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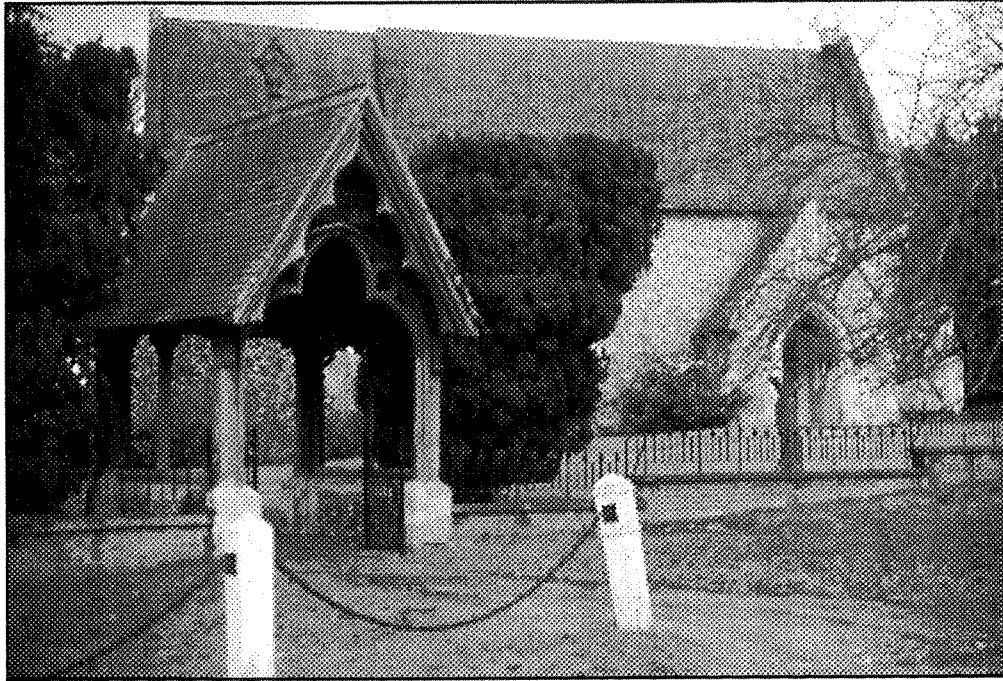
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# Conservation Area Character Survey

# Frieth

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## What are Conservation Areas?

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 and 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

This conservation area character survey describes the main features of special architectural and historic interest which justify the designation of Frieth as a conservation area.

The survey is intended to complement the approved policies for conservation areas in the Council's Wycombe District Local Plan. These policies are the primary means of safeguarding the special character of our conservation areas. The survey is also intended to be used as an aid in development control decision making. Proposals for schemes positively to enhance the character and appearance of Frieth conservation area will be produced in the future in consultation with councillors, local residents and other interested parties.



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## HISTORY

The village of Frieth lies in the parish of Hambleden. The village grew from a number of farmsteads, and a place named 'ffrith' is recorded here as early as circa 1307. In 1384 the hamlet of Frieth was held by Hambleden Manor for 44 shillings yearly by Sir Reginald Malyns and his wife Florence. Around 1492 a later member of his family granted the land under the name Olivers Fee to one Wimbush. His lands came into the possession of the Elmes family and were conveyed by one of its members in 1548 under the name of The Frith to John Doyley. The Doyley family feature prominently in the history of the Hambleden Valley and also occupied Parmoor Manor and Skirmett Manor. The settlement is recorded as Freeth in 1766. The derivation of the name is thought to come from the Celtic word 'ffrith' meaning 'ox wood'. The current spelling, Frieth, was only arrived at in the last hundred years.

Like many rural communities Frieth was a farming village set within the surrounding woodland. The history of the village is well documented in a book entitled 'Frieth - A Chiltern Village' by Joan Barksfield and the Frieth Village Society, from where the following information is obtained.

