeology	31
6	Biodiversity.....	32
7	Views into, from and within the Bucklebury Conservation Area	34
8	Buildings of Historic and Architectural Interest.....	38
	Buildings in CA.....	38
	Other significant structures within the CA.....	44
	Significant buildings close to the CA	46
9	Built Form and Building Materials.....	48
10	Public Realm	51
11	Boundary Review	52
12	Management Plan	53
	Positive elements	53
	Detracting elements / Issues	54
	Management Issues/Strategies	55
	Promotion and active management of the Bucklebury Conservation Area	55
	Responsibility for Stewardship of the CA.....	55
	Future review of conservation area	55
13	Contact Details.....	56
	Appendix 1 Additional Statutory Controls within Conservation Areas	57

Appendix 2 Biodiversity	60
Appendix 3 Management Issues/Strategy Plan.....	0
Appendix 4 Historic OS Map Epoch 1 1877-78	0
Appendix 5 Historic OS Map Epoch 2 1899	1
Appendix 6 Historic OS Map Epoch 3 1912	2
Appendix 7 Historic OS Map Epoch 5 1981	3
Appendix 8 Listed Buildings within Conservation Area.....	4

Table of Figures

Figure 1 Parish of Bucklebury with Conservation Area (outlined in yellow) in centre	12
Figure 2 Map of Bucklebury Village showing the Conservation Area and listed buildings.....	14
Figure 3: Harvesting and sheep farming in fields adjacent to the Bucklebury Conservation Area	16
<i>Figure 4 The Glebe Field.....</i>	<i>18</i>
Figure 5 Views through Churchyard to The Glebe Field.....	18
Figure 6: The River Pang	20
Figure 7: The churchyard of St Mary the Virgin.....	21
Figure 8: Cast Iron Memorials in Churchyard.....	22
Figure 9: Listed cast iron railings at the entrance to The Old Vicarage.....	23
Figure 10: The traffic island in Bucklebury Village.....	24
Figure 11: Timeline of events in Bucklebury History	25
Figure 12: The water wheel that served the needs of the foundry.....	29
Figure 13: Bucklebury - OS Historic Epoch 1 (1877-78).....	31
Figure 14: Ox-eyed daisies and daffodils in the churchyard.....	32
Figure 15: View of the church tower of St Mary the Virgin from the road neat New Barn Farm	34
Figure 16: Views southwards from the Conservation Area towards Bucklebury Common	35
Figure 17: Views towards the Conservation area from rising ground to the south. The copses above Hawkridge House and Rushden's Farm can be seen in the distance.....	35
Figure 18: Views northwards across Glebe Field towards Grade II Listed Riverside Cottages.....	36
Figure 19: Views across Glebe Field from churchyard gates	36
Figure 20: Indicative timeline describing the development of the St Mary the Virgin church	38
Figure 21: Church Plan indicating the phases of development (taken from a copy on display n the church porch).....	40
Figure 22:The Church of St Mary the Virgin	40
Figure 23: The Old Vicarage	41
Figure 24: The Old Post Office.....	42
Figure 25: Glebe Cottage.....	43
Figure 26: Froude's Cottage and Christmas Cottage from the churchyard.....	44
Figure 27: The Trollope Memorial	45
Figure 28: The cast iron arched entrance into the churchyard Grade II listed.....	46
Figure 29: The Old Vicarage, features of the south elevation	48

Figure 30: Typical windows within the conservation area.....	49
Figure 31: Examples of doors within the conservation area	50
Figure 32: The capped church wall	50

1 Introduction

Background and Purpose

- 1.1 The Bucklebury Village Conservation Area was established in 1971. It is not known if an assessment was undertaken prior to its designation but if an assessment was completed, there is no known record of its findings.
- 1.2 This Conservation Area Appraisal and Management Plan has been prepared by The Bucklebury Village Conservation Area Appraisal Working Group, comprising three parish councillors, a member of the Bucklebury History Group, the ex-church warden of St Mary the Virgin Church, and a resident of the Conservation Area. The work was undertaken in close liaison with West Berkshire Council and the West Berkshire Heritage Forum.
- 1.3 This Appraisal aims to provide:
 - a clear definition of the area's special architectural and historical interest, and set out the ways in which its unique characteristics can be preserved and enhanced;
 - justification for the designation of the conservation area;
 - a review of the existing boundaries of the conservation area with suggested changes where appropriate;
 - a record of buildings and structures of local interest;
 - guidance to inform the determination of planning applications in or near the conservation area;
 - an inventory of factors that are perceived to harm or detract from the special character of the conservation area;
 - recommendations for the future preservation, enhancement and development of the conservation area in compliance with conservation area policies and the Local Plan;
 - a resource for raising awareness of the conservation area and of conservation issues. Also, to support consultation with the public about the ongoing management of the conservation area and any changes that are proposed.

- 1.4 Consultation has been undertaken during the drafting of this report. This has included and will continue to include direct communication with residents living in or adjacent to the conservation area, and more general communication with Bucklebury parish residents using “The Oaks” parish magazine that is delivered to every household in the parish and which is available on the parish website. Three initial articles were published; the first, in April 2021, explained the appraisal process and invited feedback; the second, in the October 2021 edition, reported progress at that time; and the third in February 2022 explained the consultation process
- 1.5 A link to this report, and to any future versions will be made available on the Parish, and District Council website.

Acknowledgments

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2 Legislative and Planning Policy Context

Statutory Legislation

- 2.1 Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 deals with the 'Formulation and publication of proposals for preservation and enhancement of conservation areas'. This places a duty on local planning authorities 'from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas'. Such proposals must be the subject of consultation.
- 2.2 The statutory definition of a conservation area is given in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990: 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

National Policies

- 2.3 The National Planning Policy Framework (NPPF), sets out the Government's requirements for the operation of the planning system, and how these are expected to be applied. Section 16 of the NPPF covers Conserving and enhancing the historic environment. Conservation Areas are heritage assets in terms of NPPF guidance and there is great emphasis on considering the significance of Conservation Areas, their elements and their settings when change is proposed. The latest version was published in February 2019.
- 2.4 The Planning Practice Guidance (PPG) is an online publication which supplements the NPPF and, as a statement of government policy, may also be material when deciding applications/appeals.

Local Policies

- 2.5 The statutory development plan for West Berkshire is currently made up of a number of different documents. Of relevance to this appraisal is the West Berkshire Core Strategy (2006 – 2026), and in particular Policies CS14 and CS19.

- 2.6 The Council recently produced its Local Plan Review Proposed Submission version which was consulted on from 20 January 2023 to 3 March 2023. The Council submitted to the Secretary of State its Local Plan Review 2022 - 2039 (LPR) on 31 March 2023.
- 2.7 The policies in the LPR carry some weight at this stage due to the stage of preparation of that Local Plan. Further information about Local Plan policies can be found on the Council's website.

Historic England Guidance

- 2.8 The Appraisal and Management Plan is compliant with Historic England Advice Note 1 (Second Edition 2019) 'Conservation Area Appraisal, Designation and Management'.
- 2.9 The above were all current at the time of publication. Up-to-date versions of the documents should be accessed via West Berkshire Council (www.westberkshire.gov.uk) and government websites (www.legislation.gov.uk and www.gov.uk).

Additional statutory controls within conservation areas

- 2.10 Appendix 1 sets out the additional statutory controls within conservation areas.

3 Summary of Special Interest

3.1 There are many and diverse characteristics that combine to make the Bucklebury Conservation Area (CA) special, interesting, appealing and worthy of its designated status. The key elements of the special character and appearance of the CA can be summarised as follows:

- A tight nucleus of historical and architecturally significant buildings and other structures in a good state of preservation including: the Grade 1 listed Church of St Mary the Virgin, which dates from the 11th century and which was mentioned in the Domesday Book, a fine 18th century vicarage and a cluster of vernacular cottages
- A set of charming and tranquil spaces in a rural setting, enhanced by the presence of trees and other vegetation, and green space (both public and private).
- Distinct rural character which is strongly influenced by its origins as a farming settlement. This is reflected in its vernacular buildings, the use of traditional building materials, and the interplay between buildings, open spaces, and fields within and surrounding the village
- A position in the historical centre of Bucklebury parish, and in the centre of Bucklebury Village
- Attractive views within, from and towards the CA
- A spacious churchyard with rich flora and fauna, mature trees and seasonal wild flowers
- Pretty, well-kept gardens
- Soft boundaries including hedges, picket fences and the low brick wall enclosing the churchyard.
- The proximity of the Pang, a fine example of a chalk stream
- Dark skies that are free of intrusive street lighting.
- Close relationship with the surrounding landscape: green open spaces within the CA (including gardens, grass verges, and the church yard) and immediately outside of the CA, help draw the surrounding countryside into the core of the village, and establish a clear link with its rural surroundings.
- Historic village pattern and grain that has undergone relatively minor change.

- Visual harmony resulting from the use of a limited palette of traditional building materials, including red bricks, clay tiles, and timber framing.

4 Location and Landscape Setting

Location, general character, plan form, and activities

- 4.1 The Bucklebury Village Conservation Area (CA) is located within the Wessex Area of Outstanding Natural Beauty (AONB) and in the heart of Bucklebury Village, a small nucleated settlement sited on the floor of the Pang Valley. The CA has its origins as a small medieval hamlet centred around the 11th century Parish Church of St Mary.
- 4.2 Bucklebury Parish [figure 1] comprises some 870 dwellings, including those in Bucklebury Village and in the larger settlement of Upper Bucklebury which is to the south and located on the ridge where historically, the east-west road has served as the 'old winter-road' through the parish. Additional small hamlets are scattered across Bucklebury common, with larger settlement areas at Chapel Row and The Slade.



Figure 1 Parish of Bucklebury with Conservation Area (outlined in yellow) in centre

- 4.3 Bucklebury Village is located in the Pang Valley, sixty-six metres above sea level and on the flood plain of the River Pang. It is a settlement of 38 dwellings, five of which lie within the CA.
- 4.4 The CA [figure 2] is nucleated in form and is located on both sides of the principal road that runs east/west through the village, connecting the village of Hermitage to the west, and the Chapel Row settlement to the east.

