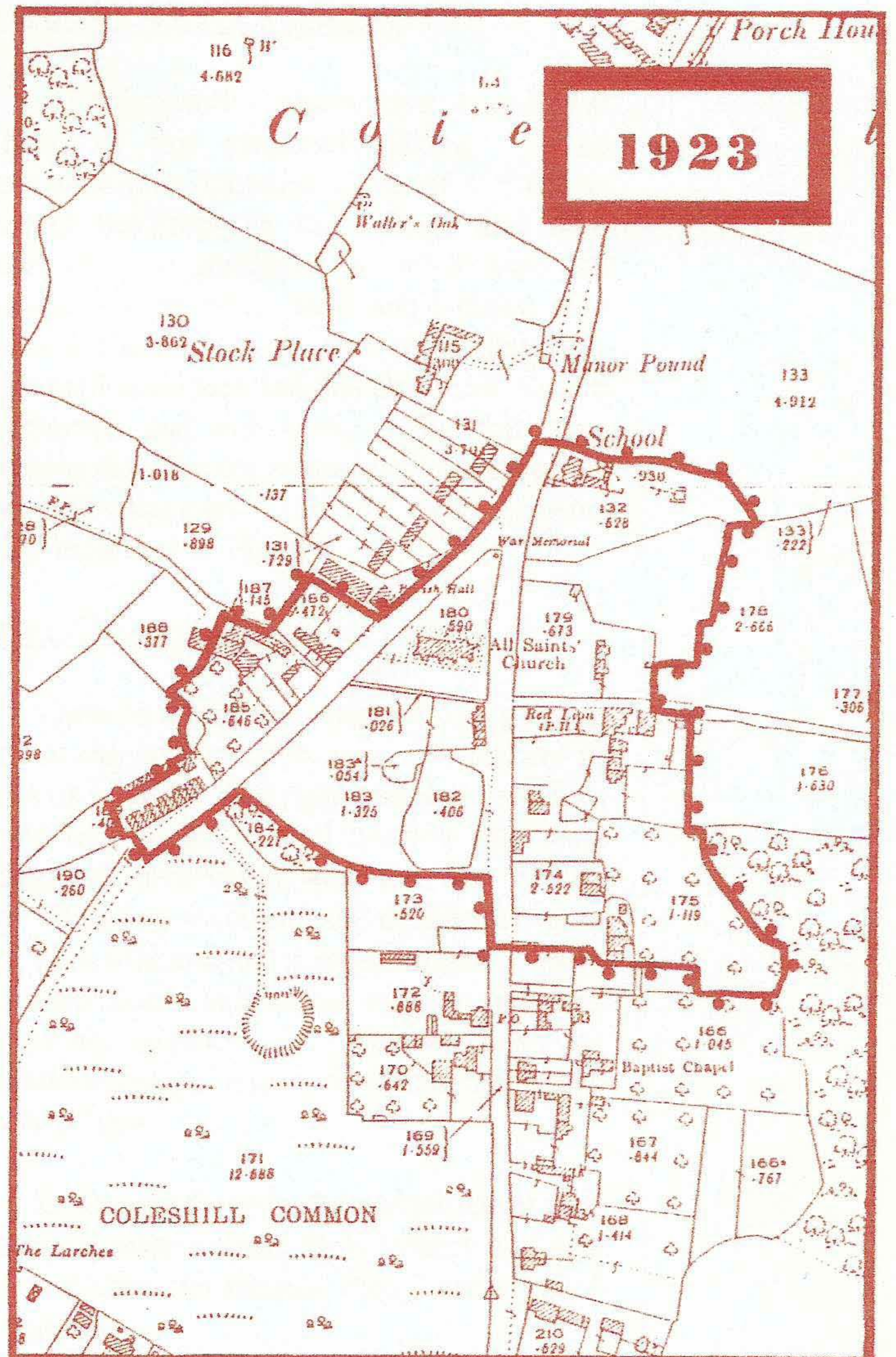
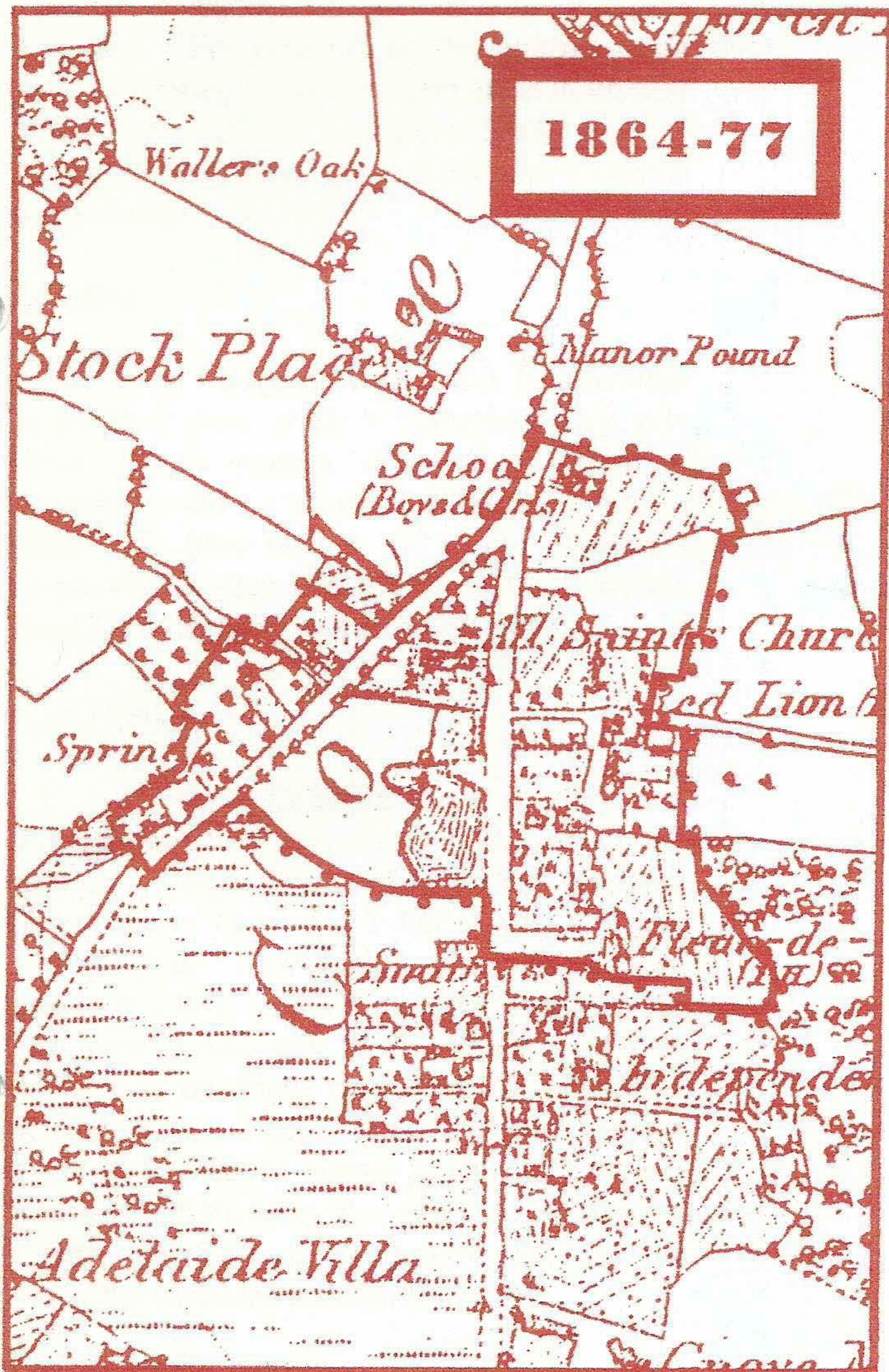