In the 19th century other forms of employment came to the village, including bodging and pillow lace making, which supplemented meagre incomes. But the village began to flourish in the mid-19th century primarily through the influence of the Reverend H C Ridley, Rector of Hambleden, and the Cripps family who moved into the nearby Parmoor House in about 1860. The Reverend Ridley took a keen interest in Frieth, the uphill part of his parish, as his father had done before him and, assisted by his son Canon Ridley, was instrumental in getting the church built. Both are commemorated in memorial windows in the church and on the lych gate. The church was built in 1848 with flints from the demolished wing of the Old Rectory at Hambleden (now Kenricks). The flints were transported by local farmers. The interior of the church was lit by oil lamps until 1934. Mr H W Cripps bought Parmoor House from the D'Oyley

family. He was a gentleman farmer who loved country life and pursuits. He was elected first Chairman of the new Buckinghamshire County Council. The philanthropic Cripps family helped to enlarge the church by the addition of the south aisle and extending the school, as well as building the village institute. They supported village events and took an interest in the population encouraging education and church attendance. Mr C A Cripps followed his father as owner of Parmoor House in 1884. Like his father his profession was law, he was a QC, politician and statesman. His youngest son, Stafford, is possibly the best known of the family. He was a brilliant scholar, a scientist, successful barrister and KC, and an ardent churchman, MP, diplomat and Chancellor of the Exchequer in 1947.

Another great influence on the village was the furniture making firm of West and Collier, founded by Edwin West and Thomas Collier in 1869. The Firm continued until 1940, employing local people to make chairs initially, and then later expanding to produce church furniture. Until 1916 all products were handmade. The Firm supplied chairs for the Bishops attending the Lambeth Conferences, and each Bishop took home his chair as a memento of the occasion. As a consequence West and Collier chairs became internationally known. The firm employed 30 men in the 1920's as well as many women outworkers, known as 'matters', who fitted rush seats to the chairs.

With the arrival of public transport in the 1920's, young people looked to High Wycombe for employment. Electric power and piped water came to Frieth in the 1930s drawing people from outside the village to take up homes as they fell vacant. Gradually, increasing private car ownership has made the Chilterns accessible and completed the modernisation of the village. New houses were built mostly in the 1960s singly or in small groups.

Frieth was first designated as a Special Area in 1982, when the only listed building was Barlows (called Barley Cottage at that time) and its frontage wall. The upgrading to conservation area status occurred in 1989.

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## ARCHAEOLOGICAL INTEREST

There are no Scheduled Ancient Monuments or any sites of archaeological interest identified within the conservation area. However the hamlet is clearly of an 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

The village is located on a plateau above the Hambleden valley which lies within the Chilterns Area of Outstanding Natural Beauty, 3 miles north east of Hambleden. Frieth is not serviced by any main roads except the C99 from Lane End and even this is not particularly busy. The majority of roads around the village are narrow rural lanes. In the wider context Frieth village as a whole is a square of four rural lanes enclosing open farmland in its centre. As a result of this the village seems remote and rural, the road to it is lined with hedges and woodland. The main C99 crosses a Site of Special Scientific Interest just prior to entering the village. The actual conservation area is focused on the historic centre of the village and is very elongated, following the main road on its east-west axis.

The village once boasted a range of facilities including a dairy/grocery/post office, two public houses and a furnishing retailer. The post office/store still exists just beyond the conservation area, but one of the village stores has now been converted into a house. The Yew Tree Public House lies within the conservation area, the Prince Albert beyond its boundaries.

The main remaining community facilities within the conservation area are clustered close to its centre south of the road. They consist of the Church of St John the Evangelist, the Village Hall, and the local school. In front of the church lies the village green. There is also a playing field to the rear of the school buildings.

The conservation area has a number of historic

and architecturally significant buildings. The majority of houses are relatively modern, large and detached, and situated within spacious grounds. The exception to this generalisation is at the eastern end of the conservation area, where the houses fronting the road are older, smaller, and more compactly situated. Visually therefore the conservation area is very diverse, with a range of styles and ages of houses. Spatially, it is spread out, along the ribbon of the road.