Listed Building Locations and Conservation Area Boundary

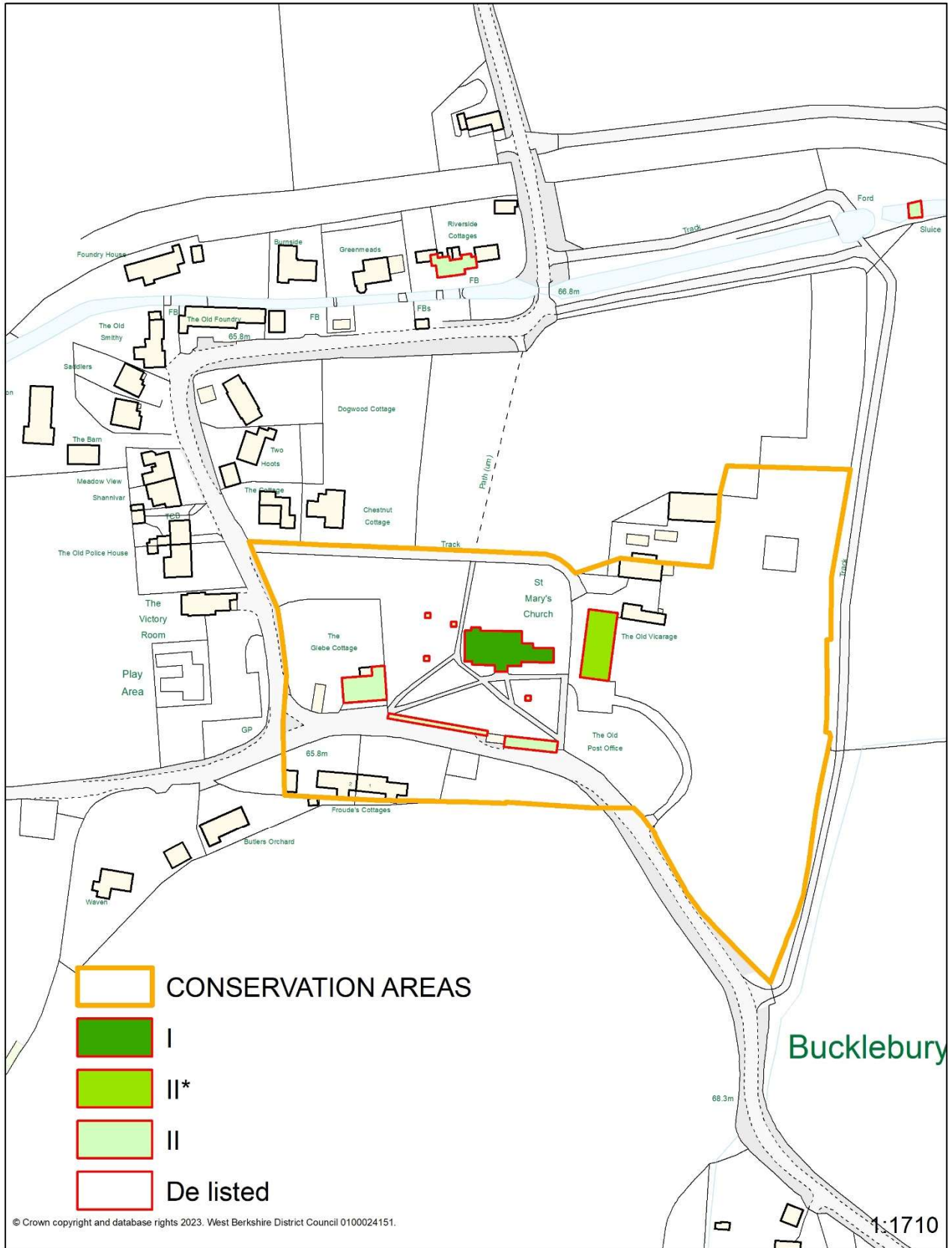


Figure 2 Map of Bucklebury Village showing the Conservation Area and listed buildings.

- 4.5 The CA occupies an area of approximately 23,600 square metres (5.8 acres) and lies wholly within, and at the western end of Bucklebury Village.
- 4.6 The geology of the area is characterised as Chalk on a base of Gault Clay, overlaid with sand, clay and alluvial deposits. From the floor of the Pang valley, the ground rises by over 40 meters to both the North and the South of the CA. Bucklebury Common, a thickly wooded area that has played a significant role in the cultural and economic development of Bucklebury, is located on the higher ground to the south of the village and of the CA. At 600 acres this is one of the largest commons in south east England.
- 4.7 Most of the land along the valley, including the area immediately around the village, is used for agriculture and set out in fields. Of these, the majority are bounded by hedgerows although some stock, and post and rail fencing is present. There are small wooded areas on the floor of the valley but more extensive and thickly wooded areas are found on the higher ground to the north and south (pic).
- 4.8 Agriculture in the area around Bucklebury Village is primarily arable but livestock farming is also in evidence. The area immediately around the village is also the host to other activities that contribute to the look, feel and general appeal of the landscape. These include:
- The operation of The Bucklebury Farm Park
 - The New Barn Farm Equestrian Centre
 - The rearing of game birds, and
 - The operation of commercial “shoots” in season

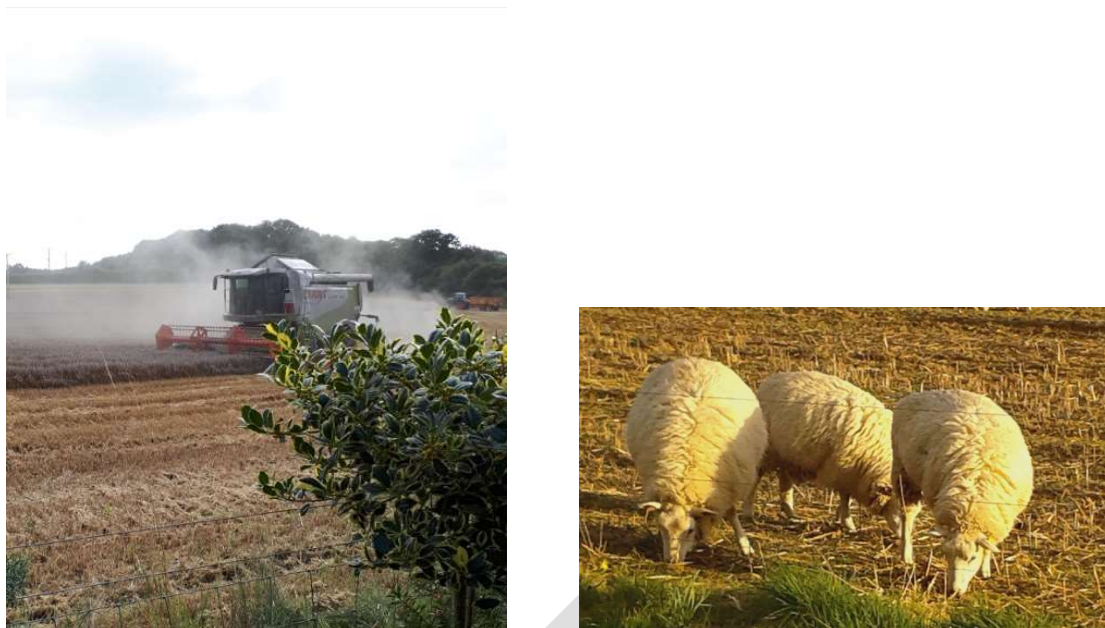


Figure 3: Harvesting and sheep farming in fields adjacent to the Bucklebury Conservation Area

- 4.9 Bucklebury Village lies within an area classified as Landscape Character Type UV3: Pang Upper Valley Floor, in the West Berkshire Landscape Character Assessment (LCA) 2019.
- 4.10 The LCA describes the Pang Upper Valley Floor as *'...having a varied land cover with a mosaic of arable and pastoral land as well as dense woodland and some parkland. The area also supports a range of important habitats including seasonally flooded meadows and damp copses. Settlements are small and attractive often built mostly with red brick. The M4 crosses through the valley. There are also notable archaeological features dating back to Saxon and medieval settlements. Views here can be extensive and overall the area is picturesque with an intimate rural feel'*.
- 4.11 Key characteristics of this area are described in the LCA as being:
1. Shallow valley of the River Pang, carved into the underlying chalk geology with valley gravels and alluvium.
 2. A diverse mix of land uses with the presence of both arable and pastoral land divided into a varied field pattern.
 3. Many areas of ecological importance including areas of ancient woodland and nationally designated wetland habitats.

4. Strong sense of time-depth, with historic villages located along the valley floor.
5. Small, historic settlements are located at bridging points along the river, with roads limited to narrow rural lanes.
6. Varied visual character depending on topography and woodland cover.
7. A tranquil and rural river valley, with few modernising features.

Relationship of the conservation area to its surroundings

- 4.12 An unclassified ‘village road’ runs immediately to the west and to the north of the CA, and links the main road through the village to the road bridge that crosses the River Pang. Along this road properties have been developed over time, but their presence does not detract from the essential qualities of the CA. Indeed, this development includes several listed and former listed buildings that reflect the long history of the village.
- 4.13 The Glebe Field, also known as the Old Vicarage Field, is located immediately to the north of the CA. The unspoilt, open qualities of this area contribute greatly to the significance of the CA. The field is considered to be an important part of the rural setting of the CA, both historically, because of the agricultural foundations of the settlement, and also visually, because of important views of the CA it affords (most notably from the road to the north and the public footpath running through the field towards the CA – see figure 4), and because of the important views from within the CA in which it features (most notably through the church yard – see figure 5).

Figure 4 The Glebe Field

The Glebe Field, also known as the Old Vicarage Field, looking south towards the churchyard and the Bucklebury Conservation Area.



Figure 5 Views through Churchyard to The Glebe Field



- 4.14 A recreation ground, owned by West Berkshire and managed by a local committee, is located immediately to the west of the CA. With a total area of approximately 19,000 square metres (4.7 acres), this facility includes a children's play area and a gravelled car park but is, for the most part, grassed and used for general recreation and organised youth sports training.
- 4.15 The Victory Room, one of two halls within Bucklebury Parish, stands adjacent to the recreation ground. The hall has recently been expanded and refurbished in a manner that seeks to retain the "tin-hut" feel of the historic structure which was willed to the local community following the death, in 1917, of Dame Nina Katherine Webley Parry Pryse.
- 4.16 The River Pang, a fine example of a chalk stream [figure 6], flows through the gardens of the domestic properties to the north of the CA and on the far side of the Glebe Field. The river runs under the road bridge which was constructed at the end of the 19th century and which provides an intermediate crossing point between the bridges at Marlston and at Stanford Dingley.



Figure 6: The River Pang

Left: From the permitted pathway

Right: From the road bridge in Bucklebury Village

4.17 The flow in the Pang is dependent on the level of the water table in the chalk aquifer from which it rises. The river is subject both to flooding and to drying up completely in the Bucklebury area. Floods in 2007, left the village and conservation area under water, and many of the houses had to be evacuated. However, the Bucklebury Flood alleviation scheme, completed and commissioned in 2011, ensures that excess water flows into a swale behind the houses that stand on the bank of the Pang. The village is now assessed as being at low risk of flooding.

4.18 From the main through road at the eastern end of the CA, a permitted pathway skirts the eastern boundary of the CA and re-joins the highway to its north, near the river bridge. While access to this pathway is granted only to Bucklebury Village residents and at specified times, it affords excellent views of the Pang Valley to the east and to the north.

Spaces within the conservation area.

4.19 The CA comprises the spaces that are the church and churchyard, the public highway, and the gardens and grounds of the five residential properties that lie within the boundary.

The churchyard

4.20 The churchyard is bounded by yew and mixed hedges, by low brick walls and by mature trees. A row of pollarded lime trees stand inside the wall on the southern edge of the churchyard and mature trees are spaced inside the wall on the north side. The churchyard can be accessed by any of four gates from which footpaths provide connections between the road, the church and the Glebe Field beyond. A public footpath over the Glebe Field serves to complete a pedestrian route between the main road and the river bridge

4.21 Within its boundaries, the footpaths and mature trees serve to divide the churchyard into discreet areas, each slightly different and defined both by vegetation and by the memorials that are present. Most of the churchyard is covered with meadow grass and with wild seasonal flowers (Section 6; Biodiversity). However, the “memorial garden”, the area in front of the main door of the church and the margins

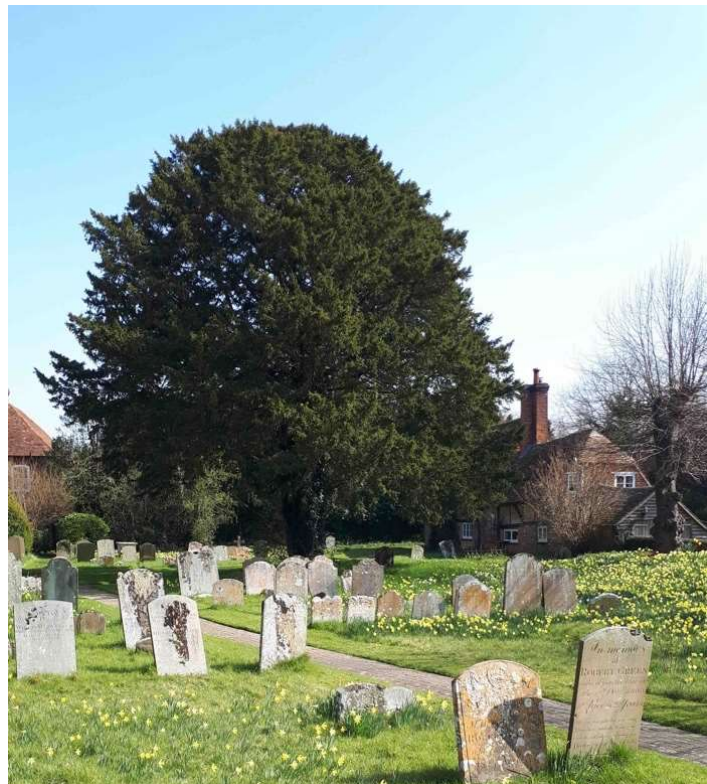


Figure 7: The churchyard of St Mary the Virgin

beside the pathways are mowed regularly. These areas of shorter grass contrast with and set off, the more extensive and wilder sections, giving a planned, pleasing and cared for appearance.

