

# Broughton Conservation Area Review

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# 1 . General Context

## 1 General Context

### Introduction

**1.1** Conservation areas are places of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance<sup>(1)</sup>. Broughton was designated as a conservation area in February 1978. The conservation area boundary ( see Map 1) includes much of the existing village; it extends to the edge of the eastern bypass and follows the residential curtilages and walled boundaries of the church to the west.

**1.2** To protect the character and appearance of conservation areas a character statement is written that identifies and describes those features that are of special interest or which contribute to the local character (section 2 of this document). New government guidance requires conservation area character statements to be reviewed every five years to ensure their relevance and effectiveness. This document replaces the 1978 character statement for the Broughton conservation area.

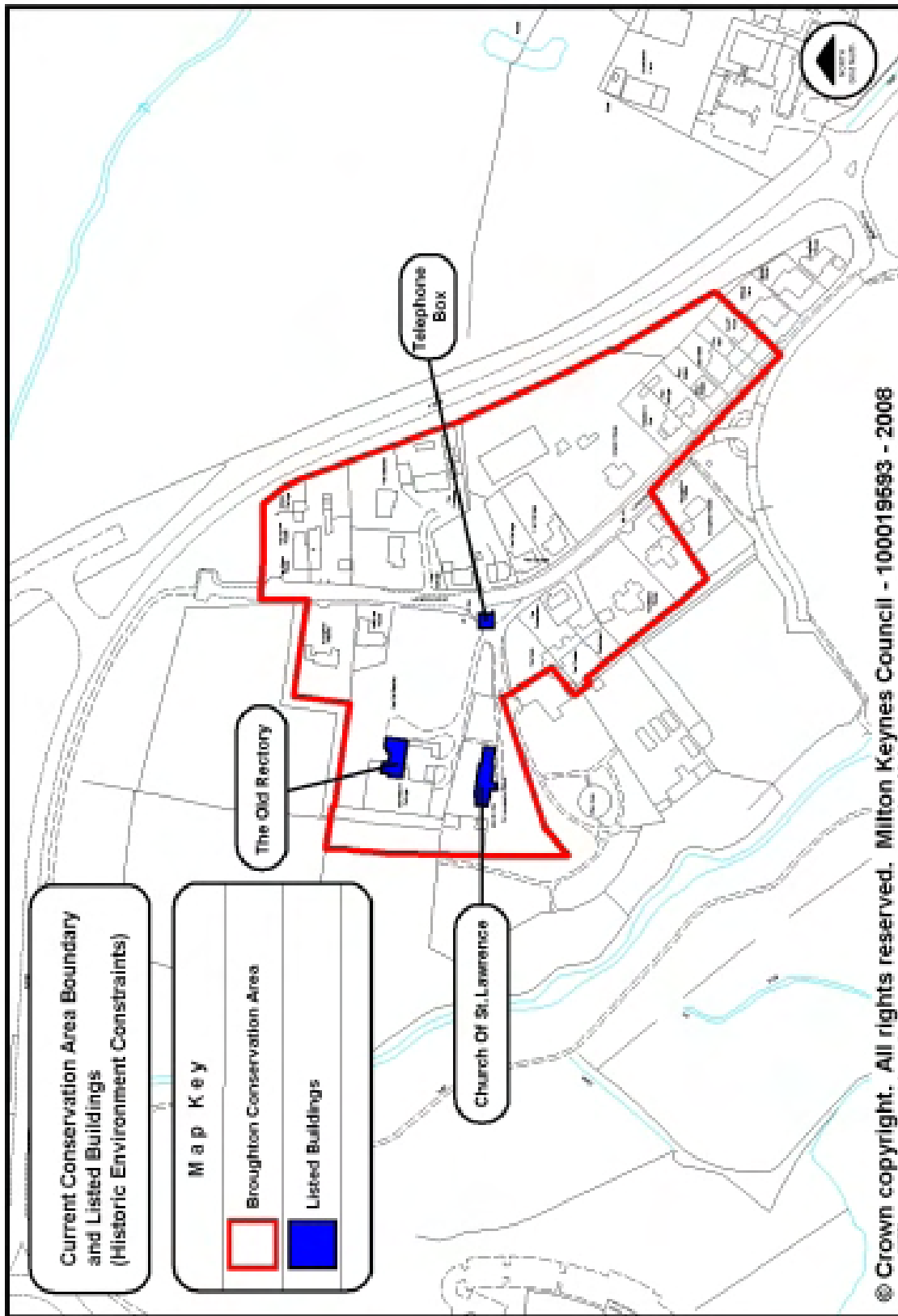
**1.3** Broughton village is reached via the old London Road, around which the houses and church loosely cluster in a linear manner. London Road is now a cul-de-sac at the northern end but with a path and cycle track that lead out to the A5130. Beyond the western fringe of the village runs Broughton Brook. Between the brook and the village, and to the north, new housing has been built. Beyond the brook, further west, are more housing developments which were under construction at the time of the review.

**Picture 1 New housing being built on the village edge.**



1 Section 69, The Planning (Listed Buildings and Conservation Areas) Act 1990

Map 1 Conservation Area Boundary and Listed Buildings



## 1 . General Context

**1.4** Given these changes to the village environs, the review provided an important opportunity to redefine and record the special architectural or historic character of the conservation area in accordance with national guidance. The revised conservation area review and the character statement that it contains have been subject to public consultation. A number of useful responses were received and amendments made accordingly. The responses and outcomes are available through the Conservation and Archaeology Team's web site or by contacting the team directly. The draft conservation area review sought no alterations to the boundary and only minor amendments were sought by consultees. This being the case the existing conservation area boundary has been left unchanged.

**Picture 2 View of new bridge over Broughton Brook with housing under construction beyond**



### Location

**1.5** Broughton is located on the eastern fringe of Milton Keynes, just to the south and west of Junction 14 of the M1 motorway. Now within the Milton Keynes city boundary, new development has rapidly expanded towards the village's once isolated position from the west. Broughton will, however, maintain a degree of detachment from the new city, even after the completion of the latest housing developments. This

detachment from surrounding development is created by the presence of Broughton Brook linear park on the western side of the village and the line of the A5130 which skirts the village's eastern flank.