The conservation area has two distinct cores, created as a result of the historical evolution of the village and the topography of the land upon which it lies. To the east, the road rises up from the valley floor. The houses in this part of the conservation area are older and smaller than those elsewhere. They are predominately rural cottages, with small front gardens, and cluster close to the road and each other. There are no footpaths here, and boundaries are delineated by brick and flint walling or well kept hedges. The houses straggle down the hill, affording fine views of the woodland and valley below. The layout of the houses and the built form provide an interesting streetscape, which is enhanced by the topography in this part of the conservation area.

The main part of the conservation area lies on the plateau, and is characterised by a more spacious and open feel, aided by the village green which runs through the centre of the village. The plot layout here is linear, with large houses set well back from the road in spacious gardens, and well screened by mature trees.

In the west of the village the character of the conservation area changes again. There is a small grouping of dwellings here, in contrast to the linear form running up from the village green. At this point, as the road leaves the village to cross open countryside in the direction of Hambleden, dwelling plots become less vegetated, giving a feeling of openness. These dwellings are on the edge of the village, and overlook farmland.

The main cohesive factor of the conservation area is the well kept vegetative setting that the houses sit within. This is what gives the village much of its character. The presence of mature trees and

other vegetation adds to the rural quality of the conservation area, and the large areas of open space, private gardens etc., endow the conservation area with a spacious feel. One of the special qualities of this part of the conservation area is the balance between the natural and the built form - neither appears to dominate.

The conservation area does not encompass the whole village, and later more compact modern development adjacent to the village hall is excluded. There is an area of grass verge between the road and the modern properties which is included within the conservation area, and serves to separate it from the newer buildings.

Elsewhere within the village of Frieth there are buildings of architectural or historical importance, but these are considered to be more isolated examples. The conservation area is a distinct and diverse grouping of historic and architecturally important buildings within the wider context of Frieth Village.

The village as a whole appears very much to have been a working village, with an emphasis on small workers cottages. There are no grand houses as are found in surrounding villages.

## **ARCHITECTURAL CHARACTER AND QUALITY OF BUILDINGS**

There are 6 listed buildings in Frieth Conservation Area, all Grade II, including a listed wall. The listed buildings are concentrated in the eastern part of the conservation area, with only one at the other end of the village.

South of the road, the first two properties encountered upon entering the conservation area are Hillside View and The Platt, both red brick two storey houses built in 1911 and 1934 respectively. They are set above the road on the hillside, and are separated from adjacent properties by an access drive to Little Barlows, which lies outside the conservation area. This physical separation is enforced visually by the fact that these houses differ in style from others in this part of the conservation area.

A terrace of three cottages lies next. Cutlers Cottage and Yew Tree Cottage are a pair of mid-19th century chequer brick two storey cottages close to the road. Their small front gardens are bounded by a low brick and flint wall, with white painted picket gates. The cottages are not listed, but provide a contrast with the listed Little Cottage to which they are attached. This is a small late 18th century one and a half storey house, set back from the frontage of the other cottages, and screened by vegetation. The cottage is constructed of brick on a flint plinth, and has distinctive half-gabled dormers facing the road.

Immediately west is the Grade II listed Barlows, a early 16th century two storey house of flint with brick dressings and an old tile roof with dentil eaves. The house was refronted in the 18th century, and the rear wing is 17th century. The small white painted casements with their decorative brick surrounds are a feature on other properties in the conservation area, but are particularly fine in this case. The house is documented as being in the same family ownership from 1623 until 1928, and was at one stage thought to have been a public house.

The attached small weatherboarded barn is listed and is in use as a garage and store. The wall running along part of the front of the property is also listed and is dated 1753 in brick in the flint panels. The whole ensemble of cottage, wall and barn is a picture of rustic charm, and the wall plays a vital part in the conservation area streetscape.