4.22 The churchyard is almost “fully populated” although, from casual observation, this may not be obvious as some former memorials have disintegrated with time and as the result of weathering. In the churchyard, there are 4 listed tombs and a still significant population of standing memorials in both stone and cast iron. There are forty cast-iron memorials [figure 8]. They are historically significant, having been manufactured a short distance away in the former Bucklebury Foundry, and were designed by John Hedges the foundry owner.



Figure 8: Cast Iron Memorials in Churchyard

4.23 In the western section of the churchyard and against the north wall there is a war grave that is registered by the Commonwealth War Graves Commission. This is the grave and of Lieutenant Colonel Henry Nigel Kermack who died 15th April 1945.

Residential Properties

4.24 The Old vicarage and the four vernacular cottages that lie within the CA all have maintained gardens that are variously bounded by yew and mixed hedging, picket fences, mature trees, ornamental railings and, at field edges, by stock fencing. The cast iron railings [figure 8] that form the southern boundary of The Old Vicarage and which extend to become the arched gate at the south eastern corner of the churchyard are listed and were manufactured in the Bucklebury iron works. Each of the residential properties has access to the road through gates but the

consistent use of gravel on driveways and on parking areas means that these areas do not detract from the predominantly verdant aesthetic of the CA.



Figure 9: Listed cast iron railings at the entrance to The Old Vicarage.

The railings extend from the entrance to The Old Vicarage to The Old Post Office and were manufactured in the Bucklebury Foundry.

The Public Highway

- 4.25 The road through the CA is bounded by the frontages and picket-fenced front gardens of the CA cottages, by the low southern wall of the churchyard and also by some sections of taller hedging. The road, the spaces either side, and the low boundaries combine to give the impression of a larger space with considerable aesthetic appeal.
- 4.26 For part of its length within the CA the through-road has grass verges, and at its junction with the road that runs through the village to the west and north of the CA, there is a grassed island with a “traditional” black and white signpost. The island and the verges are planted with spring bulbs and maintained by residents although both have been damaged by traffic and have reduced in both size and appeal in recent years.



Figure 10: The traffic island in Bucklebury Village

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5 Historic Development and Archaeology

The historic development of the Bucklebury area

- 5.1 The area around Bucklebury has been settled since time immemorial and certainly, there is archaeological evidence of an organised Roman presence in the area.
- 5.2 The following timeline [figure 11] provides a brief and indicative summary of key dates and events in the history of the Bucklebury area.

Figure 11: Timeline of events in Bucklebury History

1086	<p>Borgeldeberie is mentioned in the Domesday book.</p> <p>Note: Other names for Bucklebury have been Borcheldeberie, Burhildburg and Borghulbury.</p>
1121	<p>King Henry I founded Reading Abbey and, before his death in 1135, endowed it with the manors of Pangbourne and Bucklebury.</p> <p>This grant did not include the parish church which belonged to the Abbey at St Albans.</p>
1151 - 1155	<p>Reading Abbey obtained Bucklebury church. It was exchanged with St Albans for the church at Aston in Herefordshire.</p> <p>The Abbot of Reading had a Manor House built on the hillside overlooking the village, and five fishponds were created to ensure a fresh supply of fish for himself and for the Abbey monks. Three of the ponds were constructed in the grounds of the manor and two on the common above.</p>
1170	<p>The south door was added to the church (picture: section 8.4)</p>
1538	<p>The crown confiscated the Bucklebury land that had been in the possession of Reading Abbey</p>

1539	<p>The abbey estate was granted by Henry VIII to John Winchcombe of Newbury.</p> <p>Winchcombe demolished the former Abbot's house and in 1557, built the original Manor House on the site.</p>
1701 - 1715	<p>Henry St John, Viscount Bolingbroke (politician, writer and philosopher) lived at Bucklebury Manor whilst married to Frances Winchcombe who inherited the Estate after the male line had died out.</p>
1736	<p>A blacksmith's workshop was opened in the village.</p> <p>In the early part of the 19th century, this was to develop into the Bucklebury foundry.</p>
1832	<p>The original Bucklebury Manor was destroyed by fire leaving only one wing.</p> <p>Note: The remaining structure was extensively restored after 1957 and became known as Bucklebury House. After the fire, Winchcombe Henry Howard Hartley (1810-1881) built a smaller Georgian manor house on the higher ground immediately south of the old house. Originally referred to as 'The Cottage', this house was renamed Bucklebury Manor in 1906.</p> <p>In this year, the school near the Manor Farm was endowed by Reverend Winchcombe Henry Howard Hartley (1788-1832), who left £1200 to educate 6 boys and girls.</p>

1835	<p>Farmer and preacher John Morton (1788-1871) campaigned successfully against enclosure, and preserved Bucklebury Common for the parishioners.</p> <p>At the time, the common supported some 170 families that used the area to graze animals. It was also a source of wood for fuel, bracken for animal bedding, spring water and wood as the feedstock for various crafts.</p> <p>Today the common attracts walkers and horse riders, and is a haven for birds and other animals.</p> <p>John Morton's Congregational Chapel, which was built in 1840, still stands in Turners Green.</p>
1856	<p>The Post Office in front of the church was opened by the Davis family in 1856. It continued to operate at that location until 1900 when Sidney Lord opened a new store "round the corner".</p>
1874	<p>The Bucklebury school building was enlarged to become a Mixed Elementary School, following the provisions of the Education Act in 1870.</p>
1918-1920	<p>The Victory Room was donated to the parish and moved from Frilsham. It has been used as a village hall ever since.</p>
1922	<p>Part of the manor estate, including a number of houses, cottages and farms in and around Bucklebury Village were sold by auction.</p>
1958	<p>George Lailey, the last Bucklebury bowl turner died. His lathe and tools were donated to the Museum of English Rural Life in Reading.</p>
1968	<p>The old school in the village was closed and converted into two houses.</p> <p>A new school was built in Upper Bucklebury where, by this time, the majority of parish residents lived.</p>
1986	<p>The Bucklebury foundry closed.</p> <p>Some items from the foundry are held at Ironbridge Museum and the Museum of Rural Life</p>

1990	The village shop and post office closed.
2003	A mains drainage system was constructed and commissioned in Bucklebury Village.
2007	Bucklebury Village flooded following heavy rainfall.
2011	Construction of the Bucklebury flood alleviation scheme was completed.
2011	Parishioner, Catherine Middleton married Prince William.
2021	The Victory Room was enlarged and refurbished.

5.3 Apart from the relatively recent development of housing within the village, the metalling of roads and the growth of traffic, there is much in the CA and in the immediate countryside that appears to have remained unchanged in modern times.

The Church of St Mary the Virgin

5.4 The Church of St Mary the Virgin is an important feature of the village and particularly of the CA. The earliest record of there being a church in Bucklebury lies in the Domesday Survey of 1083. A timeline of the development of the church appears in section 8.4 of this report.

Industrial Heritage

5.5 The agricultural heritage of Bucklebury is clear to see with local farms using the land for crops, livestock and timber but Bucklebury also has an industrial heritage with interests in wood working, in foundry and metal working, and in engineering.

The Mills in Bucklebury

5.6 Three mills are known to have been in operation in and near to Bucklebury Village. These are: The Bucklebury Mill, a grist mill also known as Black Barn Mill; the River Barn Farm Mill and the mill associated with the former Bucklebury foundry. Regrettably, Bucklebury Mill, a listed building located a short distance

from the north east corner of the CA, was destroyed by fire in 1996 and remains in a ruined state.

- 5.7 River Barn Mill is a late 19th century mill located on the Pang to the west of Bucklebury Village. The mill is listed in the West Berkshire Historic Environment Record which indicates that the mill equipment was manufactured in the Bucklebury foundry and supported a variety of farm operations. The mill had fallen into a state of disrepair but has been restored and returned to working order by the owners of River Barn Farm.
- 5.8 The iron water wheel that was used to provide mechanical assistance for foundry operations [figure 12] remains in place; overhanging the Pang and attached to the wall of the former foundry building.



Figure 12: The water wheel that served the needs of the foundry

Picture courtesy of D Carrier

The Bucklebury foundry

- 5.9 The Bucklebury foundry was located next to the Pang and close to what is now the CA [figure 13]. It was developed in the early part of the 19th century by the Hedges family adjacent to the site where they had operated as blacksmiths from 1736. The foundry was clearly successful, servicing the needs of the agricultural

community, which during the middle portion of the 19th century saw high levels of growth and an attendant increase in the need for tools, equipment and engineering support. The business continued in the Hedges family until 1908 when it was taken over by David William King.

5.10 The King Brothers added a second furnace for casting iron and in 1946 the foundry is known to have been producing iron, brass, and aluminium castings for agricultural machinery, road gratings, manhole covers and metal boxes for the Newbury Corporation.

5.11 In 1947 the Whately Brothers took over the foundry and ran it until it closed in 1986. During this period, there was clearly diversification and in the 1960's the foundry produced Go Karts and was later involved in the production of gyrocopters.

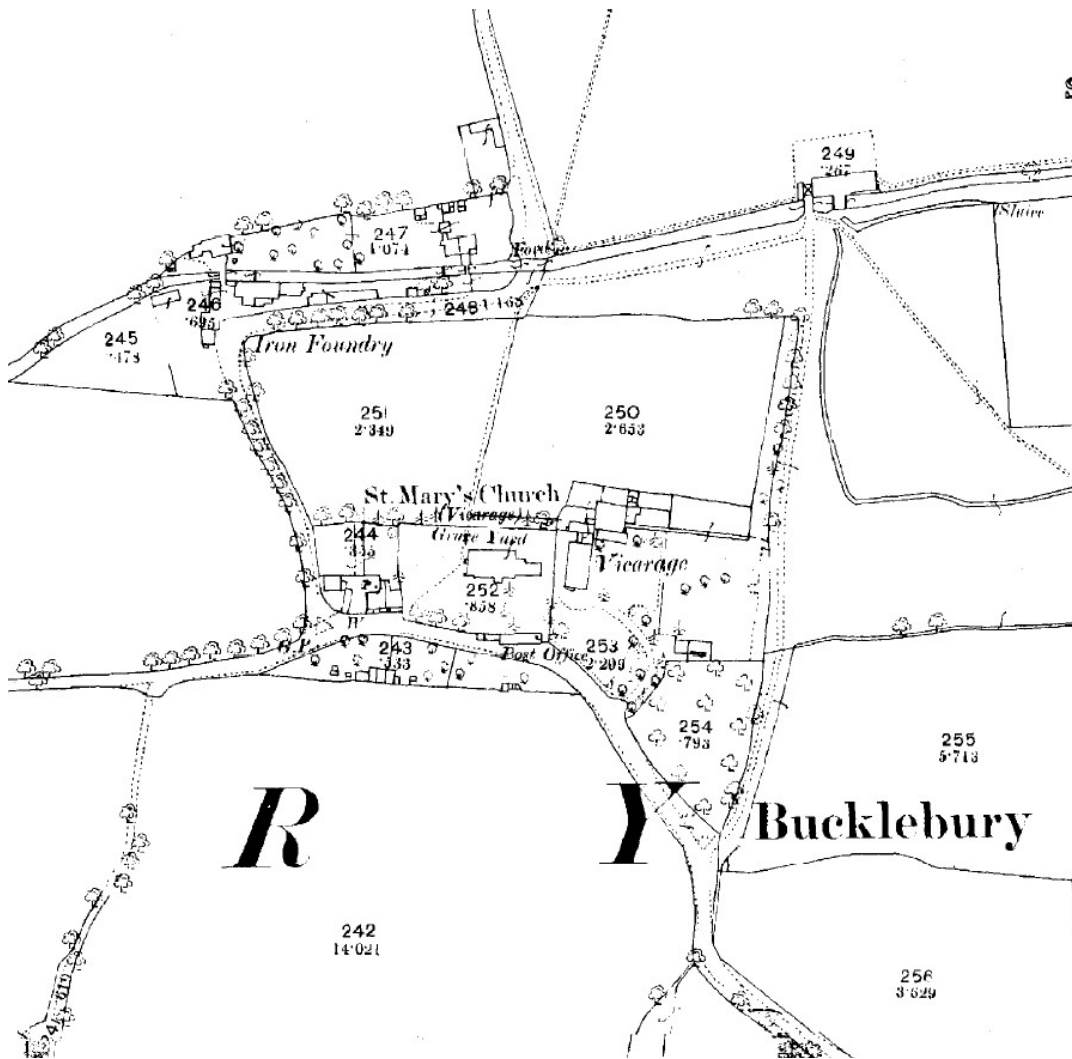


Figure 13: Bucklebury - OS Historic Epoch 1 (1877-78)

An historic Ordnance Survey map indicating the site of the former Bucklebury Foundry

Archaeology

5.12 Archaeological evidence of settlement has been found in the area around Bucklebury Village. Where recorded, these finds are listed in the West Berkshire Historic Environment Record. The record currently includes:

- Sites that have revealed coins from various periods.
- A “gouge bit” harness which is now in the British Museum.
- Fragments of Roman roof tiles.
- Evidence of ancient settlement and farming activity to the north of the River Pang on what is now agricultural land.