**Picture 3 The A5130 lies to the east of Broughton allowing traffic to bypass the village**

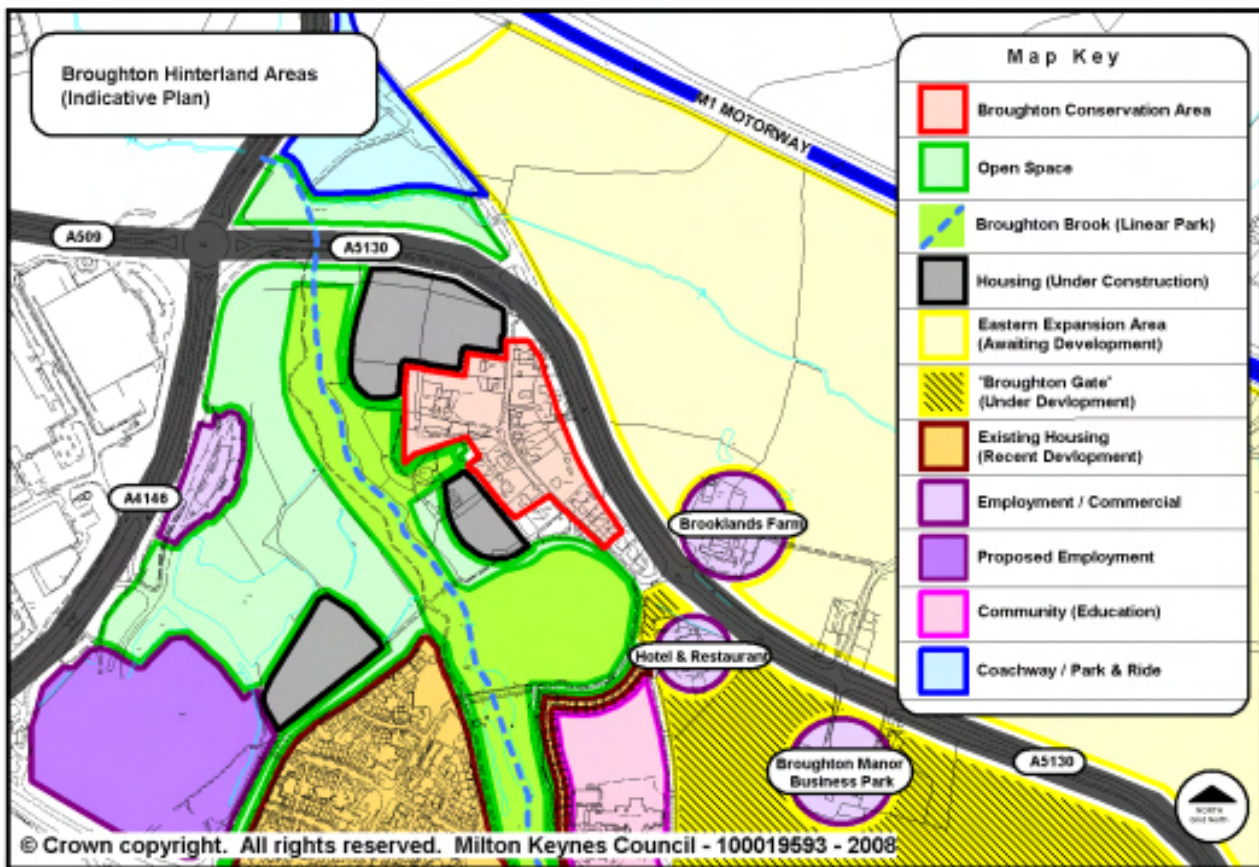


### Hinterland

**1.6** Historically Broughton was located deep in rural north Buckinghamshire, the nearest town being Newport Pagnell. During the 19th century, Broughton was developed by the Tyringhams as an estate village and it is evident that the neighbouring fields would have sustained the day to day life of a small rural community with estate farms nearby providing seasonal work for entire families and some labouring work all year round.

**1.7** Although isolated, the turnpike road from Woburn to Newport Pagnell that passed through the village allowed relatively straight forward access to most goods and services and it is probable that the village was much busier during the days when the road passed through than it is at present. During the 18th century the Kings Head Inn stood at the centre of the village and provided stabling for up to 60 horses (see annex A).

Map 2 Hinterland Areas



**1.8** Today the rural economy has vanished with only vestigial remnants of countryside surviving to the south and west following the rapid expansion of the city (Map 2). This is a continuing process, particularly as the Milton Keynes Eastern Expansion Area lies to the south, east and north of the village. Broughton is already severed from the eastward lying countryside that remains by the A5130 and this land will in due course also be taken up with new development, albeit with some green recreational space built in, as far east as the line of the M1 motorway.

**1.9** Brooklands Farm and White Horse Farm (now Broughton Manor Business Park) still stand just south of Broughton but have been developed as offices for small businesses. However, some grain barns and farming machinery are still evident at both.

Picture 4 Brooklands Farm has been redeveloped to provide office space for local business



# 1. General Context

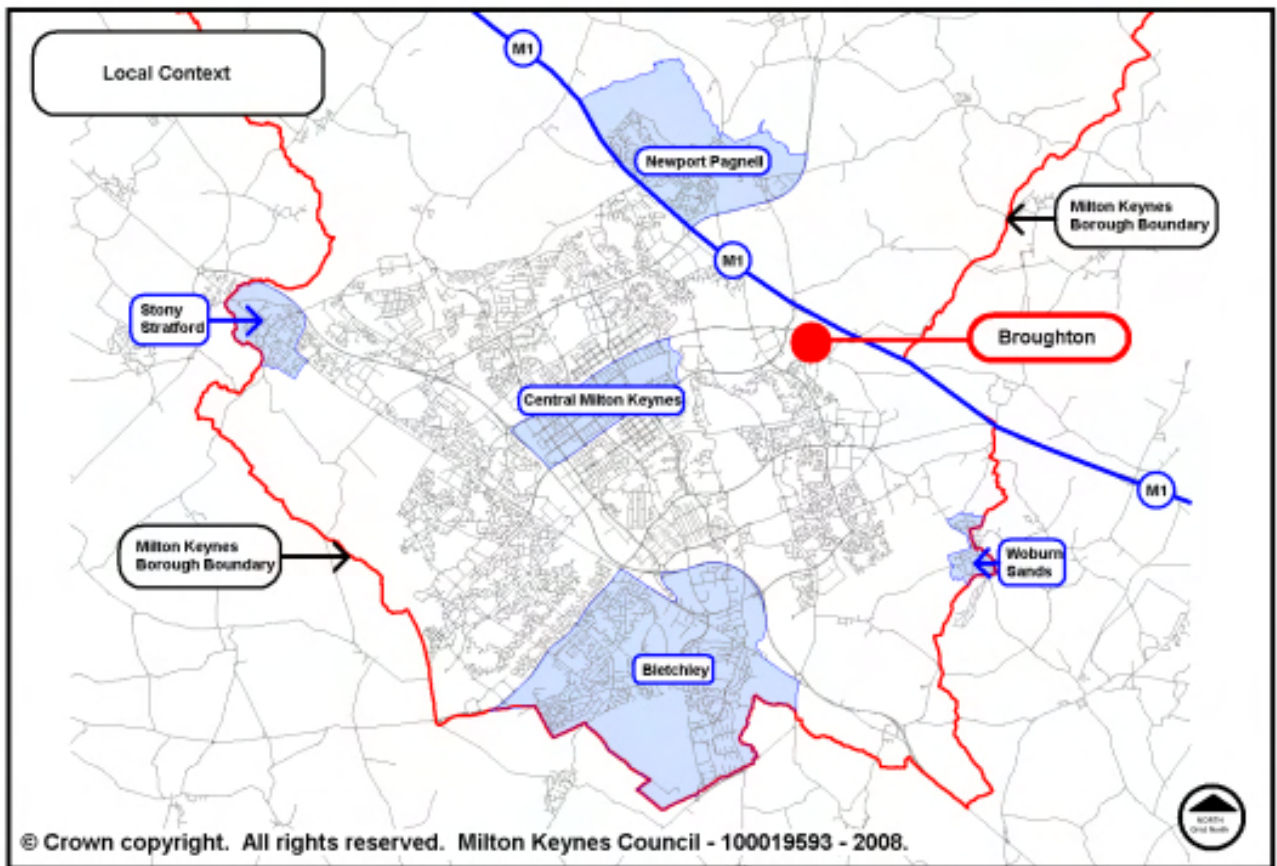
**1.10** Distinctive modern housing has recently been built to the south west of the village. However the presence of the Broughton Brook linear park and other open spaces in the locality create a significant degree of separation between the village and these new developments.

**1.11** Whilst there is no longer easy access to open countryside by bicycle or on foot, the linear park, Milton Keynes Village and Willen Lake with its open parkland lie within manageable distances. By bicycle, Campbell Park and Central Milton Keynes are also within reach (Map 3 Local Context).

**Picture 5** Distinctive modern housing developments to the west of Broughton



**Map 3** Local Context





**1.12** Transport links now include easy access to junction 14 of the M1 motorway and onwards to London, Birmingham and further afield. Local grid roads provide easy access to the new city that has become a regional centre with a wide array of commercial and recreational services and employment.

**1.13** Although greatly altered from its quiet rural past, Broughton's new surroundings create a different means and quality of life. The village's historic origins and attendant character and appearance create a contrast to, and diversity within, the city being built around it.

### Geology

**1.14** Geologically Broughton is unremarkable within north Buckinghamshire. To the north of the M1 the parish is largely clay vale defined by the underlying Jurassic Oxford Clay, although a narrow band of terrace gravels is present, flanking a minor tributary in the area of Broughton Barn Quarry.

**1.15** The southern part of the parish, including the village core, is defined by an east-west aligned low ridge comprising 1<sup>st</sup> and 2<sup>nd</sup> terrace gravels above head deposits. This ridge slopes to the alluviated channel of Broughton Brook which forms the southern curve of the parish boundary and to the unnamed tributary to the north which meets the Brook at Broughton Junction (Coachway / Park and Ride).

**1.16** Quarrying of sand and gravel has occurred from Roman times up until recent years. However, no good building stone occurs within the parish, the nearest outcrops being in the Ouse valley to the north and east of Milton Keynes. Although widely exploited elsewhere in the region there is no evidence in Broughton for quarrying of the Oxford Clay for brick making and no brickworks or clamps are recorded in the parish.