The next property, The Birches, is set back from the road, and forms part of an important grouping within the conservation area. The properties on either side are set forward of the house, and thus the front garden has a feeling of enclosure, added to by the low brick garden wall. The Birches is a one and a half storey flint house with brick dressings, architecturally significant to the conservation area. Two white painted casements in tiled dormers on the roof echo the detailing of the central modern porch, but the modern large velux window to the left part of roof jars with the rural character of the cottage. This is however, somewhat screened by an evergreen. In front of

the garden wall there is a small area of verge upon which stands a red listed K6 telephone kiosk. This area appears to be used for parking for the group of houses.

Closer to the road is Tedders, a low 18th century chequer brick cottage - it may once have been two. The cottage windows have replacement diamond leaded panes, although they retain their original frames.

The east range of cottages is terminated by The Store, previously the grocers and post office, but now residential - the large extended shop window in the left bay has been retained, but is not of great merit. The frontage of the property is Victorian, although parts are older, and it is constructed of brick

and flint on a flint plinth, with highly decorative dentil detailing around the main chimney stack.

The more open part of the village starts west of The Store with the green and the churchyard

On the north side of the Lane End Road, across from properties already described, the compact appearance of this part of the conservation area is continued, although there are fewer properties, and the boundary of the conservation area is more fractured.

Pear Tree Cottage lies opposite The Platt. This is a substantial Georgian red brick cottage, with a symmetrical front, and a later recessed wing to the left. The dentil eaves are an unusual dog tooth design, which is picked up in the newer garage. A brick wall fronting part of the property continues the built form up the hill towards the public house car park.

The Yew Tree Public House is set quite close to

the road, but retains a small front garden that patrons can sit in. The public house and its garden are raised above the level of the road, retained by a brick wall. The pub frontage is of brick with dentil eaves, the fascia is broken up by splashes of colour from the awnings, the blue scalloped edges visible even when closed. The sides of the building provide a contrast with the frontage, being colourwashed render - unusual in this part of the conservation area. A feature of the pub is the large topiaried yew on the road frontage, which acts as a focal point.



To the west of the pub are modern dwellings which are not included in the conservation area.

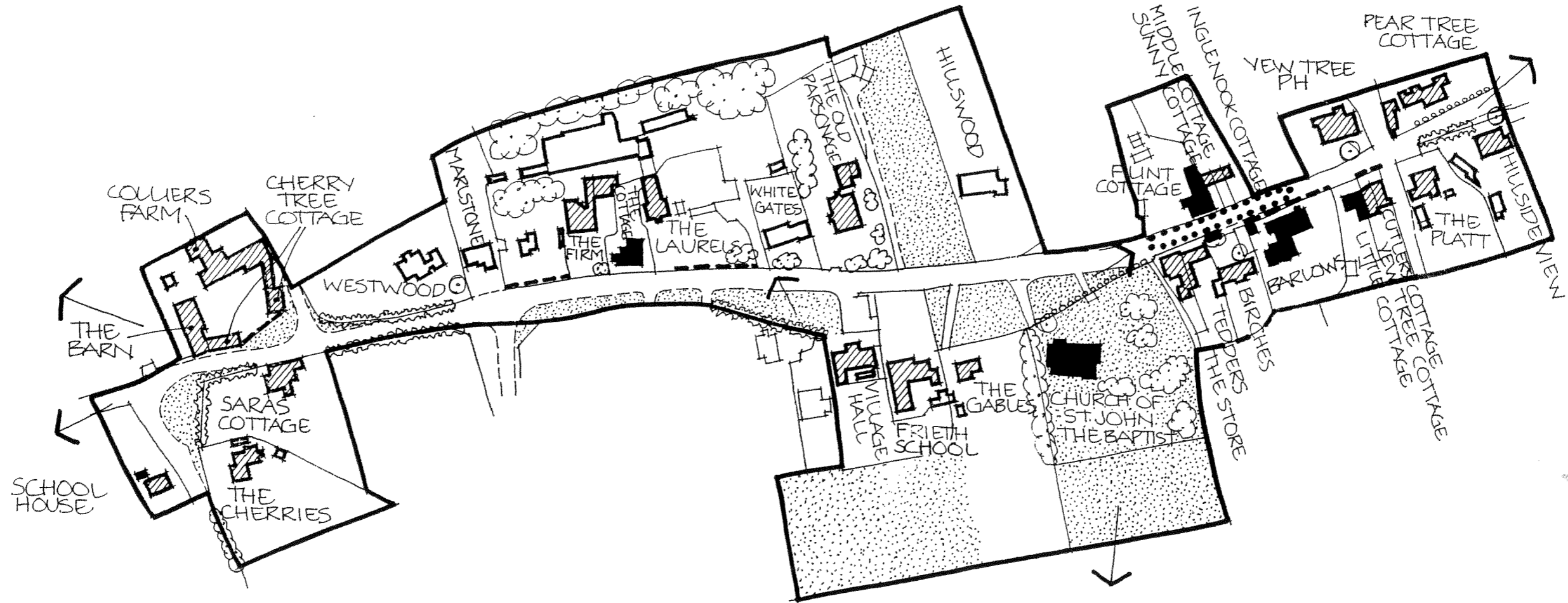
Beyond these lies a small early 19th century terrace joined to another listed cottage. Sunny Cottage, Middle Cottage and Inglenook Cottage are set back from the road and are small