COLESHILL CONSERVATION AREA



**Designated by
Chiltern District Council
in 1992**

COLESHILL CONSERVATION AREA

DESIGNATED IN 1992 BY CHILTERN DISTRICT COUNCIL UNDER THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

1. INTRODUCTION

1.1 This leaflet describes the special character and appearance of the Coleshill Conservation Area and may therefore be a material consideration in making planning decisions. For guidance on the legislation and policies relating to conservation areas in general please refer to the Council's leaflet entitled "Conservation Areas; General Planning Controls and Policies".

Location

1.2 The village of Coleshill is located high on a hilltop south of the Misbourne Valley; it is about 2½ kilometres (1½ miles) south of Amersham and 3 kilometres (about 2 miles) north of Beaconsfield. The Coleshill Conservation Area consists of parts of Village Road, Manor Way and Barracks Hill.

2. HISTORY

2.1 The Coleshill Conservation Area contains some of the oldest buildings in the village. Forge House, Friars Vane and Red Lion Cottage (now No 2 Red Lion Cottages) date from the early 1600s. Friars Vane was originally a farm (called Lands Farm) and its old barn now forms part of the house. Forge House was the Fleur de Lys public house for two centuries. During the seventeenth century there were some 40 houses in Coleshill parish, one third of them in the area of the present village, one fifth at Winchmore Hill and the remainder scattered around the parish.