**1.17** Given the geological constraints it is perhaps surprising that in Broughton there is no evidence of the thatch and timber-framed construction traditions present in other nearby settlements such as Milton Keynes village. This may be because of the investment in the village during the 19th century which created new estate housing and a Manor House in brick and tile, perhaps sweeping away earlier vernacular structures.

**Picture 6** Timber framing in Milton Keynes village, only a short distance from Broughton



### Topography

**1.18** The topography of Broughton is defined by the low spur of riverine geology noted above, the dissecting minor valleys of Broughton Brook and other unnamed tributaries and the undulating clay vale to the north of the M1. The village itself occupies a low spur overlooking the confluence of the brook and an unnamed stream at Broughton Junction (Coachway / Park & Ride), the benchmark on the church wall having a height of 64.78m. Historically Broughton Brook was prone to flooding to the extent that this is noted on earlier Ordnance Survey maps of the area, the clay subsoils having a supporting role in the generally poor drainage. Overall the landscape is rather uneventful, gently rolling, with the land falling quite steeply in places to watercourses.

### Historic Development

**1.19** A short history summarising the development of the village is attached in Annex A. The key historic events have been taken into account in the conservation area review, particularly when commenting on the architectural or historic character of the conservation area.

### Planning Framework

**1.20** Planning applications within conservation areas are determined in accordance with national, regional and local policy. The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a duty for the council to identify those places within its administrative area that are of special architectural or historic

## 1 . General Context

character or appearance and designate those places as conservation areas. Once designated the council has a duty to preserve or enhance the character or appearance of conservation areas.

**1.21** Further information on supporting guidance and local policy can be found by following the link to conservation areas on the Conservation and Archaeology Team webpage <sup>(2)</sup>.

## 2 The Character Assessment

### Defining Special Interest and the Management of Conservation Areas

**2.1** The definition of special interest is a succinct summary of the reasons for designating the conservation area. The definition, in combination with adopted local plan policies, forms the basis of the management strategy for Broughton conservation area and guides the decision making process on applications for planning permission in the conservation area received by the Local Planning Authority (Milton Keynes Council).

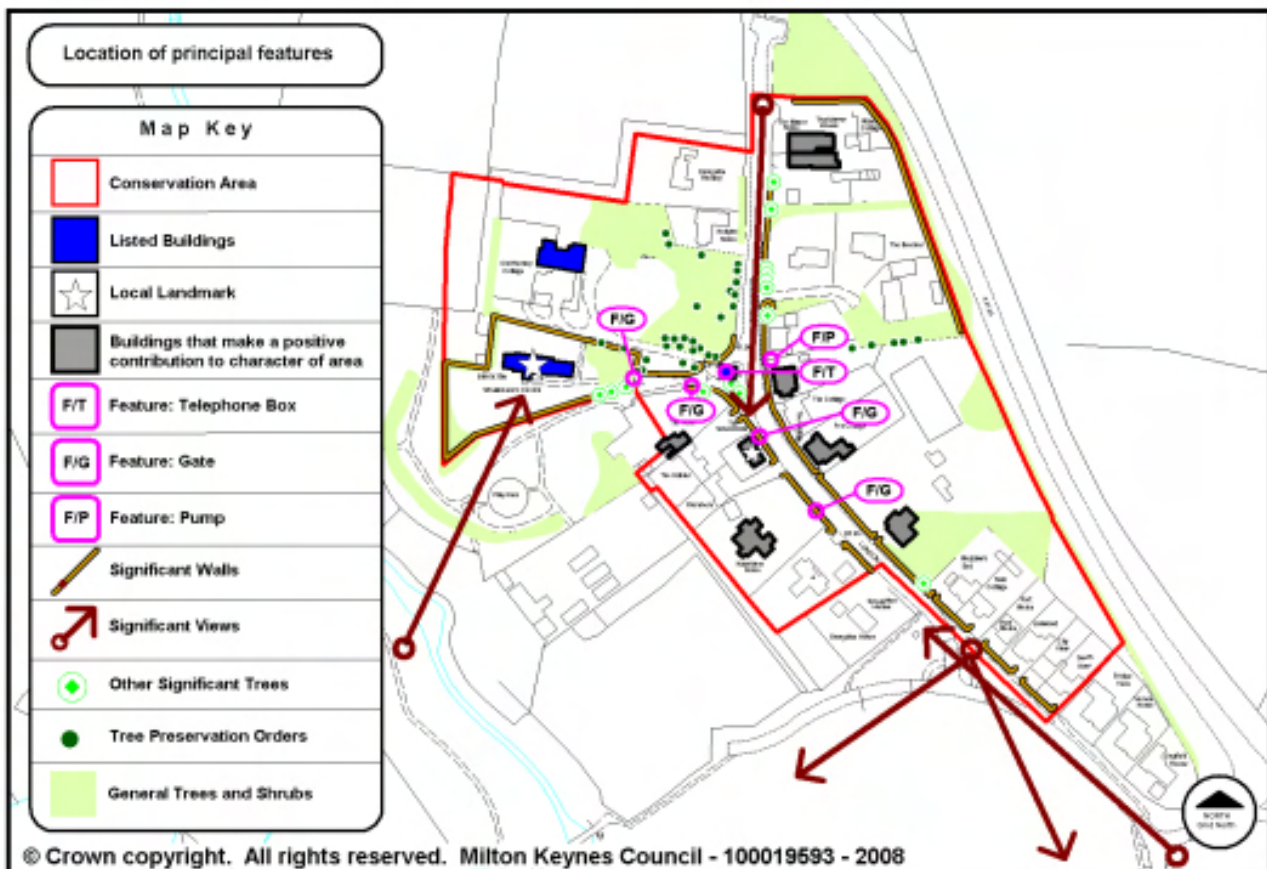
**2.2** Map 4 shows the location of the principal features of the conservation area.

### Character Areas

**2.3** It is common in larger conservation areas to acknowledge that some groupings of buildings and spaces have different characteristics to others. Several character areas might therefore be identified within one conservation area to help differentiate between areas of, for example, commercial activity, domestic housing or green open spaces. Acknowledging different character areas in this way introduces greater flexibility and understanding when it comes to assessing how well new proposals respond to their particular context.

**2.4** However, Broughton is a small settlement and the buildings form a single, coherent, if loosely knit, grouping of houses, trees and open spaces, focused around the line of London Road. As such, the management requirements are fairly consistent throughout and hence there is no need to subdivide Broughton into separate character areas.

Map 4 Principal Features of the Conservation Area



## 2 . The Character Assessment

### The Definition of Special Interest for Broughton Conservation Area

#### Statement of Special Interest

Belying its proximity to extensive modern developments, Broughton still appears as a small, tranquil, essentially late 19th Century, rural estate village. It has a general consistency of appearance derived from building age, type, form, building materials and detailing. The shared characteristics of domestic dwellings is indicative of a comparatively short but significant period of investment by the Tyringham family. The village is almost wholly residential; the majority of properties are relatively modest, neatly kept, brick-built, semi-detached or detached houses facing onto the street. There are, broadly speaking, two types of housing, the smaller cottage dwellings and the more imposing villas. Most dwellings are estate sponsored, however. There are no shops, commercial premises, civic or recreational buildings in the conservation area. Historically there was a church (St Lawrence's), a school and an Inn. The school is now a private house whilst the church is in the care of the Churches Conservation Trust. The Inn ceased to operate in the mid 19th century and has since been demolished.

London Road forms the main axis of the village, its broad carriageway having previously been the main route between London and Northampton via Woburn Sands and Newport Pagnell. The road curves gently as it passes through the settlement and is lined for the most part by wide pavements edged with granite setts that create a well-defined kerb. The footways are further defined by low, orange brick garden walls which are a characteristic, shared feature of the estate cottages that overlook the road. In a number of places these garden walls have wrought or cast iron gates set between piers in them. At the northern end of the village grass verges border the west side of the road, further enhancing the village's rural character. Here too, mature trees overshadow the road framing the views along its length. Elsewhere, in summer, garden trees and shrubs lend a verdant quality to the conservation area.