identical cottages in a red flemish bond brickwork. Key features are the white painted windows, so prevalent in this part of the conservation area. Middle Cottage has original yorkshire sashes. The terrace has a pleasing uniformity, although the front doors show a variety of styles at odds with the age of the cottages.

Attached to the terrace and set forward of it is the listed Nos 1 and 2 Flint Cottage. This building consists of a 17th century cottage at the rear. This is built of flint and was once used as a lace school. The 19th century front cottage was added later to the original house and consists of flint with brick dressings, with a simple design seen on the gable end. The flint walls in particular contrast attractively with the brick of the terrace behind. A narrow front garden fronted by railings reinforces the linear feel of the buildings, and the cottages as a whole form part of an important group.

In the central part of the village the conservation





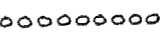

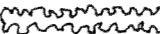



# Frieth Conservation Area Character Survey Map



## LISTED BUILDINGS

Grade II - Buildings of Special Interest

- The Cottage
- Nos 1 and 2 Flint Cottage
- Church of St John the Evangelist
- Barlows
- Wall along street at Barlows with attached barn
- Little Cottage
- K6 Telephone Kiosk

-  Conservation Area Boundary
-  Listed Buildings
-  Other Significant Buildings
-  Important Walls
-  Important Railings
-  Important Trees & Tree Groups
-  Important Hedges
-  Important Public & Private Open Space
-  Important Views
-  Grouping

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area is wider and more open. It is in this location that many of the village facilities are found. As well as an increase in the depths of plots, the feeling of openness is emphasised by the southern expansion to form a segmental village green.

The Church of St John the Evangelist, a Grade II listed building, was constructed in 1848, and enjoys an elevated position at the top of a hill. It is constructed of flint with massive stone dressings, and has a decorative roof of alternating layers of fishscale and plain tiles. There are stone dressed flint buttresses around its walls, but no tower. The later south aisle was constructed in 1872. Windows are traceried in the Decorated style and there are a number of impressive stained glass windows. Three of these are by Kempe, and the east window showing scenes of the Passion is by Hardman.

The Church lychgate is of timber with ornate carved eaves and a tiled roof. An inscription runs around the top of the eaves: "The glory of God and in loving memory of W. H. Ridley MA. 41 years rector of this parish". Black decorative iron railings (in need of renovation) stand upon a brick plinth, and form the boundary between churchyard and green.