6 Biodiversity

- 6.1 The Bucklebury CA hosts a rich variety of flora.
- 6.2 The churchyard is managed to produce and sustain a variety of seasonal flowers and grasses through much of the year [figure 14]



Figure 14: Ox-eyed daisies and daffodils in the churchyard

In season, flowers can be seen in profusion

- 6.3 Both the CA and its immediate surroundings are also characterised by a wide range of animal life. According to season, the area has a variety of common birds including birds of prey. Hedgehogs, lizards and several varieties of bat have been observed.

6.4 Otters have been seen and videoed in the Pang, close to the CA.

Appendix 2 provides an indicative list of the wild flowers, trees, birds and other animals that have been observed in the churchyard and in the wider CA. Also, a catalogue of some 114 plants types that were observed in a census taken between 1994 and 2004.

7 Views into, from and within the Bucklebury Conservation Area

- 7.1 Long views into the CA are best enjoyed from the high ground to the north, the south and the west of the village. From most vantage points, these views emphasise the presence and the stature of the mature trees in and around the CA, from whose canopies the tower of the church is seen to emerge [figure 15].



Figure 15: View of the church tower of St Mary the Virgin from the road near New Barn Farm

- 7.2 From the CA, views to the south are of the rising ground and the tree lined ridges of Redhill Copse and Bucklebury Common [figure 16].



Figure 16: Views southwards from the Conservation Area towards Bucklebury Common

- 7.3 To the north, on the far side of both the Glebe Field and the Pang, are similar views over the Glebe Field up to the copses above Hawkrigde House and Rushden's Farm [figure 17].



Figure 17: Views towards the Conservation area from rising ground to the south. The copses above Hawkrigde House and Rushden's Farm can be seen in the distance.

- 7.4 Glebe Field also features in many important views towards the CA from the north and from within the CA [figures 18 and 19]. Its importance in terms of the contribution it makes to the setting of the CA is set out in section 4 above.



Figure 18: Views northwards across Glebe Field towards Grade II Listed Riverside Cottages



Figure 19: Views across Glebe Field from churchyard gates

- 7.5 The topography of the Pang Valley and the presence of trees and high hedges within the CA determine that the long views out to the south, must be taken as

glimpses for much of the year. The landscape is bucolic and has considerable charm; qualities that enhance the appeal and the aesthetic value of the CA.

- 7.6 A visit to the CA reveals an attractive set of historic buildings with quiet spaces that add to the special ambience of the designated area.

8 Buildings of Historic and Architectural Interest

Buildings in CA

- 8.1 In addition to the church of St Mary the Virgin, there are 5 residential buildings in the CA. The Old Vicarage, The Old Post Office, Glebe Cottage and the semi-detached cottages that are Froude's Cottage and Christmas Cottage.

The Church

- 8.2 The Church of St Mary the Virgin is Grade I listed and dates back to the 11th Century although it was constructed mainly during the 12th and in the 15th centuries. The original building was relatively small, without a tower, and comprised only a single span. Eight hundred years of incremental development, up to and including the 19th century, created the beautiful church that can be seen today.
- 8.3 The original construction was entirely of local materials – rubble, flint and clunge (a hard stone like material of chalk). The church has no foundations and thus, the external walls are thicker at the base and narrower at the roof level.
- 8.4 Figure 20 below provides an indicative timeline of the church's development.

Figure 20: Indicative timeline describing the development of the St Mary the Virgin church

11th Century		A church is known to have been present on the site of St Mary the Virgin in 1089 although the structure recorded at that time may date from an earlier time. The early church occupied an area about two thirds the size of the nave in the church that can be seen today.
12th Century	1150	Reading Abbey obtained Bucklebury church. It was exchanged with St Albans for the church at Aston in Herefordshire.
	1170	The (surviving) South door was installed

	1185	The North Chapel was constructed to the north and at the west end of the church.
13th Century		The North Chapel was extended to the full length of the original church and the original North wall was breached.
14th Century		The nave and the North aisle were extended in length by approximately 50%.
15th Century		The church was further extended to its original current length and the tower was constructed. The chancel is thought to have been reconstructed during the latter part of the century.
17th Century	1603	The original porch was built over the South door. Note that the existing porch is a replacement
18th Century		The chancel was reconstructed (c.1705)
19th Century		The vestry was added to the north of the tower.
20th Century	2000	"The living" for the parish was ended.

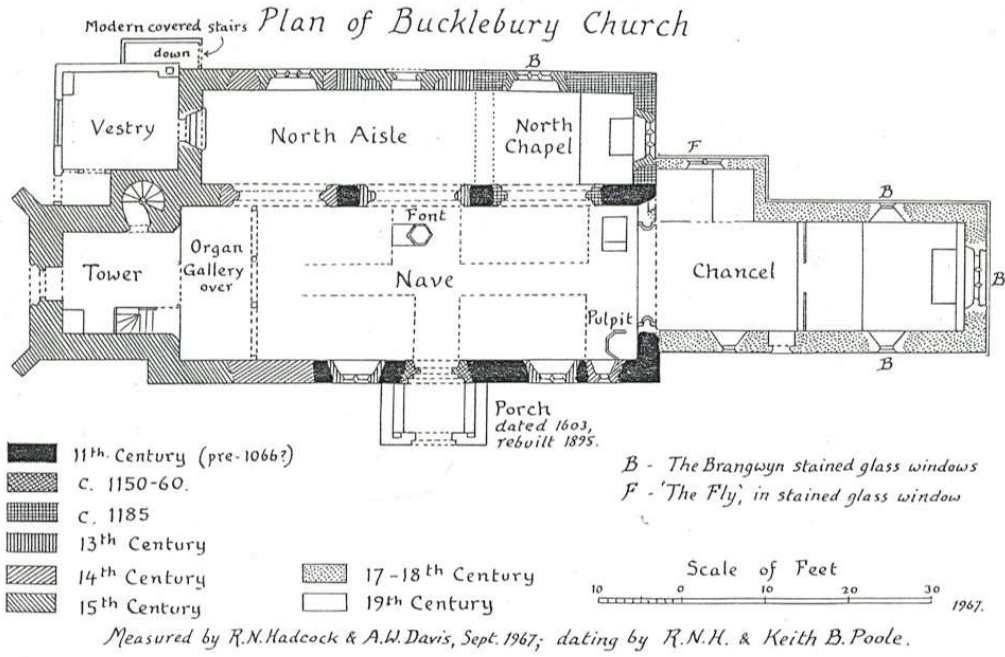


Figure 21: Church Plan indicating the phases of development (taken from a copy on display in the church porch)



Figure 22: The Church of St Mary the Virgin

Right: View of from pathway leading up to C15th west tower.
 Above left: The South Door
 Below left: A detail of the 'Fly Window'

- 8.5 The church has a number of impressive stained-glass windows some of which were installed in the early part of the 20th century and were created by the artist Frank Brangwyn. Equally notable, but from an earlier time, is the renowned fly, which is on the window in the Winchcombe family pew [figure 22]. The fly in question looks real but is actually painted on the glass.
- 8.6 The church has a ring of eight bells, two of which were originally cast in the early part of the 17th century.

The Old Vicarage

- 8.7 The Old Vicarage [figure 23] is an impressive early Georgian house with Palladian features and set in extensive gardens. It dates from the early 18th century and is Grade II* listed.



Figure 23: The Old Vicarage

Left: South and east elevations
Right: South elevation

The Old Post Office

- 8.8 The Old Post Office is a Grade II listed dwelling and dates from the 18th century. The cottage comprises a two-story section with a single-story extension and an adjoining lapped board outhouse. The front elevation is of brick and thought to

date from the 19th century but the building's timber-framed origins are clearly displayed in its rear and eastern elevations. The roof is tiled although the relative height of the chimney stacks at both ends of the two-story section, and the steep pitch of the roof, suggests that the roof may once have been thatched [figure 24].



Figure 24: The Old Post Office

Above: South elevation
Right: North (rear) elevation

Glebe Cottage

- 8.9 Glebe Cottage, formerly the vicarage and at one time two joined cottages, is a Grade II listed structure that dates from the 18th century. The cottage is constructed of brick with clay hung tiled gables under a tiled roof. A rear extension, that can be seen from the churchyard and was added after listing in 1951 [figure 25].



Figure 25: Glebe Cottage

Above: East elevation

Right: Glebe Cottage Barn, south elevation.

See also, the cover picture of this report.



- 8.10 The cottage has a small separate outhouse that is timber framed with brick infill. The structure has a corrugated roof but is known to have been thatched in the early part of the 20th century. One wall of the building abuts the road and contributes to the CA street scene.

Froude's Cottage and Christmas Cottage

8.11 This pair of joined vernacular cottages has elements that date from the 18th century although the brick elevations may be more recent. The symmetry of the central section of these dwellings indicates that it originally took the form of three simple agricultural cottages. Both of the current dwellings have been extended sympathetically in brick to match the original and with lapped board on timber frames.



Figure 26:
Froude's
Cottage and
Christmas
Cottage from the
chuchyard

8.12 A “studio” has been constructed in the garden of Christmas Cottage. It has been built with a modern 'rustic' brick and lapped board cladding has been applied to front and rear elevations making it consistent with the timber clad element of the main house.

8.13 Both cottages are set back from the through road and have front gardens that add to the sense of space.

Other significant structures within the CA

8.14 The following is a list of other significant structures that are located within the CA.

- The Trollope tomb 3 metres to the west of the west door of the church.
Grade II listed [figure 27]

- Chest tomb 15 metres to the north west of church tower
- Chest tomb 13 metres to the west of church tower. Grade II listed.
- Minall tomb 11 metres to the south of church. Grade II listed.
- The cast iron gate piers, overthrow (arch) [figure 28] and railings that run from the Old Post Office east to the main entrance of the Old Vicarage [figure 9]. Grade II listed.



Figure 27: The Trollope Memorial

The Trollope Memorial is one of four listed tombs within the churchyard.