In the 1960's the A5130 was built around the eastern side of the village, taking traffic away from the old London Road which became a cul-de-sac. This arrangement, combined with a lack of school or shops, brought about the quiet restfulness that characterises the village. A further benefit of rerouting the traffic is the absence of street lighting, signing, white lines etc, that occur in other village environments where through routes create a much busier, noisier and altogether harsher environment.

The small green, with its listed K6 type telephone box, effectively marks the centre of Broughton. The church, The Old Rectory, the green, the former school room and nearby estate cottages combine to create a strong and attractive core for the village. Important views of these buildings and features exist within the conservation area, particularly from various vantage points along the London Road.

As a whole the village is distinguished by its small size, a comparatively limited variety of building materials, simple layout, the spacious residential plots located either side of a broad spine road and the general uniformity of estate sponsored dwellings.

Although road noise from the nearby A5130 sometimes intrudes and historic surfacing materials have been replaced, it is still possible to stand on the green and imagine the village as it looked well before the construction of the new housing developments and infrastructure that lie close at hand. This is largely due to a lack of visual clutter as signs, bins, bollards and even street lights, amongst other generally ubiquitous items, are absent.

### Materials

**2.5** Understanding the contribution of materials and the manner of their use is often critical to a successful project, whether a domestic house extension or a larger scale development . Such an understanding often prevents ill advised or poorly specified alterations; for example, applying render to good quality traditional brickwork , or the loss of characterful original windows. Using traditional materials also encourages the retention of craft skills which are important for repair and maintenance and the avoidance of premature replacement. In Broughton conservation area the defining building materials include:-

- Walls: imperial size brick, red / orange in colour, for house and boundary walls. Occasionally dark and pale varieties are used to create patterns. A selection of triangular and half-round brick boundary wall copers (used to finish wall tops) are also evident. Flemish and English bond is typical whilst the ubiquitous modern, metric, stretcher bond is absent. Render is rare and was probably only applied in recent times. Render will normally be discouraged by officers when asked for advice because it masks authentic historic materials. Cement render also tends to create maintenance problems by retaining damp and the need to repaint regularly. A case may be made for porous lime renders where it can be demonstrated that the property was intended to be coated with this material. There is little precedent for this in Broughton however.
- Walls: stone, principally for the church (which is almost entirely of a local Blisworth limestone), churchyard walling (in part) and The Old Rectory. Also used less visibly, for cills, bay and quoin details on larger houses. Stone is a natural material and should be left unpainted for best effect.
- Roofing: plain clay tiles add a mottled and darker orange hue to the 'blocks' of colour found in the conservation area. Concrete tile replacement frequently lacks texture and variety and varies significantly from clay in terms of colour, finish and size. Clay tile is often used in conjunction with lead.
- Roofing: Welsh slate has a uniform grey finish rather than the uneven finish of imported lower quality replacements. Welsh slate also tends to be more robust and lends itself to recycling with typically 70% being reused on roof refurbishment work. Often used in conjunction with lead.
- Decorative detailing, gutters and down pipes and for some windows and gates: originals in wrought or cast iron, often hand made or made bespoke. Iron guttering etc is more substantial and has greater longevity than plastic replacements. Officers will encourage retention of iron detailing whenever possible.
- Doors, windows, some gates, fascias (bargeboards): timber, frequently painted in white but the option exists to vary colours (this is normally encouraged in conservation areas providing the final finish does not draw the eye away from the overall composition of a building). Failed parts can usually be replaced and, if attention is paid to repair and maintenance, timber items can survive for many years.
- Windows: timber with glass. Being handmade rather than mass produced, timber windows feature slight irregularities and imperfections which add to the individuality of the properties where they survive. The combination of longevity and quality of construction provides dating evidence and insights into the status of buildings in the conservation area. Officers will not normally support their replacement with plastic equivalents. Upvc windows and doors rarely, if ever, reproduce the look of timber with respect to profiles of glazing bars and other aspects of finish. The structural elements of upvc windows are frequently flatter and broader in profile with protruding rather than flush casements which are further differentiated by mitred corners. Upvc windows (and doors) supplied in a white finish are also susceptible to staining and discolouring and are difficult to repair (thus necessitating wasteful premature replacement of whole units). The result of installing upvc exterior details often leads to a shabby, tired look to a property and causes awkward mismatches between neighbouring properties, particularly where these form a row with shared features.

## 2. The Character Assessment

**Picture 7** Clay tile, brick, stone, timber and iron used in a harmonious combination at the Old School House



**2.6** This relatively limited palette of historic materials is central to understanding and maintaining the special character and appearance of the conservation area. It is important that the process of small incremental change arising from modern replacement is prevented or mitigated against whenever possible so that the historic character of the conservation area is not undermined. Appreciating the contribution of authentic materials and the traditional combinations and manner of use when repairs are being specified helps to prevent loss of local character.

### Broughton - General Description

**2.7** This section provides a fuller description of the conservation area than the statement of special interest permits.

**2.8** The first impressions of Broughton for most are the southern approaches, where a short line of housing extends towards the hotel and restaurant situated close to the point where the old road from Milton Keynes village joined the London Road.

**Picture 8** Broughton, southern approach



**2.9** Standing here today, the views are over open land to the west with newly built housing development beyond (see picture 2), and the road that runs from it round a sweeping bend to the connecting road with the A5130 or onwards towards the village.

**Picture 9** The new bridge over Broughton Brook is a prominent and memorable local landmark



**2.10** An eye catching new bridge with a tall wishbone supporting structure is perhaps the most memorable feature of this landscape, although the sight of the road disappearing into the village does effectively beckon one forwards.

**2.11** At the very southern periphery of the approach to the conservation area are three new houses that seek to emulate the scale and appearance of nearby

## 2 . The Character Assessment

estate housing, but which are not particularly distinguished in terms of their architecture. The gables of the newer houses do, however, reinforce the characterful presence of similar pitches on the front of the Victorian estate houses located within the conservation area.

**Picture 10** The gables of newer housing emulate earlier styles



**2.12** The conservation area commences after the third house of this grouping on the village's southern approach (Map 1). Here then, are two late Victorian, estate-built, pair of villas separated by two modern houses that stand on the land in between. However, these modern houses have been built without any apparent reference to their context, or even to each other. As a result they contrast with their Victorian neighbours in every aspect of their appearance and create an awkward relationship to them. The overall effect is to undermine the quality of this part of the conservation area. In addition, the character and appearance of the Victorian villas, too, has been somewhat eroded by a number of insensitive extensions and changes to doors and windows.

**2.13** Despite these evident shortcomings, the boundary was drawn so that the villas were included when the conservation area was first designated. Despite mixed fortunes since, this collection of buildings still warrants inclusion in the conservation area if only because of the historic significance of the Tyringham estate villas.

**2.14** Notwithstanding the awkwardness of some aspects of appearance at the village approaches, the brick garden walls that create a distinctive and unifying feature within the village commence along this row.

**Picture 11** A variety of built forms, materials and extensions have undermined the appearance of the southern part of the conservation area



**2.15** On the same side of the road at Anscott House and almost opposite at Hazeldene House the historic character of the conservation area begins to assert itself. Both these houses are late Victorian, constructed for the Tyringham family in good quality materials including red brick and slate and have their original doors and windows surviving.

**2.16** Hazeldene House, in particular, provides a good example of ornate estate-built housing. It is now one house having previously been subdivided. Both Anscott and Hazeldene houses are set behind distinctive low stone walls, they have large garden plots and are partially obscured by foliage. These properties confirm and reflect an ordered, and, by the standards of the day, comfortable rural living in Broughton around the turn of the 20th Century.

**Picture 12** Hazeldene House



**2.17** Moving on there are good views along London Road towards the green at the centre of the village. As a result of the rerouting of traffic away from the village, these views are pleasantly free of traffic signs and other standardised roadside fixtures that so often obscure local distinctiveness.

## 2. The Character Assessment

**2.18** All the houses to this point are estate sponsored, as is the prominently positioned former school building. On the west side are estate villas mostly set well back and obscured from general gaze by shrubs and trees and the intervening former school. Although the contribution of these houses to the character and appearance of the conservation area tends to be from partial views, their presence is still quite strong. This is because when they can be seen, their height and mass makes the houses appear quite imposing in a small village context.

**2.19** A good view of the villas and the rhythm created by their forward facing gable ends can be seen from The Nook (latterly renamed Church End House).