The churchyard is well vegetated with a fine cedar, yews and other shrubbery, providing a contrast with the openness of the village green. It includes memorials to the Cripps family. To the rear of the church yard is a more modern cemetery, more open in aspect, which overlooks the rolling countryside.

The village green runs from the front of the churchyard, up to the school, where it is replaced by an area of car parking run by the parish council. This was originally the school's playground. The Green then runs a short way beyond to the edge of the conservation area south of the road. The Green is delineated from the road by a low post and chain fence, which has the advantage of preventing car parking on the grassed areas. The area of intrusive car parking in front of the school is bounded by an unattractive chain link fence, and the beginnings of a hedge.

The Gables is a two storey brick and flint Victorian cottage. It is screened from the green and the churchyard by a tall conifer hedge which has conservation area consent for removal and replanting with native species. If implemented, this would open up the area and the attractive cottage would be more visible from the green.

Frieth School is a typical Victorian village school with a modern addition which replaced earlier extensions and temporary buildings. The original school building is a delightful brick and flint low-eaved school house with Gothic windows and doors.

Adjacent and forward of the school is the village hall which dates from approximately 1900. Constructed of brick with timber and plaster detailing on the central gable, it features a bellcote. It forms a pleasing addition to the grouping of public buildings at the rear of the green. Beyond the village hall the conservation area boundary narrows to join the road.

North of the road, opposite the green, the conservation area boundary encompasses a modern house, Hillswood, with a large area of private open space which was previously a field known as Parsonage Meadow.

Adjacent to the plot is the Old Parsonage, a High-Victorian two and a half storey former parsonage house dating from 1869. The house is of brick, and has delightful decorative tile-hanging to the upper storey. This decorative detailing is repeated elsewhere along the road, and is one of the features of this part of Frieth Conservation Area.

Beyond the modern White Gates, The Laurels is an attractive Victorian two storey house of brick, with a slate roof set within a large garden. The roof has twin chimneys and ornate finials to the ridge, and the frontage displays the same tile-hung decoration. An ornate Victorian conservatory to the right of the house echoes the features of the roof. An unusual feature is the brick and timber pergola that covers the entrance path from the wooden gate, creating a green

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passageway to the front of the house. The gate itself has an interesting "windsor chair" wheel insert, reflecting the chair manufacturing that used to occur in the village. Mature trees provide a backdrop to the property.

To its west, and set well forward of its neighbours, is the Grade II listed The Cottage. It is very different in character to those that surround it. It appears to be a mixture of styles and has 16th, 17th and 19th century elements. It incorporates brick and timber construction, flintwork, and a rendered wing with a blind roundel detail, and provides a fine contrast with the High Victoriana of the surrounding houses set back within their large plots.

Set back from the road is The Firm, and to the rear of the plot, screened completely from public view, is what remains of the old chair factory. The house dates from 1869 and is understood to have once been a pair of tied cottages linked to the factory use. The house is covered with Virginia Creeper, but glimpses of the ornate brick work and tile hanging can be seen.

Marlstone and Westwood are modern properties set within well vegetated grounds. Westwood has imposing gate piers, and a topiary yew in the front garden. The concrete drive to the front of Marlstone is an incongruous feature.

To the west the conservation area boundary expands to encompass a group of historic dwellings at the western end of the village.

Colliers Farm consists of a traditional farmhouse and associated agricultural buildings set around an enclosed farmyard to the front of the house. The farmhouse itself consists of a brick and flint two storey dwelling, with brick dressings and a tiled roof. It has been fairly extensively extended and its original form is not apparent. The farmhouse is screened by flint and brick walls and the walls of the farmyard buildings, which have been well maintained, and converted into residential use. The two buildings on the east and the south are one unit known as Cherry Tree Cottage. The flint barn along the road frontage

has brick dressings and dentil eaves. To the west of the farmhouse complex is a larger barn conversion unit known as The Barn. This was sympathetically converted in 1985 with the old barn openings retained and glazed, although there are too many rooflights which are intrusive. A low brick wall and vegetation screen the building from the road, which forks at this point.