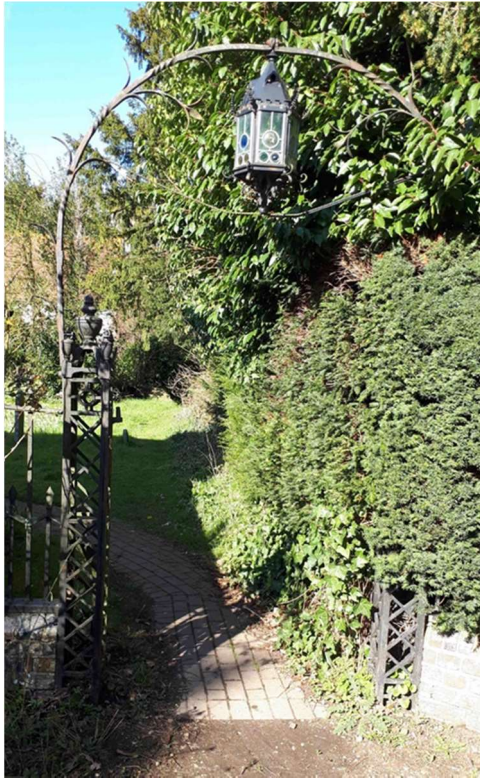


Figure 28: The cast iron arched entrance into the churchyard Grade II listed

Significant buildings close to the CA

- 8.15 Bucklebury House: The significant Grade 2 listed residence formed from surviving section(s) of the original Bucklebury Manor (built 1557) which was damaged by fire in 1832.
- 8.16 Manor Farm House: An impressive, Grade 2 listed timber framed residence that dates from the 16th century but which has 18th, 19th and 20th century extensions and re-facings. Manor Farm House is located immediately to the north of Bucklebury House.
- 8.17 Both Bucklebury House and Manor Farm House have outbuildings within their respective curtilages. These buildings are listed separately to the principal dwellings and are significant in terms of their history, their condition and the visual impact they have at the eastern end of the village.
- 8.18 The Old School House: This Grade 2 listed former school building dates from the 17th century and is a timber framed structure with 19th century brick

elevations. The Old School House stands to the east of Manor Farm House and to the north of the Bucklebury House.

- 8.19 The Riverside Cottages: A pair of joined, Grade II listed, 16th century, vernacular cottages located on the left bank of the Pang, adjacent to the bridge over the river. These cottages are timber framed with brick nogging and hung tiled gables under a tiled roof
- 8.20 Hawkridge House: A 16th century timber framed house with brick nogging and hung tiled gables. Hawkridge House is located on elevated ground to the north of Bucklebury Village.
- 8.21 Foundry House: This residence was associated with the Bucklebury foundry and is thought to have been the house of the foundry manager. The house is located on the left bank of the Pang and is connected to the road by a private light bridge. See section 5 for further information.
- 8.22 River Barn Mill: Located on the Pang to the west of Bucklebury Village. See section 5 for further information.
- 8.23 Bucklebury Road Bridge: Bucklebury bridge over the River Pang is shown on the Second edition OS map of 1899; the First edition map of 1880 shows a ford at this location.

9 Built Form and Building Materials

9.1 Within the CA, the relative size and early Georgian form of the Old Vicarage, with its Palladian features, offers a stark contrast to the built form of the four vernacular cottages.

9.2 The southern elevation of The Old Vicarage [figure 28] is built in grey brick with red brick dressings. It has Doric pilasters and decorative eaves that are formed from rubbed red brick that frame a central 6-panelled door which has a rectangular radiating fanlight. The southern and eastern facades of this two-story building, both have triangular pediments set into the hipped, tiled roof. The sash windows are typical of the era in both style and proportion, with exposed wooden boxes and segmental headers in brick.



Figure 29: The Old Vicarage, features of the south elevation

9.3 The roadside elevations of the cottages are all formed with brick in Flemish bond and lime mortar which provides some uniformity and brings cohesion to the street scene. Roofs are clad with clay or with tiles of a similar appearance and some are half hipped, which is typical of the area.

9.4 An extension to the rear of Glebe Cottage has been constructed of brick but this is in stretcher bond; the only obvious use of stretcher bond in the CA.

9.5 The gables of both Glebe Cottage and the Old Post Office have hung clay tiles on the timber framed elements of their gables and upper floors.

9.6 The casement windows [figure 29] in the cottages are Georgian in style. Most are constructed in timber although metal frames can be seen in both Glebe Cottage and the Old Post Office. Most street level windows have segmental headers with either brick or painted wood infills. In several cases this feature is repeated above the external doors. The cottage windows vary in age but some are thought to be of historic interest. There is no evidence of either UPVC or aluminium replacement windows.



Figure 30: Typical windows within the conservation area

Flush fitting timber windows, as well as those formed of metal and almost certainly, in the local foundry.

9.7 The cottage doors [figure 30] that can be seen from the road are in good condition. At the time of publication, and by agreement between the residents, these doors are consistent though not identical, in colour.



Figure 31: Examples of doors within the conservation area

- 9.8 The capped walls that bound the north and the south of the churchyard [figure 31] are formed of brick with lime mortar.



Figure 32: The capped church wall

Picture shows the wall on the south side of the churchyard, with Glebe Cottage and pollarded lime trees behind.

10 Public Realm

- 10.1 The road through the CA has a tarmac surface although an extension to the road-width outside Glebe Cottage is topped with gravel and provides access to the church gate. The road abuts the church wall on the southern side of the churchyard.
- 10.2 Grass verges contribute to the rural aesthetic of the CA and also help to protect both the hedges and picket fences that are in place.

11 Boundary Review

11.1 Following deliberation, the following changes to the CAA boundary are recommended.

Area to be changed	Justification
Include entire curtilage of Christmas Cottage	To define CA by a clear boundary
Redraw to follow boundary of The Old Vicarage (including tennis court)	To define CA by a clear boundary

11.2 While consideration was given to the status of the Glebe Field (also known as The Old Vicarage Field), no recommendation is made here for its inclusion within the CA. However, this enclosure is located adjacent to the northern CA boundary, and has been identified within the appraisal as forming an important component of the setting of the CA and the Grade I listed Church of St Mary, contributing to their significance. The NPPF makes it clear that the significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surroundings in which it is experienced; and that harm to the significance of the heritage asset can arise from inappropriate development within its setting.

12 Management Plan

- 12.1 The character of an area can quickly be eroded through the use of unsympathetic materials, designs and loss of original features. It is not just inappropriate alterations to private dwellings which pose a threat. Ill-considered alterations and poor maintenance in the public realm can also result in the loss of an areas special character and appearance. Signage, street furniture, parked cars and public utilities can have a cumulative and sometimes detrimental effect on the quality of the streetscape. The aim of the management proposal is not to prevent changes but to ensure that any such changes are sympathetic to and enhance the character and appearance of the conservation area.
- 12.2 The key principle is to preserve or enhance the buildings, townscape, landscapes, public realm and other characteristics that contribute to the special architectural or historic interest of the area, whilst also ensuring that new interventions are of high quality and appropriate to their context. This is not about imitation or suppression of creativity, but about understanding and complementing the essential townscape and landscape character.
- 12.3 During assessment, the CA has been judged to be in good order but there are aspects that can be improved and there are threats that must be monitored and mitigated where possible.

Positive elements

- The Bucklebury CA has a rural setting, good access, and an adjacent parking facility.
- The designated area is compact with historically significant buildings, and rich flora and fauna.
- Both the CA and the surrounding area are visually attractive. Charming public spaces, well-kept gardens and soft boundaries inside the CA are complemented externally by the long views, soft countryside and the more general appeal of the Pang Valley.

Detracting elements / Issues

12.4 There is a range of matters that may be said to detract from the quality, the feel or the general appeal of the CA. These include:

- The installation of new road signs in recent years.
- The installation of utility inspection points on and near the grass island at the road junction in the CA.
- Damage to the grass verges and to the grass island in recent years. The loss is due both to vehicles riding over and against the grass and to the effect of spray where the road holds rain water and vehicles drive through it. Degradation appears to be exacerbated by the growing volume of delivery vehicles and by the size and operation of modern agricultural equipment.
- The road in front of Froude's cottage and the garden of the Old Post Office is a low point, taking the form of a natural and undrained hollow and allows standing water to build up. This is unsightly and an inconvenience to walkers, cyclists and to the residents who have been advised that there is no simple or obvious remedy to the issue.
- Cars that are parked on the road outside the church wall, rather than in the car park at the recreation ground. While there is no technical reason for cars not to be parked in this location, the affect is to diminish the visual impact of the CA street scene and to force larger vehicles onto the verges on the far side of the road.
- The loss of some specimen trees. Tree loss has been caused in some cases by age but also by the malign effect of honey fungus which is present in the area.
- The presence of overhead power transmission wires, telegraph poles and transformer equipment. This could be judged unsightly and serves to obstruct the view out of the CA to the south.
- In recent years, traffic through the village has increased in volume, perceived speed and size. The reasons for this growth are a matter for speculation but almost certainly reflect the increased use of home delivery services, changes in the way that children are taken to local schools, and the enlargement of other settlements in the area.

Management Issues/Strategies

12.5 The management issues/strategies plan in Appendix 3 sets out the issues that have been identified and strategies for dealing with them. It identifies how the CA could be enhanced or improved with the support of the local authority, residents and other agencies. It should be seen as a working document that:

- Encourages future planning applications to respect and promote what is special about the conservation area;
- Seeks to ameliorate or, if possible, remove negative elements;
- Encourage a degree of 'ownership' of the area by residents (and where applicable Parish Councils);
- Promote closer cooperation between all relevant parties including utilities, local authority departments and the local community.

Promotion and active management of the Bucklebury Conservation Area

12.6 Initiatives are required to:

- Build awareness of the CA and the implications of living in or near it among residents and its neighbours.
- Develop support for active maintenance of the important features of the CA.

Responsibility for Stewardship of the CA

12.7 Under statutory law, the responsibility for the designation and ongoing management of the CA rests with West Berkshire Council. In the context of this obligation, the West Berkshire Council will be supported by the Bucklebury Parish Council, and in particular by the Parish Council's Bucklebury Village Conservation Area Working Group as it is constituted from time to time.

Future review of conservation area

12.8 The Council will aim to ensure that the management proposals are kept up-to-date with a review of the conservation area character appraisal and management proposals on a five-year cycle from adoption (subject to staff resources).

13 Contact Details

13.1 Conservation Team, West Berkshire District Council, Market Street, Newbury,
RG14 5LD

13.2 Email: conservation@westberks.gov.uk

DRAFT

Appendix 1 Additional Statutory Controls within Conservation Areas

Within conservation areas, in addition to the planning controls that apply to all development, the local planning authority has additional controls over demolition, minor development, works to trees and display of advertisements. The aim in exercising these controls is to ensure that what makes the area special is not harmed by proposed changes and that development in conservation areas should be of an appropriately high standard in its design, detailing and materials.

Advertisement of planning applications

Planning applications, which, in the opinion of the Authority, would affect the character or appearance of a Conservation Area, must be advertised and opportunity must be given for public comment. This may include proposals outside a Conservation Area which nevertheless affect its setting.

Restrictions on permitted development rights

Certain works, including some extensions and alterations to houses, are classed as "permitted development." Planning permission is not normally needed for these works. In conservation areas however, planning permission is required for some changes that would normally be classed as permitted development. These include (but are not limited to):

- Any enlargement consisting of an addition or alteration to its roof, such as a dormer window.
- Any extension of two or more storeys that extends to the rear and any extension that extends to the side.
- Cladding, any part of the outside of a building.
- The erection, extension or alterations of garden structures and outbuildings (such as a shed), situated on land between the side elevation of a dwellinghouse and the boundary of the curtilage of that dwellinghouse.

- A satellite dish or a chimney, flue or soil and vent pipe, installed on a front or side wall or roof slope that fronts a highway.
- Solar panels installed on a wall that fronts a highway; or a stand-alone solar array that would be closer than the existing dwelling to any highway which bounds the property.
- Installation of roof lights or solar panels that would protrude more than 150mm from the roof slope.
- The materials of replacement windows should be similar in appearance to the existing windows. This means that if you have to replace rotten window frames (even though you are not changing the size or position of the windows) with UPVC windows then you will require planning permission. Although it is important to note that is also the case outside of conservation areas.

Further information on permitted development rights is available on the [Planning Portal website \(external link\)](#)

Demolition of unlisted buildings

Planning permission is required for the following:

- The total or substantial demolition of an unlisted building with a cubic content of more than 115 cubic metres (measured externally).
- Demolition of a gate, wall, fence or other means of enclosure which is higher than 1 metre if abutting a highway, or higher than 2 metres elsewhere in a conservation area.

If the building is listed you will also need Listed Building Consent. Generally buildings which make a positive contribution to the character or appearance of the conservation area should be retained.