2.2 The eighteenth century saw more development around the northern part of the conservation area with the building of Pond Cottage, two dwellings flanking Red Lion Cottage and a doubling the size of Forge House. However, most of the buildings in the conservation area were built in the nineteenth century. These include the Church and Village School as well as Stony Path, Parkend, Church

Cottages, Clenemere Cottage, Jubilee and Amber Cottages, (shown in Fig 2), Moorewood, Pondview and the Old Stores. The Red Lion public house was rebuilt early in the present century. Only two new dwellings have been built in the conservation area since the Second World War: The Finches and Barracks House (previously Farway). [Information for paragraphs 2.1 and 2.2 from Chevenix-Trench 1983 Please see page 4].

3. THE SPECIAL INTEREST AND CHARACTER OF THE CONSERVATION AREA

3.1 The Coleshill Conservation Area lies at the heart of this attractive village. The conservation area includes some of the oldest remaining buildings in the village and this, together with the quality of its architecture and its attractive open space, trees and hedges, give the area a special historic and rural character. The Council considers that this character should be preserved and enhanced. The following paragraphs describe the elements which make up this special character. Some of these elements are also indicated in Fig. 1.

Building Characteristics

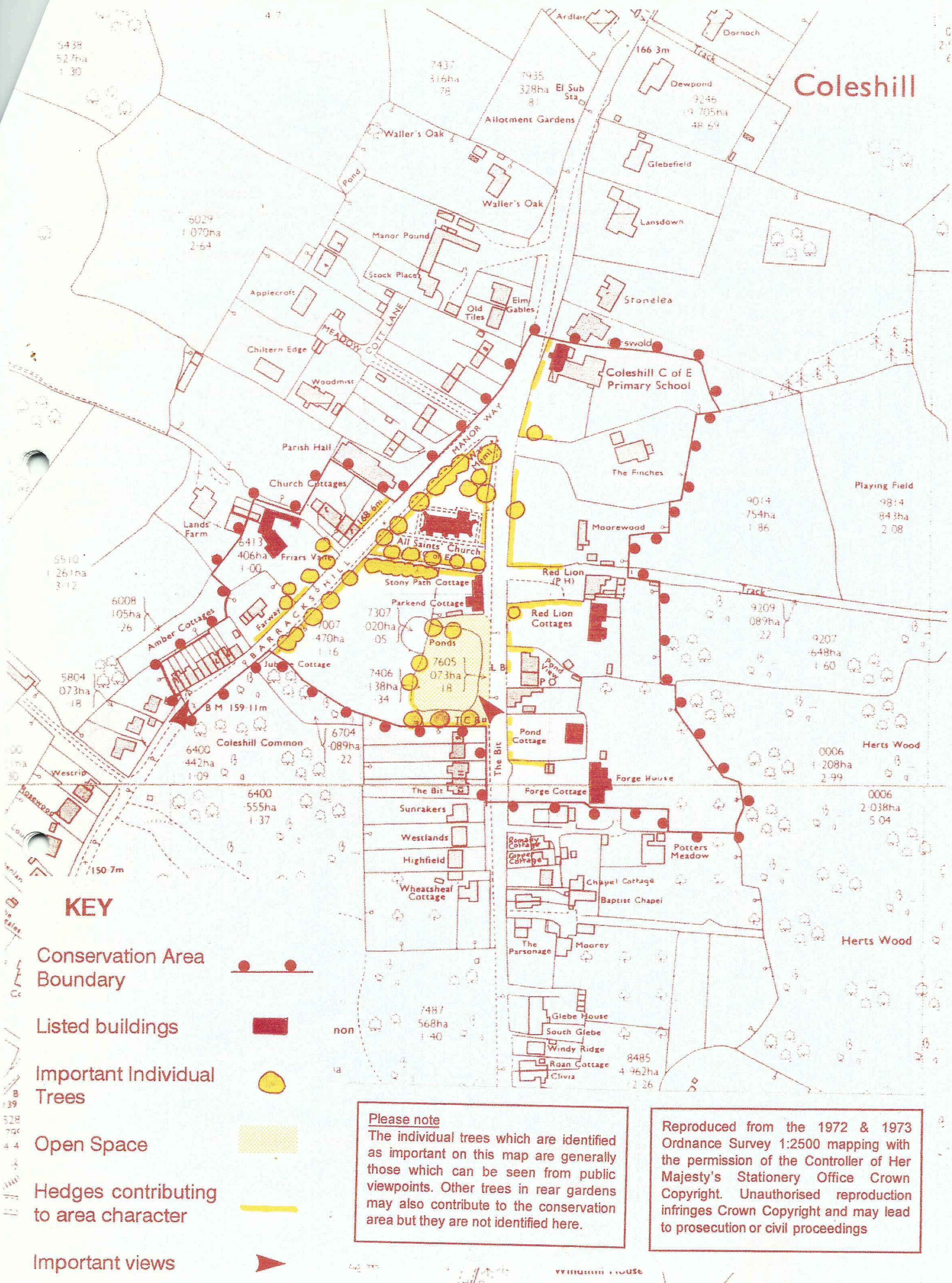
3.2 There is a predominance of cottage-style houses in the conservation area. Most are in terraces or in pairs. They are generally small in size and tend to have small window and door openings, in proportion with the rest of the house. Building materials are traditional, with bricks, clay tiles and slates predominant. Plain timber front doors and timber sash or casement windows are common. The windows are often subdivided into square or rectangular panes by glazing bars.