Opposite the Colliers Farm complex lies Sara's Cottage, an extended pretty flint faced one-and-a-half storey cottage with rendered and white-washed side walls. This is not listed but is important architecturally, and is very similar to other 18th century cottages that lie scattered around Frieth.

Around the turn in the road lies The Cherries, a Victorian brick and flint house featuring ornate painted bargeboards, detailing which has been picked up in the newly constructed garage. Across the road, isolated from other buildings, lies the final house in the conservation area, School House. This is a plain red brick two-storey cottage, constructed in 1901. It has open views across the countryside. Again, the contrast with the more vegetated areas of Frieth is important.

## MATERIALS

In the lower part of the conservation area, where the buildings tend to be older, the predominant building material is flint with brick dressings, and in the later houses plain or chequer brickwork. Decoration is in the form of dentil eaves, for example at Pear Tree Cottage, and the small terrace of cottages adjoining Flint Cottage.

The central part of the conservation area, which is essentially Victorian - the Church, school, village hall, Parsonage, and other substantial homes along the road - offers a range of materials, but a similarity of styles. The church is flint, giving continuity to the lower part of the village. However a key theme in this central area is decorative tile-hanging, seen on the Old Parsonage, The Laurels and The Firm, where a mixture of plain and fishscale tiles, often of varying colours, has been used to great effect on



the upper storeys of the buildings. The Gables and the Village School are of a similar period and are of brick, again with decorative detailing in the form of string courses and dentil eaves. The Village Hall differs from other properties in this area in that it has mock Tudor beams to its gable ends, a style that was popular in the early 20th century.

Other materials in evidence are dark stained weatherboarding, seen at Colliers Farm and on the barn attached to Barlows. This reflects the essentially agricultural nature of the village in the past although such buildings have since been converted to other uses.

In the western extreme of the conservation area flint with brick dressings again predominates, with three of the dwellings of various ages showing this material - Sara's Cottage, Cherry Tree Cottage and The Cherries. Only School House, which is all red brick, is different.

The majority of the windows in the conservation area are in keeping with the buildings. White painted casement windows predominate, sometimes with detailing picked out in another colour such as black. Many have decorative gauged brick arches. Sash windows are mainly on the Victorian and Edwardian properties and these again are mainly white. The mix of window styles adds character to properties such as Flint Cottage. The majority of windows that have been replaced have been done so sympathetically with the use of traditional timber frames, which should be painted rather than stained. Doors too are generally in keeping with the architectural styles of the area, with board doors being appropriate for the smaller cottages.

Walling is a key feature of this conservation area. Many of the properties have flint walls with brick dressings to their frontages, particularly around the older properties. Low brick walls are common, some with ornate gate piers such as those at The Laurels and Westwood. Wooden palisade fencing is also in evidence, often reinforced by hedging, such as that at Sara's Cottage and at The Firm. Rustic style wooden gates inserted into either walls or fencing add to

the rural character of the area. The boundary treatments in the conservation area are generally in keeping with the rural quality, however the chain link fencing around the school car park could be improved.

Roofing in the conservation area consists mainly of plain clay tiles, and in some cases, such as Hillside View, and The Laurels, slate. Even the agricultural buildings have clay tile roofs, as evidenced by the barn conversion at Colliers Farm, plus the farmyard buildings.

Driveways, where they exist in the conservation area, tend to be shingle, which is appropriate for this type of rural location, giving softer edges. In the eastern part of the area, the houses front hard to the road, and not many have driveways.

## **TREES AND VEGETATION**

Trees, hedges and plants all make an important contribution to the leafy character of the conservation area. Trees and hedges of particular importance are marked on the survey map.