Works to trees

Within a conservation area there are restrictions to the work that may be carried out on trees. Under section 211 of the 1990 Planning Act any one proposing to cut down, top or lop a tree in a conservation area (with the exception of trees under a certain size, or those that are dead, dying or dangerous) is required to give 6-weeks' notice to the district planning authority. The purpose of this requirement is to give the authority the opportunity to make a tree preservation order which then brings any works permanently under control. Further information is available on the [Planning Portal website](#)

Advertisement Consent

Certain categories of advertisement which have 'deemed consent' under the Advertisement Regulations, are restricted within Conservation Areas. Further clarification and advice can be found on the [Government website \(external link\)](#) and at [Historic England \(external link\)](#)

Article 4 Directions

The Local Authority may also decide to adopt extra planning controls within Conservation Areas by the use of an Article 4(2) Direction. Article 4 Directions are not automatically applied when a conservation area is designated. An Article 4 Direction removes the normal Permitted Development Rights from a building, group of buildings or piece of land, meaning that planning permission is required for all works which would otherwise benefit from permitted development rights.

Article 4 Directions can be used selectively, for example to remove permitted development rights relating to fenestration while leaving the remainder of permitted development rights intact.

Appendix 2 Biodiversity

Flora

Flora within the CA is found both in the gardens of private properties and in the churchyard of St Mary the Virgin.

From early January through to the Autumn large parts of the churchyard are carpeted, in turn, with varieties of:

- Snowdrop (*galanthus*)
- Blue flowering Scilla (*scilla siberica*)
- Winter Aconite (*eranthis byrmalis*).
- Wild daffodil, particularly on the south side of the church but there are clumps of taller Narcissus which follow the dwarf variety.
- 'Ox-eye daisies', the common buttercup and Meadow Saxifrage.
- Ladies Bedstraw (*galium verum*), Yarrow (*achillea millefolium*), and many varieties of Grasses.
- In late summer there are large areas of *Cyclamen hederfolium*.
- In the autumn, there is a large patch of autumn flowering Crocus (*crocus speciosus*).

Fauna

The birds and mammals that can be observed include:

- Tawny owls
- Little owls
- Barn owls are sometimes seen and nest nearby.

According to the season there are populations of:

- Finches
- Tits
- Swifts
- Martins

- Nuthatches
- Sparrows
- Blackbirds
- Starlings
- Thrushes
- Wagtails

The area immediately around the CA supports a population of red kites, buzzards, sparrowhawks, kestrels, rooks and field fares.

It should be noted that this is not an exhaustive list and that the bird population varies from year to year.

- The CA is also host to populations of:
- Several varieties of bats (types to be identified and listed?)
- Hedgehogs are present ... (although recent sightings need to be verified it's some time since we had one in the garden and the hedgehog that nested between the church and the old vicarage hasn't been obvious of late)
- Slow worms and
- Grass snakes

The 1994 - 2001 Churchyard Plant Survey

Between 1994 and 2001, work was undertaken by Mr. M. Storey to identify and list all wild and naturalised plants in the Churchyard. The following table replicates the findings of the assessment, its content has been taken from the public record that is on permanent display in the porch of St Mary the Virgin.

MONOCOTYLEDONS GRASSES, SEDGES & RUSHES	
Alopecurus pratensis L.	Meadow Foxtail
Anisantha sterilis (L.) Nevski	Barren Brome
Anthoxanthum odoratum L.	Sweet Vernal Grass
Bromus hordeaceus L.	Soft-brome
Carex divulsa ssp. divulsa	Grey Sedge
Dactylis glomerata L.	Cock's-foot
Helictotrichon pubescens (Hudson) Pilger	Downy Oat-grass
Holcus lanatus L.	Yorkshire-fog
Lolium perenne L.	Perennial Rye-grass
Luzula campestris (L.) DC.	Field Wood-rush

Poa annua L. Poa pratensis sens.lat. L. Poa trivialis L.	Annual Meadow-grass Smooth Meadow-grass Rough Meadow-grass
OTHER MONOCOTYLEDONS inc. Arum, Iris and bulbs	
Arum maculatum L. Iris foetidissima L.	Cuckoo Pint, Lords and Ladies Stinking Iris
Galanthus caucasicus (Baker) Grossh. Galanthus elwesii Hook.f. Galanthus ikariae Baker Galanthus nivalis L. Galanthus nivalis flore pleno	Caucasian snowdrop Greater Snowdrop Snowdrop Snowdrop Double snowdrop
Hyacinthoides hispanica x non-scripta Hyacinthoides non-scripta (L.) Chouard ex Rothm.	Hybrid Bluebell Bluebell
Ornithogalum angustifolium Boreau	Star-of-Bethlehem
Scilla siberica Haw.	Siberian Squill
DICOTYLEDONS TREES and SHRUBS	
Aesculus hippocastanum L. Aucuba japonica Thunb. Betula pendula Roth Corylus avellana L. Crataegus monogyna Jacq. Fagus sylvatica L. Fraxinus excelsior L. Ilex aquifolium L. Ligustrum ovalifolium Hassk. Pinus sylvestris L. Prunus laurocerasus L. Sambucus nigra L. Taxus baccata L. Tilia cordata x platyphyllos (T. x vulgaris) Hayne Ulmus	Horse Chestnut Spotted-laurel Silver Birch Hazel Hawthorn Beech Ash Holly Garden Privet Scots Pine Cherry Laurel Elder Yew Lime Elm
HERBS	
<u>Apiaceae - Carrot family</u> Aegopodium podagraria L. Anthriscus sylvestris (L.) Hoffm. Heracleum sphondylium L. Pimpinella saxifraga L.	Ground Elder, goutweed, bishop's weed Cow Parsley, keck, Hogweed Burnet-saxifrage
<u>Apocynaceae</u> Vinca major L.	Greater Periwinkle
<u>Araliaceae</u> Hedera helix ssp. helix	Common Ivy

<p><u>Asteraceae - Daisy family</u> Achillea millefolium L. Leucanthemum vulgare Lam Bellis perennis L. Senecio vulgaris L. Cirsium vulgare (Savi) Ten. Hypochaeris radicata L Lapsana communis L Pilosella officinarum F.Schultz & Schultz-Bip. Taraxacum Wigg.</p>	<p>Yarrow Oxeye Daisy, moon-daisy, marguerite Daisy Groundsel Spear Thistle Cat's Ear Nipplewort Mouse-ear Hawkweed</p>
<p><u>Balsaminaceae</u> Impatiens glandulifera Royle</p>	<p>Dandelions</p> <p>Indian Balsam</p>
<p><u>Boraginaceae</u> Myosotis arvensis var. sylvestris Schldl.</p>	<p>A Field Forget-me-not</p>
<p><u>Brassicaceae - Cabbage family</u> Alliaria petiolata (M.Bieb.) Cavara & Grande Capsella bursa-pastoris (L.) Medikus Cardamine hirsuta L. Cardamine pratensis L.</p>	<p>Garlic Mustard, Jack by the hedge, hedge garlic Shepherd's Purse Hairy Bitter-cress Lady's Smock, cuckoo flower</p>
<p><u>Caprifoliaceae</u> Lonicera periclymenum L.</p>	<p>Honeysuckle</p>
<p><u>Caryophyllaceae - Pink family</u> Cerastium fontanum Baumg. Cerastium glomeratum Thuill. Stellaria media (L.) Villars</p>	<p>Common Mouse-ear Sticky Mouse-ear Common Chickweed</p>
<p><u>Convolvulaceae</u> Convolvulus arvensis L.</p>	<p>Field Bindweed</p>
<p><u>Crassulaceae - Stonecrop family</u> Sedum acre L.</p>	<p>Biting Stonecrop</p>
<p><u>Cucurbitaceae - Cucumber family</u> Bryonia dioica Jacq.</p>	<p>White Bryony, red bryony</p>
<p><u>Fabaceae - Bean family</u> Trifolium dubium Sibth. Trifolium pratense L. Vicia hirsuta (L.) S. F. Gray Vicia sativa L. Vicia sativa ssp. nigra (L.) Ehrh</p>	<p>Lesser Trefoil Red Clover Hairy Tare Common Vetch Narrow-leaved Vetch</p>
<p><u>Geraniaceae-Geraniums</u> Geranium dissectum L. Geranium robertianum L.</p>	<p>Cut-leaved Crane's-bill Herb Robert</p>
<p><u>Lamiaceae - Mint family</u> Glechoma hederacea L.</p>	<p>Ground-ivy</p>

Lamium album ssp. argentatum (Smejkal) Stace	A Yellow Archangel
Lamium album L.	White Dead-nettle
Lamium purpureum L.	Red Dead-nettle
Prunella vulgaris L.	Selfheal
Stachys sylvatica L.	Hedge Woundwort
<u>Onagraceae</u>	
Chamerion angustifolium (L.) Holub	Rosebay Willowherb
<u>Oxalidaceae</u>	
Oxalis exilis Cunn.	Least Yellow-sorrel
<u>Plantaginaceae</u>	
Plantago lanceolata L.	Ribwort
Plantago major L.	Greater Plantain
Plantago media L.	Hoary Plantain
<u>Polygonaceae - the Dock family</u>	
Rumex acetosa ssp. acetosa	a Common Sorrel
<u>Primulaceae - Primrose family</u>	
Lysimachia nummularia L.	Creeping Jenny
Primula vulgaris Hudson	Primrose
<u>Ranunculaceae - Buttercup family</u>	
Eranthis hyemalis (L.) Salisb.	Winter Aconite
Ranunculus acris L.	Meadow Buttercup
Ranunculus auricomus L.	Goldilocks Buttercup
Ranunculus bulbosus L.	Bulbous Buttercup
Ranunculus ficaria sp. bulbilifer Lambinon	a Lesser Celandine
Ranunculus repens L.	Creeping Buttercup
<u>Rosaceae - Rose family</u>	
Geum urbanum L.	Wood Avens, Herb Bennet
Potentilla reptans L.	Creeping Cinquefoil
Potentilla sterilis (L.) Garcke	Barren Strawberry
Rubus fruticosus agg. L.	Bramble, blackberry
<u>Rubiaceae - Bedstraw family</u>	
Galium aparine L.	Cleavers, goosegrass
Galium verum L.	Lady's Bedstraw
<u>Saxifragaceae</u>	
Saxifraga granulata L.	Meadow Saxifrage
<u>Scrophulariaceae - Snapdragon family</u>	
Veronica arvensis L.	Wall Speedwell
Veronica chamaedrys L.	Germander Speedwell
Veronica hederi folia L.	Ivy-leaved Speedwell
Veronica polita Fries	Grey field Speedwell
Veronica serpyllifolia L.	Thyme-leaved Speedwell
<u>Solanaceae - Tomato family</u>	
Solanum dulcamara L.	Woody Nightshade, bittersweet
Solanum nigrum agg.	Black Nightshade

<p><u>Urticaceae</u> Parietaria judaica L. Urtica dioica L.</p> <p><u>Violaceae</u> Viola odorata L. Viola odorata var.odorata Viola odorata var.praecox Viola odorata var.subcarnea</p>	<p>Pellitory-of-the-wall Common Nettle</p> <p>Sweet Violet</p>
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Appendix 3 Management Issues/Strategy Plan

Management Issue		Strategy	Responsibility
Neglect and poor maintenance of properties	Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Improved public awareness of simple maintenance and repair would be conducive with the preservation of Bucklebury CA.	<p>Owners of properties, not just those that are listed, should be encouraged to maintain their buildings.</p> <p>Owners are also encouraged to replace inappropriate features with traditional materials.</p> <p>LPA to consider the preparation of resources aimed to inform and guide members of the public.</p>	Property owners LPA
Inappropriate alterations and additions to buildings.	<p>Incremental changes to buildings e.g. external alterations, extensions, conversions, and refurbishment of properties can result in loss of historic and architectural interest.</p> <p>Works of alteration, repair or maintenance should therefore be executed to a high standard, with the aim of preserving or enhancing the special characteristics of the conservation area.</p>	<p>Where planning permission is required, the Council will apply its conservation and heritage policies consistently and thoroughly to ensure that all planning decisions preserve or enhance the special character or appearance of the CA.</p> <p>Where there are opportunities to achieve positive improvements to a building or townscape, they should be integrated into development proposals.</p> <p>Planning enforcement by the Council's Planning Enforcement Team will prioritise unauthorised works to listed buildings, to</p>	LPA Property owners