3.3 Other buildings in the conservation area complement these cottage style houses and add to the rural character because they share some of their features.

3.4 The buildings of the conservation area have varied siting, design and plot size. This makes an interesting street scene and is typical of a village which has grown piece by piece over the centuries.



Fig. 1 – Analysis of the Special Character of the Coleshill Conservation Area



Coleshill

KEY

- Conservation Area Boundary
- Listed buildings
- Important Individual Trees
- Open Space
- Hedges contributing to area character
- Important views

Please note
 The individual trees which are identified as important on this map are generally those which can be seen from public viewpoints. Other trees in rear gardens may also contribute to the conservation area but they are not identified here.

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The Importance of Trees, Hedges and Grassed Areas

3.5 There are many attractive mature trees and hedges in the conservation area. These, together with the front gardens, grass highway verges and the near absence of pavements help to maintain the rural character of the area. The open land to the south of the Church is a very pleasant focus for the area. It is well kept, flanked by trees and hedges and includes the old village pond.

4. IMPORTANT VIEWS OF THE CONSERVATION AREA

4.1 Two views within the conservation area are particularly attractive; one is from Village Road across the pond towards Friars Vane and Church Cottages and the other is the view up Barracks Hill where Amber Cottages step down the hillside. These views are indicated on the Analysis Map (Fig 1.) and the latter is shown in Fig 2.

5. ALTERATIONS TO PROPERTIES WITHOUT DETRACTING FROM CONSERVATION AREA CHARACTER

5.1 The continued preservation of the special character of this conservation area depends heavily upon the retention of the original features of the buildings. When planning alterations to properties in the conservation area:

- a) Front or side extensions should not be so large as to dominate existing dwellings. New roofs should (where consistent with neighbours' amenities) repeat the pitch of the existing roof.
- b) Front roof slopes should not be disrupted by large and/or flat roofed dormer windows or by large rooflights.



Fig 2. Amber Cottages in the Coleshill Conservation Area



- c) New facing and roof materials should match those on the rest of the house.
- d) If replacement windows are essential they should be subdivided into small panes. Picture windows should not be used.
- e) If replacement front doors are essential they should be of timber in plain vertical panels.
- f) Trees, hedges and grass highway verges should be retained.
- g) Any provision or extension of drives or hardstandings for cars in front gardens should leave the overall area of such surfaces in the garden subordinate to the area covered by grass, bushes, flower beds, etc.

5.2 In conclusion it must be made clear that several of the courses of action recommended in paragraph 5.1 are not enforceable under Town Planning legislation because they do not require a specific planning permission. The continued protection of the conservation area's character thus relies upon the co-operation of the owners and occupiers in following the guidance in this leaflet. To ensure that you know which works require planning permission, you are strongly advised to consult officers in the Council's Planning Department when your first ideas arise. If they involve building works please bring sketch plans with you.

References

Chenevix Trench J. The Houses of Coleshill : The Social Anatomy of a Seventeenth Century Village. Records of Buckinghamshire No 25, 1983

Prepared in the Local Plans Section of Chiltern District Council
by Helen Wentworth
Published by Chiltern District Council in 1995
Artwork by Dennis Thomas and Brian Smith

Price £2.00 includes one General Conservation Area leaflet

6.

LISTED BUILDINGS

6.1 There are several listed buildings in the Coleshill Conservation Area. Planning controls over listed buildings are very strict. Any works which would affect their character require Listed Building Consent from the Council in addition to any planning permission which may be needed. Therefore to ensure that you know whether any proposed alterations or other works need Listed Building Consent you are strongly advised to contact officers in the Council's Planning Department.