**Picture 13 Prominent gables add character and distinction to the village**



**2.20** Unlike the other villas, Church End House has not been rendered and the characterful orange brickwork and contrasting stone detailing around windows and doors can still be seen. Church End House has also recently been extended and on this occasion, by appreciating the subtleties of the original building, the form and detail of the original villa has been successfully reproduced in the new addition.

**2.21** On the other side of the road stand a series of smaller, originally semi detached, estate cottages, the best preserved of which appears to be Fen Cottage.

**Picture 14 Fen Cottage**



**2.22** Whilst the general form and layout of these properties makes a positive contribution to the character and appearance of the village there are, nonetheless, a selection of details, such as modern replacement doors and windows and white painted render that have altered the row's historic appearance.

**Picture 15 Smaller cottages by the green**



**2.23** Adding charm to the village centre are the small village green, upon which stands a listed red K6 telephone kiosk, and, close by, the soft orange brick boundary wall to The Old Rectory's gardens with the parish notice board attached and a letter box set into it. The Rectory's walls are higher than elsewhere in the village (with the exception of the fragments that remain of The Manor House walls) providing foreground and visual containment to the substantial trees that stand behind. There also are good views here, both north and south, along the length of London Road. From here it is possible to walk down the inviting path to the church or to the playground and open spaces beyond.



## 2 . The Character Assessment

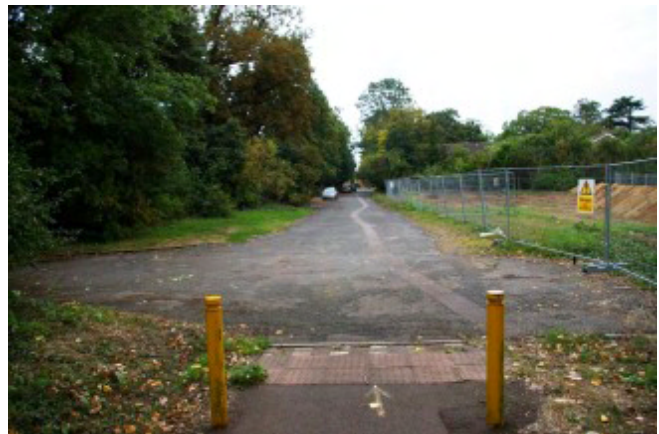
**Picture 16** A path leads from the small green to the church past the entrance to The Rectory



distinctive wide front door. A particularly exuberant and unusual detail of the house are the purlin brackets under the protruding gable eaves. Taken together the general design and details create a particularly harmonious example of a substantial late-Victorian house. Standing in front of The Manor are two substantial horse chestnuts that greatly enhance the house's leafy setting.

**2.26** The line of the old road terminates here in a cul-de-sac and, turning around to look southward there is an important view back into the village as far as the village green.

**Picture 18** The view back into the village. An important group of trees stands to the left; the land to the right has been developed for housing



**2.24** Carrying on northwards, however, along London Road the wall and mature trees of The Old Rectory continue on the left. Whilst there are no houses of historic or particular architectural merit until The Manor House, the area is significantly enhanced by groups of medium and large trees, some of which are subject to Tree Preservation Orders rather than the general protection bestowed by the conservation area designation.

**Picture 17** The Manor House



**2.27** To the left of this point stands another group of trees. This land is managed by the Parks Trust and provides important setting for the northern end of the conservation area. The trees also partially shield the conservation area from the noise of the A5130. Further protection is provided here by a surviving eastern section of the Manor House's former garden boundary wall which commences close by and runs down the eastern flank of the conservation area.

**2.28** Returning southward to the village green there is an eastward path that leads to the church (14th Century origin and grade I listed). The grounds are entered via wooden gates hung from stout piers constructed of what appears to be a Northamptonshire sandstone. The picturesque gate and view of the church is enhanced by the trees which frame it.

**2.25** Set only a little way back from the east side of London Road, the Manor House provides a final late-Victorian architectural flourish before the village end. The Manor House is built of a bright orange brick with a plain clay tile roof. The roadside face is symmetrical with two canted bays at ground floor set either side of the imposing principal entrance reached via a neat timber porch. All the original sashes and doors appear to survive where visible, including the

## 2. The Character Assessment

**Picture 19** The path leading from the green to the church and open space beyond



**2.29** Views of the east end of the church are gained from this vantage point, whilst the church dominates the grounds and forms an important local landmark. A number of important trees in the churchyard (including a tall lime tree) contribute significantly to the quality of its setting. The iron-rich sandstone wall continues around and encloses the churchyard to the south and east. On the north side of the church the wall is of a distinctive soft orange brick. This wall is low in height and permits views across both the cultivated and more ornamental grounds of The Old Rectory.

**Picture 20** The Old Rectory



**2.30** The Old Rectory (grade II listed with 17th Century origins) is a large stone building with canted bays at ground floor level. The roof is of clay tile and rear extensions are in brick. Original doors and sash windows appear to survive intact. A small timber gate

links the church and Old Rectory; over the gate is a curious iron hoop that presumably once supported a lamp.

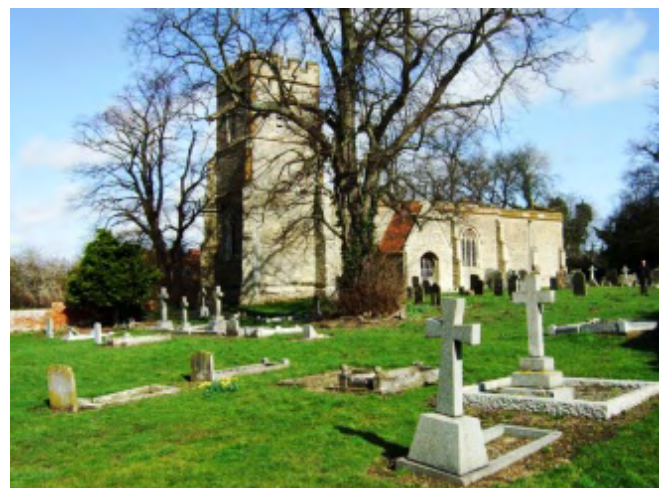
**Picture 21** The gate from the churchyard to the grounds of The Old Rectory



**2.31** The churchyard and the views over the wooded grounds and lawns of The Old Rectory make important contributions to the character of the conservation area, creating green open spaces with a variety of points of interest and views.

**2.32** Although the church land is managed, it is not a manicured landscape and, as such, forms a pleasing contrast to the more closely kept private gardens and public spaces nearby. Here, the mature trees of the churchyard and The Old Rectory enclose spaces and frame views creating pleasant contrasts and combinations of buildings, greenery, views and enclosed spaces.

**Picture 22** the Churchyard



**2.33** Returning to the path and walking a few yards further, keeping the stone church wall to one's right , the path opens up into a neatly set out green space with a children's playground.

**Picture 23 The playground**



**2.34** From here it is possible to walk a little way northwards, following the church boundaries all the time, with pleasant views to the west over the nearby brook and eastwards, to the church tower that looms over the dense vegetation that has overwhelmed the churchyard walls.

**2.35** At the time of writing there is a works access road serving new development to the south and north of this green space so its full contribution is rather compromised. When the works are complete the full value of this space and its function as an asset to the village and conservation area should become fully apparent once more.

**Picture 24 View west over Broughton Brook Linear Park**



**2.36** This concludes the description of the conservation area which, although small in area, has a very definite identity that is mostly derived from a variety of views and features. The conservation area is unusual in that it is possible to see almost all of it from a single vantage point on the village green.

### Individual Buildings

**2.37** Broughton has three listed buildings which are:

1. St Lawrence's Church (grade I)
2. The Rectory (grade II)
3. The K6 telephone box (Grade II)

**2.38** A number of other unlisted buildings make a positive contribution to the character of the conservation area, these are:

1. Anscott House and gardens
2. Hazeldene House and garden
3. The Schoolroom
4. Church End House
5. Fen Cottage
6. The Manor House

**2.39** All the of these properties combine a good level of survival for the exterior with good visibility from public vantage points thereby contributing to the historic character and appearance of the conservation area.

**2.40** Those houses that are partially hidden or have had their original appearance changed still generally contribute to the character of the conservation area by virtue of their general height and mass, the materials used or because they sit in good sized and regularly shaped plots, often with front gardens that are well tended and set behind the village's unifying low brick walls.