Vegetation is a key feature in this conservation area. Due to the spread out nature and diversity of the buildings, the vegetation is a significant cohesive factor. In the eastern part of the conservation area the houses sit on the hillside, close together. These older cottages do not have many mature trees due to the compactness of the built form, with the exception of the public house yew tree and trees at Hillside, which create an important visual entrance to the conservation area. Towards the centre of the village trees become very important, particularly around the green and the churchyard. Hedges are also important in this area, as they delineate the village green. Across the road and along to the western end of the village, well wooded plots form the main characteristic, with the houses half hidden by foliage screens.

The glimpses of front gardens reveal well tended but informal gardens appropriate to the area. Gardens for the older properties reflect the cottage tradition, in keeping with their plot sizes.

One feature of gardens in the conservation area is the clipping of one or two standards into more formal shapes. This occurs at The Yew Tree Public House, and at White Gates and The Laurels. This clipping is reflected in the well tended low hedges that are a feature of the vegetation in the conservation area.

## OPEN SPACE

Private open space such as garden areas play an important part in the character of Frieth. Although some infilling has occurred, the traditional village layout had been preserved. Of key importance here is the village green, a public space which lies at the heart of the village. Its openness is echoed by the churchyard and the private open space previously known as Parsonage Meadow, now a private garden, and unfortunately increasingly screened: the former view north out of the conservation area has been closed by planting and fencing.

The village green lies at the heart of the village, unexpectedly opening up at the crest of the hill and providing an important setting for the church. It gives a strong contrast with the compact eastern area of the conservation area, where there are no verges and the built form predominates. It is unfortunate that part of the village green has been given over to car parking for the school, as this seriously disrupts the quality of the open space. Beyond the car parking, the green runs into roadside verges, which help retain the open character of the area surrounded in its sylvan setting. These verges widen at the end of the village adjacent to Colliers Farm and Sara's Cottage, as the road opens out into open countryside.

Much of the conservation area and wider village's charm relates to its open spaces, which reflects the farming and artisan background of the village, with small clusters of cottages.

## GROUPINGS

There is one identified important group within the village. This lies in the eastern area and consists of the listed Barlows, Tedders, Birches and The Store on the south side of the road, and the listed Flint Cottage and later terrace of Sunny Cottage, Middle Cottage and Inglenook Cottage to the north. This little grouping consists of houses of a similar age and style, incorporating brick and flint work. The houses are mostly close to the road, and those with larger front gardens retain a feeling of enclosure. Although more spaced out and therefore not essentially a group, the buildings around the green comprising church, school, village hall, The Gables and The Old Parsonage make a pleasing harmonious Victorian setting.

## VIEWS

There are a number of attractive views throughout the conservation area and those of particular importance are marked on the character survey map. From the village green looking east there is a grand view of the older historic cottages straggling down the hill, and the woodland beyond.

To the rear of the church, the view opens up of the open countryside of the Chilterns, in contrast to the dark vegetation of the yews that cluster within the churchyard.

From the village green the well treed character of the western part of the conservation area can be appreciated, particularly the large trees close to the road at the Parsonage and White Gates, Further along there are secretive glimpses of the gardens of The Laurels and The Firm.

At the junction to the road to Skirmett the view opens out to the west beyond Sara's cottage to encompass the Hambleton Valley.

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## DEVELOPMENT CONTROL ADVICE

The policies and proposals 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 check list taking account of the above text.

To safeguard, preserve and enhance the appearance and special character of Frieth 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.
- Listed and other 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 UPVC and aluminium are not.
- Flint and brick walling is a particular feature of the Frieth Conservation Area. New sections of walling or repairs to existing walling should respect and be equal in quality to the workmanship of original sections of walling.
- 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 the Frieth 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

Wycombe District Council's Planning, Transport and Development 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** is always pleased to give advice on all heritage matters and can be contacted on 01494 421578 or seen by appointment in the Council Offices or on site.

Development Control matters within the Frieth Conservation Area are the responsibility of the **West Team** who can be contacted on **01494 421531**.

Planning Policy matters are the responsibility of the **Policy Unit** who can be contacted on 01494 421545.