		<p>buildings within conservation areas and to protected trees. The Council will always seek to persuade owners to restore and put right any offending works, but will, where necessary, take enforcement action to achieve those aims.</p> <p>LPA to consider the preparation of the following:</p> <ul style="list-style-type: none"> • Information leaflet on good practice for minor alterations including works that do not require planning permission. • Good Practice Guidance on standard alterations such as windows, doors, rainwater goods, boundaries and roof extensions. <p>The Council will help owners and their agents to achieve acceptable proposals within the conservation area through the pre-application advice service.</p>	
Views into and out of the CA	<p>Views and vistas into, out of, and within the CA are important as they contribute positively to the character of the area.</p> <p>Care needs to be taken to ensure that where views and vistas contribute positively to the conservation area they are not lost or compromised.</p>	Where planning permission is required, the Council will apply its conservation and heritage policies consistently and thoroughly to ensure that all planning decisions preserve or enhance the special character or appearance of the CA.	LPA
Open space	Open spaces, whether within or outside of the CA, which contribute to the	Where planning permission is required, the Council will apply its conservation and	LPA

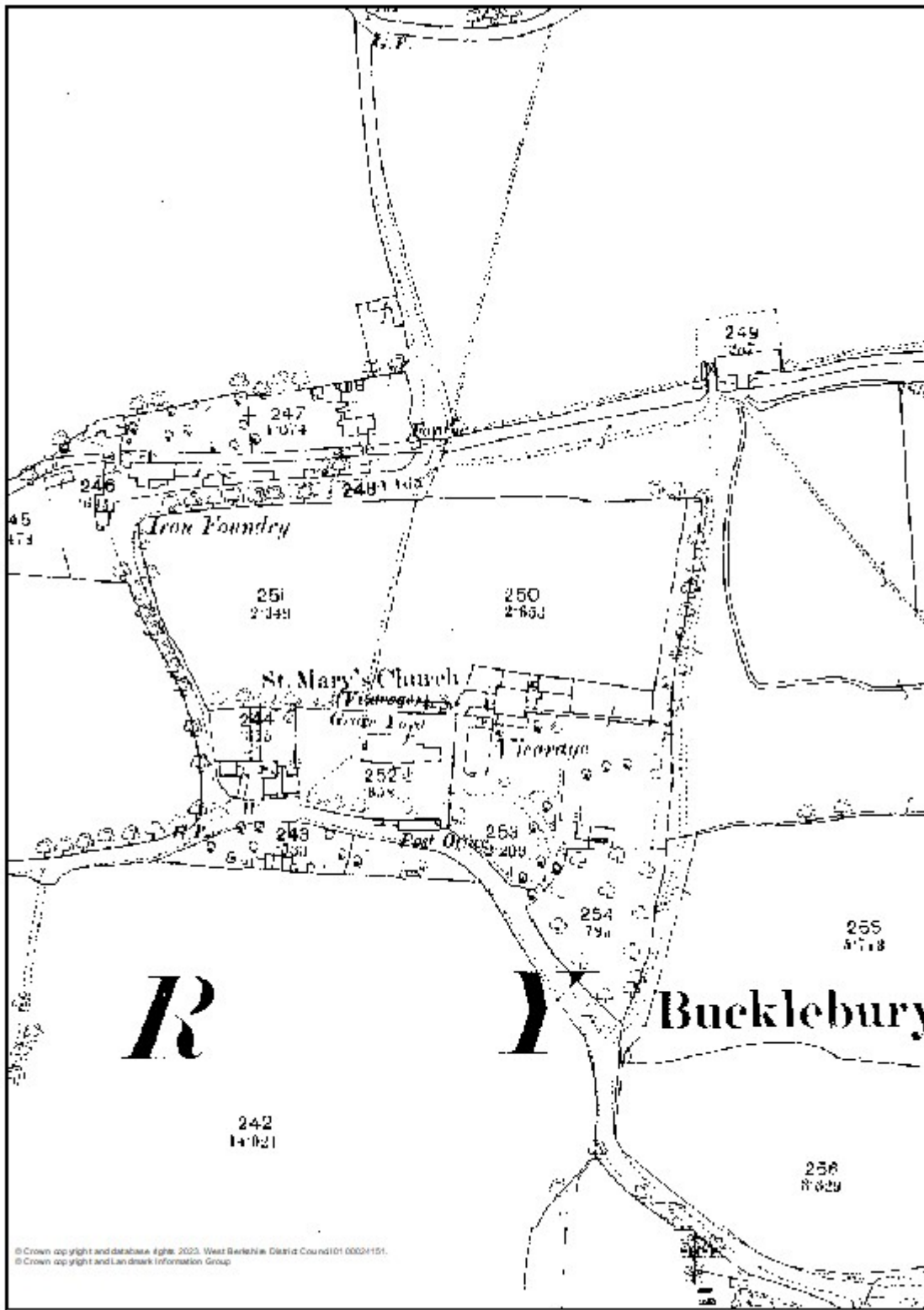
	character, appearance, special interest and significance of the CA (such as Glebe Field) should be preserved and enhanced.	heritage policies consistently and thoroughly to ensure that all planning decisions preserve or enhance the special character or appearance of the CA.	
Development outside of the CA	The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surroundings in which it is experienced; and that harm to the significance of the heritage asset can arise from inappropriate development within its setting.	Where planning permission is required, the Council will apply its conservation and heritage policies consistently and thoroughly to ensure that all planning decisions preserve or enhance the special character or appearance of the CA.	LPA
Boundary treatments	<p>Boundary treatments make a vital contribution to the character, appearance, special interest and significance of the CA.</p> <p>Replacing traditional boundary treatments with unsympathetic treatments such as close-boarded fencing, will normally require planning permission. Close-boarded fencing looks out of place and would introduce a suburban appearance to the CA.</p>	<p>Where planning permission is required, the Council will apply its conservation and heritage policies consistently and thoroughly to ensure that all planning decisions preserve or enhance the special character or appearance of the CA.</p> <p>LPA to consider the preparation of an information leaflet on good practice for minor operations including works that do not require planning permission.</p>	LPA Property owners
Public realm and highways	<ul style="list-style-type: none"> • Degradation of grass verges • Degradation of the surface and the edges of the metalled road • Damage to and shrinkage of the grassed/planted traffic island. 	Re-establish lost verges with measures to prevent further degradation and provide long term protection.	WBC Highways WBC Countryside Parish Council

	<ul style="list-style-type: none"> • Any new and potentially intrusive signage • On street car parking 	<p>Repair damage caused to the traffic island. Again, with measures to provide long term protection.</p> <p>A review of signage with action to move or remove all but essential signs.</p> <p>Identify and implement measures to encourage drivers to the recreation field car park whenever possible.</p> <p>Repaint road markings (a) to slow down traffic and (b) to encourage the correct use of the traffic island.</p> <p>A positive working interdepartmental relationship is key to improving the public realm and highways. Planning and Highways should work together to agree standard good practice within a Conservation Area such as avoiding excessive road markings and signage.</p>	
<p>Tree management</p>	<p>Trees make a vital contribution to the rural ambience of the CA.</p>	<p>CA designation affords some degree of protection to trees. Anyone wishing to undertake works or remove a tree in a CA must ensure that the necessary consents are in place</p> <p>A tree strategy could be undertaken to identify the most significant trees in the CA. This could lead to Tree Preservation</p>	<p>Property owners/occupiers Parish Council WBC Trees</p>

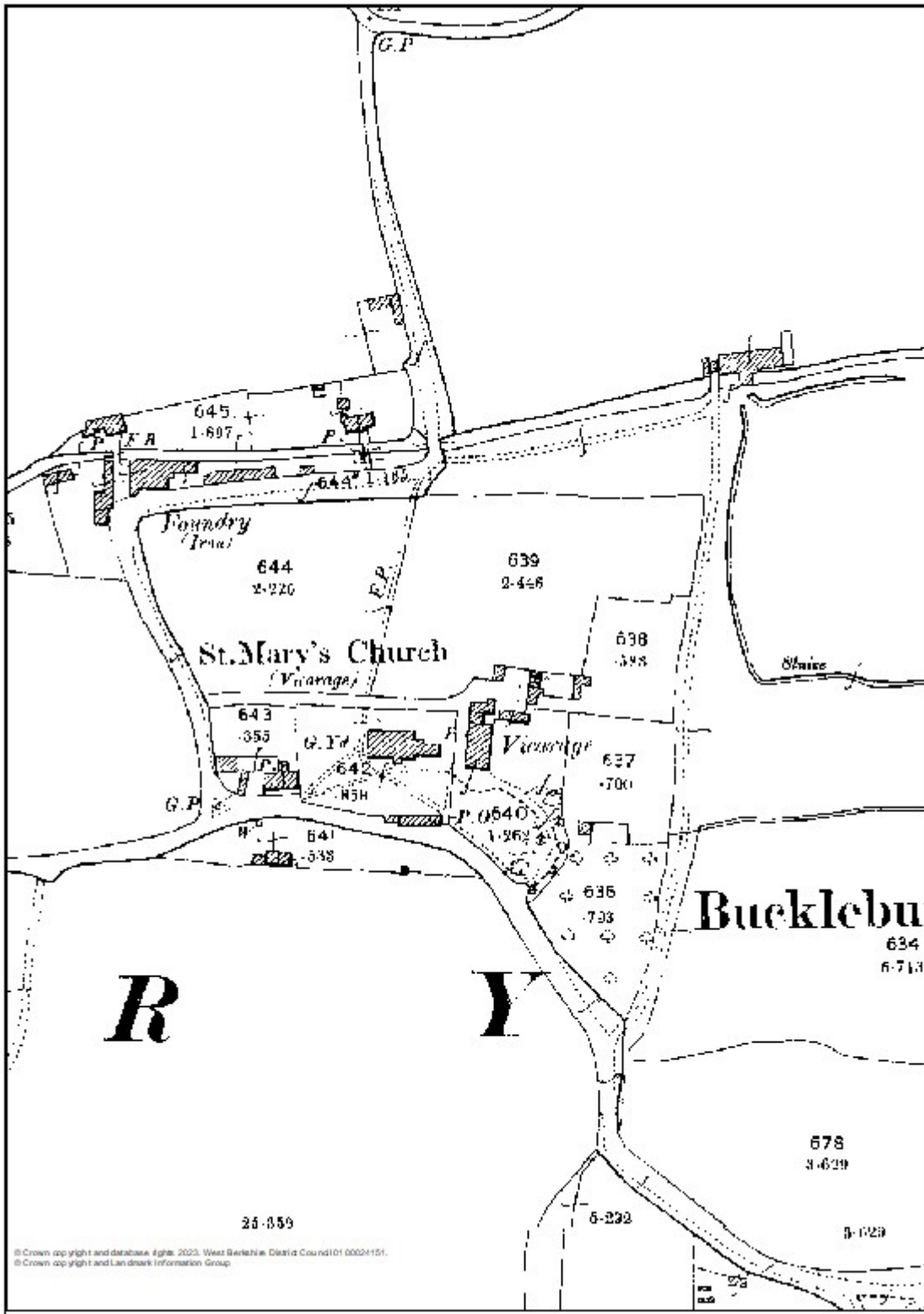
		Orders and could also identify general tree management issues.	
Harm to biodiversity	<p>Potential future harm to biodiversity as a result of:</p> <ul style="list-style-type: none"> • Loss of flora and fauna (attrition in spaces in which flora and fauna can thrive) • Loss of diversity in flora and fauna (attrition of types of flora and fauna) • Loss through unsustainable levels of footfall. • Loss through disease including honey fungus which is present in the CA. • Attrition of highway verges that support flora <p>Note: The stewardship of the St Mary the Virgin churchyard is informed and guided by a national churchyard management scheme that promotes good practice and sustainability.</p>	<p>Revisit and revise the previous assessment(s) of plant diversity in the churchyard.</p> <p>Identify and plant disease resistant trees and shrubs in the area.</p> <p>Identify and install measures to mitigate the effects of high levels of footfall.</p> <p>Reinstate/protect verges see section Public Realm</p>	<p>Property owners/occupiers Parish Council Diocese</p>
Renewable energy sources	<p>Whilst the council is supportive of the sustainable energy agenda it also recognises that many sources of renewable energy and micro generation have the potential to harm the character and appearance of a conservation area. Care therefore needs to be taken to balance the needs of climate change</p>	<p>The LPA will encourage the sympathetic location of solar panels, wind turbines etc. to inconspicuous roof slopes and building elevations where they will not have a detrimental impact on the character and appearance of the CA.</p>	<p>LPA Property owners</p>

	with the preservation of the historic environment.		
Satellite and radio antennas	Satellite and radio antennas are non-traditional features which have the potential to disfigure the appearance of traditional buildings. Care must be taken to ensure that they are located where they will not have an impact on the significance of the heritage assets and the character and appearance of the CA.	The LPA will require the location of satellite antennas in inconspicuous sites to prevent harm to the historic character and visual appearance of the area. Planning permission is required to install a satellite dish or other microwave antennas if they are to be sited on a chimney stack, wall or roof slope that faces onto or is visible from a highway.	LPA Property owners
Overhead power transmission wires, telegraph poles and transformer equipment	Fortunately the CA is free from street lighting. However, the visual impact of overhead wires, and telegraph poles does present a threat to the character and appearance of the CA.	Where appropriate the LPA will encourage the replacement of inappropriate street lighting and undergrounding of cables to reduce the visual impact caused by overhead lines and their supporting structures within the CA. WBC should liaise with utility companies to minimise the impact of works on the special character of the CA.	LPA Utility providers