**2.41** The means by which the contribution these buildings make to the special character of the conservation area can be safeguarded is discussed in Part 3: Management Proposals.

### The Setting of the Conservation Area

**2.42** The need to consider the setting of conservation areas is set out in the English Heritage note 'Guidance on Conservation Areas' (2006) and PPG 15 (1994). Setting can be views out to features that lie beyond the conservation area such as trees, hills or tall

## 2. The Character Assessment

buildings but it can also be views inwards, particularly where landmark features within a conservation area can be better appreciated from a distance. In Broughton conservation area examples of this would be the church tower or the line of housing that extends southwards out of the village.

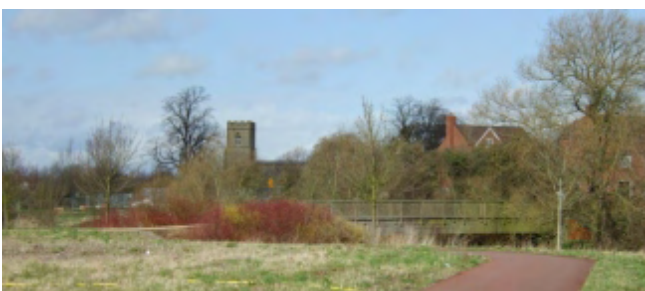
**2.43** The key vantage points from which views of Broughton can be gained are from the area around the junction of Ambergate with Tanfield Lane and then further west where the new bridge crosses Broughton Brook.

**Picture 25 Broughton viewed from the new bridge that crosses the brook**



**2.44** The village setting is enhanced by the Broughton Brook Linear Park which extends north from the new bridge, affording attractive views across the brook of which the church tower forms a focal point. At present this area is under development and so the emphasis of these views may change. Despite this the church tower is likely to remain the key focal point from the west and south west.

**Picture 26 The church tower seen from Broughton Linear Park**



**2.45** The setting of the village from the east and north has been affected by the presence of the A5130. There is little to indicate the presence of the village

other than the presence of a boundary wall that belongs to The Manor on the road's western edge and a view southwards down the line of the Old London road from the point where the old London Road has been made into a cul-de-sac.

### Boundary Options

**2.46** At present housing developments are being built at two separate sites in Broughton. The sites are on land to the northwest and southwest of the village centre. Clearly then, this is a time of change for the village and in some ways this makes amending the boundary at this stage difficult because the final effects of the new housing on the village form and on views requires time to become established after the initial construction period is over.

**2.47** Consideration was given to including the public open land that is reached via the access drive that runs from the green past the church. Either side of this land has been developed but the green space currently available for public use has not been affected and there are no threats to its existence either now or for the foreseeable future. Additionally no buildings or structures stand on this land that would benefit from protection against demolition.

**Picture 27 St Lawrence's viewed from public open land to the west**



**2.48** The small area of trees to the north of The Manor House in the ownership of The Parks Trust is similarly unaffected by forthcoming development and contains no structures that would benefit from conservation area controls.

**2.49** There are no opportunities to expand the conservation area to the north or east because of the constraints arising from the line of the A5130.

**2.50** In light of these considerations it has been decided to leave the boundary of the conservation area unchanged.

### Conclusions

**2.51** After many years as a quiet rural village the eastward advance of Milton Keynes now impinges to some degree on the setting of Broughton, whilst the village itself has seen the commencement of new housing development on its western edge. This process of change is set to continue with the forthcoming development of the Milton Keynes Eastern Expansion Area. Despite the alterations to the form of the village which the new housing will bring and the presence of new developments elsewhere in the area, the intrinsic historic character and appearance of the conservation area is likely to remain unchanged.

**2.52** This is because the new development adjacent to the village will not intrude visually into the historic core, despite the minimal size of the settlement. The village extensions will, however, be very evident from the west where they will create a contemporary foreground when viewed from the linear park.

## 3 . Management Plan

### 3 Management Plan

#### Introduction

**3.1** Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the council's duty in respect of conservation areas, stating that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of (designated) areas". It is therefore not only a question of ensuring that the existing historic character of the town is preserved but also that new development makes a positive contribution to the area.

**3.2** Designating and reaffirming the conservation area's character presents an opportunity to look back at the success of the existing controls and the manner in which they have been implemented. In Broughton there has been only very limited development within the conservation area since designation. However, where it has occurred, for example at Church End House (formerly The Nook), account was taken during the planning process of the proposal's response to the village's character and appearance.

**3.3** This draft management plan identifies other ways in which the council's duty can be implemented more effectively, including the use of an Article 4(2) Direction (see section 3.15 below) or by adopting strategies for the public realm, publishing guidance leaflets for new development or relaying appeal decisions to the parish council and commenting on their implications.

**3.4** The community's support is crucial if the management of the conservation area is to be successful; the future management of the conservation area will therefore seek to take greater account of those parts of the village's appearance that people value most. However, the council will not permit, without good reason, harm to be done to the historic character or appearance of the conservation area, nor will opportunities for enhancement be knowingly overlooked.

**3.5** The principles and advice contained in this management plan accord with the broad advice contained within Government Planning Policy Statement 1 (PPS1); Planning Policy Guidance Notes (PPG's) 15 and 16 and the policies contained within the adopted Milton Keynes Local Plan.

### Broughton Conservation Area Management Plan

#### Planning Guidance

**3.6** The presence of the conservation area has proved key to influencing the design of new development on the western flank of Broughton. The conservation area review acknowledges this and reaffirms the special historic interest of the village and the need to protect its historic character and appearance as identified when first designated.

**3.7** To help counter the possible harmful effects of new development, the provisions of the current planning framework (see Section 1) will be taken fully into account. Advice on what amounts to development and may therefore require planning permission can be obtained by speaking to the Design and Archaeology Team on 01908 252599.

**3.8** Since first being designated two key provisions have been introduced to help improve design standards, particularly in sensitive environments. These are:

Planning Policy Statement 1 - Delivering Sustainable Development: This document asserts that the design of new development should actively seek to improve the character and quality of an area (paragraph 34 PPS1).

Design and Access Statements: A statement must now be submitted with all applications for planning permission to develop within conservation areas. The statement should inform all those involved in making decisions on the suitability of development about the reasoning behind the proposals and the design approach that has been taken.

**3.9** These new provisions and the wider policy framework set out in Section 1 have been taken into account in producing the Management Proposals for Broughton Conservation Area.

#### Demolitions

**3.10** Demolitions will not normally be permitted in the conservation area.

### **Alterations**

**3.11** The historic buildings of Broughton Conservation Area are its primary asset. A small number are statutorily listed as being of special architectural or historic interest. Other buildings, that are not of special merit in the national context, still make an important contribution to the character or appearance of the conservation area.

**3.12** Few of the older buildings in the conservation area fail to make a positive contribution to the village's character or appearance.

**Picture 28 Most older buildings contribute to the character of the conservation area**



**3.13** More modestly sized and simply built dwellings play an equally important role in establishing the character or appearance of Broughton as the larger or more architecturally accomplished houses. Indeed, all are examples of particular types of domestic accommodation to be found in a mid to late Victorian estate village and their presence has a cumulative effect in establishing the grain, character and appearance of the settlement.

**3.14** Proposals to alter buildings in ways that diminish their special character or appearance pose the greatest threat to the integrity of the conservation area. In line with national and local policy there will be a presumption against permitting alterations to buildings that would adversely affect their individual character and appearance or that of the wider conservation area.

### **Article 4(2) Direction**

**3.15** Article 4(2) directions can be used in conservation areas to control alterations (that amount to development) on the frontages of buildings that

face a road or a public open space. An Article 4(2) direction removes certain 'permitted development' rights. This means that alterations that can be normally made to buildings and structures without the need to apply for planning permission would no longer be exempt. For example, planning permission could be required for changing doors, windows or roof coverings, painting the fronts of properties or demolishing garden walls.