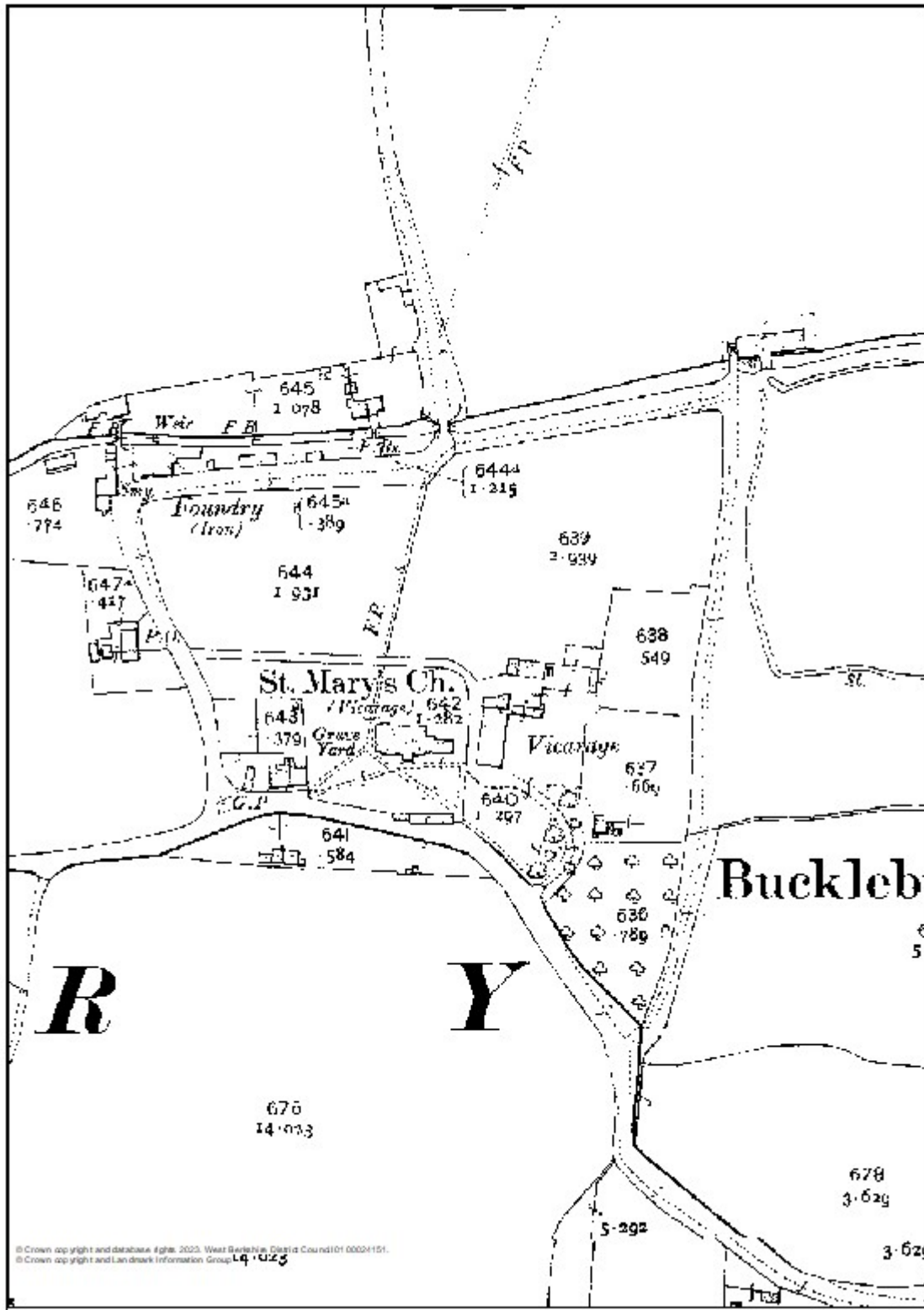
Appendix 4 Historic OS Map Epoch 1 1877-78



Appendix 5 Historic OS Map Epoch 2 1899



Appendix 6 Historic OS Map Epoch 3 1912



Appendix 8 Listed Buildings within Conservation Area

List Entry Number	Grade	Name	List Description
1212691	II	Glebe House	<p>Cottage, formerly 2. C18 with C20 porch. Red brick with plat band to right. Half hipped old tile roof, 4 gabled eaves dormers to right with 2-light casements, end stack to right, ridge stack above door off-centre to right, and 3 stacks to rear. Altered lobby entrance type. 1 1/2 storeys. 4 ground floor 3-light casements, 2 to right with segmental relieving arches. 4-panelled door with porch between first and second windows from left, porch with hipped tile roof, panelled door and flanking windows between third and fourth windows from left.</p>
1212695	I	Church of St. Mary	<p>Church. Mainly C12 and C15 with C19 chancel. Flint, tile, rubble and Ferricrete with Bath stone dressings, rendered chancel; old tile roofs separately over nave and aisle with two dormers on south side of nave, one to left hipped with three-light casement, one to right of two Gothick lights with Y-tracery. West tower, nave, north aisle, chancel, south porch and vestry.</p> <p>West tower: circa 1450. Two stages with plinth, diagonal buttresses to west, string course, corbel table with carved gargoyles, coped parapet and four corner obelisks with ball finials and weathervanes; newel turret on first stage to north with lean-to old tile roof. Two-light louvred bellchamber openings with cusped heads, on each face; clock and one-light cusped opening with square head and hoodmould high up on first stage to south. West doorway with four-centered moulded arch in square head, quatrefoils carved in spandrels and hoodmould with uncarved shields as stops, three-light west window above with panelled tracery and hoodmould with spiral stops. Crucifixion, and man with wheel carved on south-east buttress, small circular two-light opening high up on north face.</p> <p>Nave: C12 semi-circular arched doorway off-centre to left, of one order with one plain and one twisted shaft, scalloped capitals, dog tooth and other ornament, and crowned at apex with carved face, orb and Maltese cross; boarded door with old ironwork. Window to left of two cusped lights and</p>

			<p>square head with returned hoodmould, window to right similar but panelled between lights and hoodmould.</p> <p>South Porch: dated 1603 in gable but rebuilt circa 1895. Flint with stone dressings, gabled tiled roof with decorated barge boards; plain semi-circular arch.</p> <p>Chancel: central C13 style arched doorway to south with boarded door, flanked by two lancets. Three-light east window with panelled tracery and hoodmould with carved stops. North side has lancet to left and gabled projection to right with two-light square headed window.</p> <p>North aisle: C19 three-light window to east with panelled tracery and returned hoodmould. Two three-light windows to north with cinquefoiled heads under square heads with returned hoodmoulds; central blocked four-centered arched doorway with carved spandrels and modern inscription, carved stone above with weathered stone canopy. C19 pebbledashed vestry with planted timbers and hipped tile roof to north of tower.</p> <p>Interior: nave; three bay C15 north nave arcade with chamfered arches, four bay crownpost roof; box pews, C17 octagonal pulpit with guilloche ornament around panelling and tester, west galley of circa 1824, six hatchments, coat of arms above chancel arch, four panels with creed and commandments of circa early C19 in north aisle. Chancel; C19 chamfered arch with half octagonal piers, moulded bases and capitals and hoodmoulds with carved stops, C19 arch braced roof, Squire's pew to north, C17 communion rails with twisted balusters, and some old armour. Glass in north aisle and Chancel by Brangwyn of 1912.</p> <p>Monuments include; that to Henry Winchcombe of 1703 with two putti flanking coat of arms under drapery framed by panelled pilasters broken up in centre to support flaming urn; that to Howard Winchcombe of 1749 with two Corinthian supporting triangular pediment with coat of arms.</p>
1212777	II*	The Old Vicarage	<p>House. Early C18. Grey brick with red dressings, giant order of rubbed brick Doric pilasters with moulded capitals and no entasis; moulded brick eaves cornice to old tile hipped roof with triangular</p>

			pediment over centre bay, and stack to rear. 2 storeys; 3 bays, glazing bar sashes with exposed wooden boxes, segmental heads and half-H shaped rubbed brick aprons. Central 6-panelled door with plain surround and rectangular radiating fanlight.
1289391	II	The Old Post Office	House. C17 with C19 refacing. Brick and timber-framed with brick nogging and curved braces, later brick refacing to south. Old tile roof with end stacks and one storey brick lean-to with old tile roof to right. 2 framed bays. 2 storeys. Two C19 first floor casements with small C20 casement between, two C19 ground floor segmental headed casements; segmental headed doorway with boarded door in lean-to to right. Timber frame exposed at rear; queen post truss exposed in right-hand gable end. Block to left: timber framed with brick nogging and curved braces exposed to north, later brick refacing to south; old tile half hipped roof and gabled dormer with casement. 3 framed bays. 1 storey and attic. Segmental headed casement to left, segmental headed doorway to right with boarded door and C19 gabled porch.
1212776	II	Churchyard Gatepiers, Overthrow and Railings approximately 30 metres to south of Church of St Mary	Gatepiers, overthrow and railings: 1827 by N. Hedges. Wrought iron on low brick wall. 2 lattice piers with urn finials and overthrow lattice pier with urn finial to left connected to gate piers by spearhead railings with dog rail and low brick wall. Spearhead railings approximately 40 metres long to right of gateway.
1212705	II	Chest tomb approximately 15 metres to the north west of Tower of Church of St Mary	Chest Tomb Approximately 15 metres to North-West of Tower of Church of St. Mary GV II Chest tomb. Early C18. Moulded base and top, shaped corner balusters and panelled sides. Inscription illegible at time of resurvey.
1212707	II	Chest Tomb Approximately 13 metres to West of Tower of Church of St. Mary	Chest tomb. Early C18. Ashlar. Moulded base and top, shaped corner balusters and oval panel to south with inscription, illegible at time of resurvey.
1289398	II	Trollope Tomb Approximately 3 metres to North-West of Church of St. Mary	Chest tomb. 1757. Ashlar. Moulded base and top, and shaped corner balusters. Inscribed: Here lieth in dust all that is mortal of Anne, the wife of the Revd. John Trollope.
1212774	II	Minall Tomb 6/19 Approximately 11 metres to South of Chancel of Church of St. Mary	Chest tomb. 1730. Ashlar. Moulded base and top, and shaped corner balusters. Inscribed: In memory of John Minall.