**3.16** The need for an Article 4(2) direction was raised in the consultation draft with a number of buildings identified as being suitable for protection. These were:

1. Anscott House
2. Hazeldene
3. The Schoolroom
4. Church End House
5. Fen Cottage
6. The Manor House
7. The garden walls along London Road

Following the consultation it was concluded that the high number of detail changes already undertaken to dwellings in Broughton made an Article 4(2) direction somewhat irrelevant as only the small number of structures listed above would potentially benefit from enhanced controls. The appraisal consultation also showed that there was little or no support for such a move. However, this acknowledgement is not an endorsement of further changes that harm the conservation area, contrary to the council's duties. Individual buildings in Broughton may subsequently be deemed to warrant Article 4(2) protection following the completion of the wider conservation area review programme. This may occur should it become clear that certain building types are at particular risk of unsympathetic changes or are rare examples of type for the Milton Keynes area and are still in a reasonably intact condition. However, for the time being, and the foreseeable future, the use of an Article 4(2) direction in Broughton has been put aside.

## 3. Management Plan

### **Design of New Development**

**3.17** Permission for new development will only be granted where it respects the scale, appearance, form, density, mix and layout of the historic patterns of development. In particular:

- The council will require new buildings to respect the height and mass of traditional buildings within the locality;
- The council will require the plan form, elevational treatment and materials to complement the historic and architectural character of the conservation area;
- The council will require new development to follow the line and hierarchy of the historic street pattern.

**3.18** The presence of existing buildings and details that contradict or undermine the historic character or appearance of the conservation area will not be deemed grounds for similar development. Where inappropriate development has been permitted in the past every effort will be made to avoid repetition as far as the constraints of the existing planning framework permit.

**Picture 29** The materials for new development on the periphery of the conservation area have sought to match those of the older buildings



### **Repair and Maintenance**

**3.19** The council will provide guidance on materials, techniques and finishes appropriate for the repair and maintenance of buildings within its designated conservation areas.

**3.20** General guidance is available from the Conservation and Archaeology Team's website<sup>(3)</sup>. Other useful sources of information include the Building Conservation Directory<sup>(4)</sup> and The Society for the Protection of Ancient Buildings<sup>(5)</sup>. The booklet A Stitch in Time can be downloaded from The Institute of Historic Building Conservation website<sup>(6)</sup>. Should there be difficulty obtaining this information on line or there is a specific question about a planning issue in the Broughton conservation area, the Conservation and Archaeology Team can be contacted on 01908 252599.

### **Change of Use**

**3.21** The council will not normally permit changes of use to a building or land where the new use would adversely affect its own character or the historic character or appearance of the conservation area.

### **Links and views**

**3.22** Broughton has only limited links with its immediate surroundings. Principally this amounts to a path that leads to a footbridge over Broughton Brook and the linear park beyond.

**3.23** Within the village there are attractive views in both directions along the London Road (see map 4). The church and The Old Rectory are also well set inter-related features within the village. Views out of the conservation area are best from the public space on the west side of the village. Conversely the views from the west inwards from the linear park are equally important.

**3.24** The council will seek to protect or enhance the key views that contribute to the character or appearance of the conservation area.

3 <http://www.milton-keynes.gov.uk/conservation-archaeology>

4 <http://www.buildingconservation.com>

5 <http://www.spab.org.uk>

6 [http://www.ihbc.org.uk/stitch\\_in\\_time.htm](http://www.ihbc.org.uk/stitch_in_time.htm)



**Picture 30 Views of the historic church have been incorporated into the new housing scheme**



appearance of a conservation area, special provisions exist for trees in conservation areas that are not protected by a tree preservation order. With the exception of small trees and ones that are dead, dying or dangerous, anyone proposing to fell, lop or top a tree in a conservation area must give six weeks notice to the council. This gives the council an opportunity to consider bringing the tree under general protection through a tree preservation order. In conservation areas, the council can require trees that are removed without permission to be replaced, whether they are protected by an order or not<sup>(7)</sup>. Further advice about works to tree can be obtained from the Conservation and Archaeology Team on 01908 252599.

### The Street Scene

### Trees

**3.25** Trees make an important contribution to the character of Broughton conservation area and a number of examples are protected by individual tree preservation orders (see Map 4). In addition the council has a general duty to make adequate provision for the preservation and planting of trees when granting planning permission for the development of land. This is done by attaching conditions to the permission to develop or through making tree preservation orders.

**3.27** The council will pay special attention to the street scene and its contribution to the character and appearance of the area and also to the preservation or enhancement of any historic items or features that it contains. In Broughton there is little survival of historic surfaces or street furniture. Nevertheless, an important contribution is made to the appearance of the area by the low brick, coped walls that front onto London Road and the granite kerb edges. The village green and the trees also make an important contribution to the character and appearance of the conservation area and the clear preference is for retention.

**Picture 31 Trees on the village green**



**Picture 32 Broughton is uncluttered by street furniture**



**3.26** If a tree is subject to a tree preservation order the council's consent must be obtained before the tree can be cut down, lopped or topped. In addition to these controls, and in view of the particular contribution that trees can make to the character and

**3.28** Special attention will be given to ensuring new features are sympathetic to the historic character or appearance of the conservation area including any proposed schemes for surface treatments, traffic signs, white lining etc. The telephone box and post box are

7 Protected Trees: A Guide To Tree Preservation Procedures (October 2008) DCLG:

## 3 . Management Plan

acknowledged as historic and characterful features of the village. Their retention and maintenance in good repair will be encouraged. Highway schemes and new features within the public realm shall have regard to the council's duty to preserve or enhance the special historic character or appearance of the conservation area.

**3.29** The council will also place an emphasis on the need to retain and keep in good repair boundary treatments, and avoid the loss of front gardens for hard standing for motor vehicles. In this regard, applications that seek development of this kind would not normally be supported by the council.

### **Advertisements**

**3.30** The council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area when considering whether to grant consent for a proposed advertisement<sup>(8)</sup>. Further advice about advertisements can be obtained from the Conservation and Archaeology Team on 01908 252599.

### **Buildings at Risk**

**3.31** No buildings at risk were noted.

### **Archaeology and Historical Research**

**3.32** The potential impact on archaeological remains is integral to any development proposal. In certain cases the council may require evaluative works to be undertaken prior to the granting of planning permission and with this in mind developers are encouraged to consult with the council's archaeological officers at the earliest opportunity.

## Bibliography

The Planning (Listed Buildings and Conservation Areas) Act (1990), HMSO <sup>(9)</sup>

Planning Policy Guidance 15: Planning and The Historic Environment (September 1994), HMSO <sup>(10)</sup>

Planning Policy Guidance Note 16: Archaeology and Planning (November 1990), HMSO <sup>(11)</sup>

Planning Policy Statement 1: Delivering Sustainable Development (2005), HMSO <sup>(12)</sup>

Circular 01/2006: Guidance to Changes to the Development Control System (June 2006) DCLG <sup>(13)</sup>

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Guidance On Conservation Area Appraisals (February 2006) English Heritage / Planning Advisory Service <sup>(15)</sup>

Guidance On The Management Of Conservation Areas (February 2006) English Heritage / Planning Advisory Service <sup>(16)</sup>

MiltonKeynes Local Plan: Second Deposit Version (2002 - 2011) Milton Keynes Council<sup>(17)</sup>

Protected Trees: A Guide To Tree Preservation Procedures (October 2008) DCLG<sup>(18)</sup>

Circular 03/07 Town and Country Planning (Control of Advertisements)(England) Regulations 2007 (March 2007) DCLG<sup>(19)</sup>

Milton Keynes Council Historic Environment Record: Various Texts

**Note: If any of the links in the document no longer function please contact the Conservation and Archaeology Team on 01908 252599 or email [designconservation@milton-keynes.gov.uk](mailto:designconservation@milton-keynes.gov.uk) and an officer will assist you.**

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9 Available to view at: [http://www.opsi.gov.uk/acts/acts1990/Ukpga\\_19900009\\_en\\_1.htm](http://www.opsi.gov.uk/acts/acts1990/Ukpga_19900009_en_1.htm)

10 Available to view at: <http://www.communities.gov.uk/publications/planningandbuilding/planningpolicyguidance8>

11 Available to view at: <http://www.communities.gov.uk/publications/planningandbuilding/planningpolicyguidance9>

12 Available to view at:

<http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/>

13 Available to view at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/144854>

14 Available to view at: <http://www.cabe.org.uk/AssetLibrary/8073.pdf>

15 Available to view at: [http://www.english-heritage.org.uk/upload/pdf/Conservation\\_area\\_appraisals\\_20060320130154.pdf](http://www.english-heritage.org.uk/upload/pdf/Conservation_area_appraisals_20060320130154.pdf)

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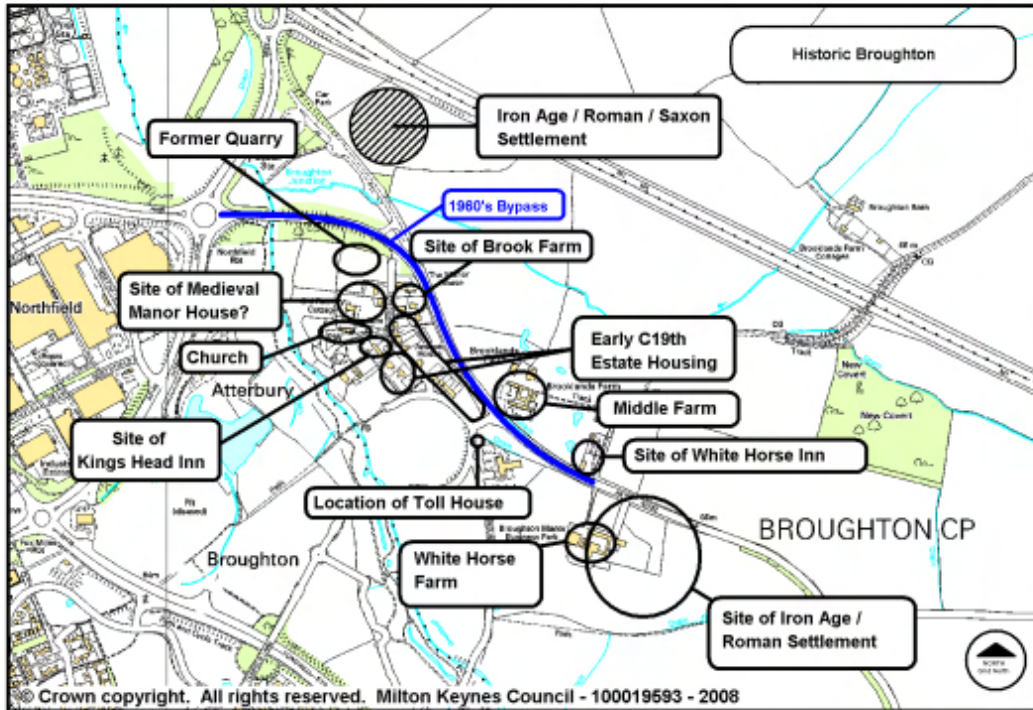
17 <http://www.milton-keynes.gov.uk/planning-policy/DisplayArticle.asp?ID=61244>

18 available to view at: <http://www.communities.gov.uk/publications/planningandbuilding/protectedtreesguide>

19 Available to view at: <http://www.communities.gov.uk/publications/planningandbuilding/circulartown>

Annex A - Historic Context

Map 5 Historic Broughton



This area of north Buckinghamshire was visited by hunter-gatherers as far back as 8000 years ago but it was not until about 4000 years ago, during the early Bronze Age, that the meadows and woodlands were first colonised. Although there is little trace of the Bronze Age settlements there have been several sites found in the parish where they cremated their dead, collected the burnt bone and ritually buried the remains in pits or urns. In the period immediately before the Roman invasion the area was occupied by a tribe known as the Catuvellauni who grazed and farmed large areas of the land and lived in small hamlets of circular huts, paddocks and drove ways. The local elites prospered under Roman rule and one of them built a large Romanised house to the south east of the present village with a farm of enclosed fields. Severe economic decline set in with the withdrawal of Roman support which led to the eventual abandonment of the large Romanised buildings and a return to small hamlets and individual farm holdings.

The historic roots of the village probably go back to the period around 900 when the country was divided into separate kingdoms and large areas of the north-east were subjugated to Danish and Viking rule. This area of Buckinghamshire was part of the kingdom of Mercia with numerous farms and small hamlets but few if any villages. Undoubtedly there had been established a series of interconnecting track ways linking the markets of the developing towns such as Newport Pagnell and even long distance routes such as between Northampton and London.

Broughton, the farm or settlement on a brook, was founded on such a route where it crossed a stream about 3 miles south of Newport Pagnell which fed into a larger watercourse known as Broughton, Kingston or Crawley Brook. This settlement was built on the wedge of higher land between these brooks and drew in the local farms to form a hierarchical society centred around a manor house, possibly on the site of the building now known as the 'Old Rectory'. It was not long before the village had a watermill<sup>(20)</sup> and within

two centuries had its own church <sup>(21)</sup> which may have developed from a manorial chapel <sup>(22)</sup>. The present church retains much medieval fabric including an impressive collection of 14th century wall paintings that were rediscovered in 1849.

The creation of the parish of Broughton incorporated about 380 hectares of land to the east and south of the village which was owned separately by two members of the Saxon aristocracy and lay in two areas of administration (the hundreds of Moslai and Bonestou). It is not known how much of the land was wooded at this time or put to arable.

Both the 10th and early 11th centuries saw considerable military activity culminating in the invasion which set up William the Conqueror as a dictatorial monarch and led to the imposition of a feudal system which bound the Saxon villagers to their manorial lord and the land. Broughton suffered during this period as the value of both of its manors dropped by at least 25%.

Like many villages, the population of Broughton probably peaked in the early 14th century and was severely affected by the Black Death in 1347/8 but rose again during the early 19th century. It was always a comparatively small estate village and in 1851 only had 182 people. A census in 1831 showed that at that time the village comprised 44 families living in 34 houses with 36 families engaged in agriculture. Most of the population lived in 24 estate-owned semi-detached houses built together on the east side of the street opposite the church. During the second half of the 19th century the population dropped and by 1931 there were only 86 people in the village. Unsurprisingly the village school that was built by the Lord of the Manor in 1864 was closed in 1907 and the few village students transferred to the school in Milton Keynes village. Likewise the church was closed in the 1990's and put in the care of The Churches Conservation Trust.

Up until the 20th century Broughton was primarily an agricultural settlement in the ownership of a single family. This included, during the 19th century, the Backwells of Tyringham who, having later adopted the Tyringham name, built estate houses and a school.

Before the parish was inclosed in 1748 there would have been a number of small farmers tending strips of land spread over 3 fields; a 1605 terrier records the rector farming arable land in Fen Field, Middlefield and Cockesbrishfield. Each year a third of the land would have been left fallow as part of a crop rotation system in order to maintain the fertility of the land. After inclosure the parish was divided into 6 farms and by 1906 these had been amalgamated into 3. Other activities within the parish centred on the two inns and gravel extraction. The village is situated on a bed of gravel created during the Ice Ages and small scale extraction has probably occurred from medieval times onwards. Evidence from old maps and archaeological works shows that quarrying has taken place very close to the core of the village and within several hundred metres of the parish church. Larger scale quarrying took place at Broughton Barn during the 1990's.

The village had the advantage of some passing trade as it is known that in 1287 there were two merchants of Alverton in Nottinghamshire who were robbed of two horses carrying merchandise on the King's Highway between Broughton and Newport <sup>(23)</sup>. It may have been the advantages of being on the King's Highway that encouraged Robert de Mangehoo to rent a chamber in the Lord of the manor's residence in the village in 1306 <sup>(24)</sup>. No inns are recorded until 1672 <sup>(25)</sup> but it is probable that the village did have an inn in the Middle Ages. In the 18th century the village was dominated by the Kings Head Inn which was situated south of the Church and had stabling for 60 horses <sup>(26)</sup>. It had ceased to operate by the mid 19th century.

The construction of the M1 in 1959 divided the parish into two and in 1967 the village was incorporated in Milton Keynes New Town. It was one of the last areas

21 The advowson of the church was bestowed by Robert de Broughton on Tickford priory in 1151

22 This is suggested by the location of the churchyard back from the road adjacent to what was Manor Farm in early 19th century (later the Rectory) and probably was the site of the medieval manor.

23 Bodleian cal. 1 misc vol. 1, no. 1447

24 Cal close, 1302-7 p.460

25 PCC 43 Pye

26 BRO: D/X85

## Annex A - Historic Context

within the designated area to be redeveloped with the first new housing estate in the village commencing in 2005.

**Picture 33 St Lawrence's, Broughton**





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