

Calverton Conservation Area Review

August 2009



1	General Context	2
	Introduction	2
	Location	7
	Village Environs	7
	Geology and Topography	8
	Historic Development	9
	Planning Framework	9
2	Character Statement	11
	Defining Special Interest and the Management of Conservation Areas	11
	Definition of Special Interest for the Lower Weald, Calverton Conservation Area	11
	Building Materials	14
	Calverton Conservation Area - General Description	16
	Individual Buildings	29
	Further Afield	30
	Conclusions	30
3	Management Proposals	32
	Introduction	32
	Lower Weald, Calverton, Conservation Area Management Plan	32
	Bibliography	35
	Annex A - A Brief History of Calverton	36

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 ⁽¹⁾. Lower Weald, Calverton was first designated as a conservation area by Buckinghamshire County Council on the 8th of March 1971.

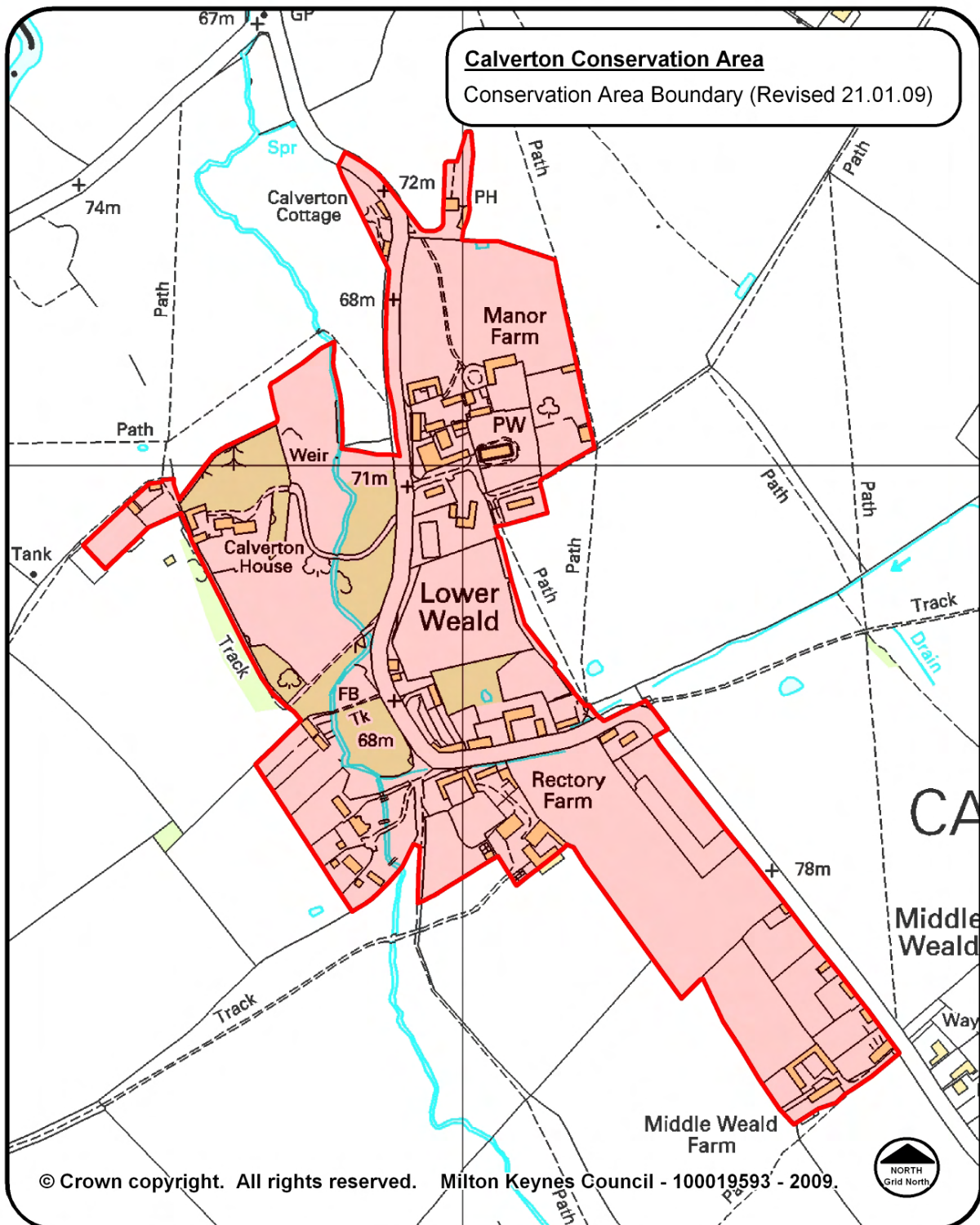
1.2 To protect the character and appearance of conservation areas a character statement is written that identifies and describes those features that are of special interest or which contribute to local character (section 2 of this document).

1.3 An updated character statement was produced in October 1995 by Milton Keynes Borough Council. Since then new government guidance requires conservation area character statements to be reviewed every five years to ensure their relevance and effectiveness. This review document replaces the 1995 character statement for the Calverton conservation area.

1.4 Calverton is the collective name for a series of four hamlets located along the east side of a shallow valley through which flows a tributary of the River Great Ouse. The hamlets are Upper Weald, Middle Weald, Lower Weald and Calverton. Calverton is also the specific name for the manorial nucleus which includes Manor Farm and All Saints church. It is distinct as a settlement from Lower Weald, although the two lie so close together that the tendency is to consider them together. Complicating matters further, a fifth area (originally part of Stony Stratford south of Horsefair Green) was known as Calverton End and formed a separate area of settlement slightly removed from the town. Since the early twentieth century, however, the old Calverton End has not been recognised as part of the Calverton Area. This area should also not be confused with the new Calverton End which is a much more recent housing development on the southern periphery of Stony Stratford.

1.5 For simplicity the review document has been given the title 'Calverton Conservation Area Review' although the revised conservation area now includes Calverton, Lower Weald and part of Middle Weald (Map 1).

Map 1 Calverton Conservation Area (as revised)



Map Key



Conservation Area Boundary

1 . General Context

1.6 The revised conservation area designation stems from alterations proposed to the original boundary. In the draft review document that was released for public consultation the revisions were extensive and included a number of fields that lay adjacent to the 1995 designation. Map 2 shows the extent of the conservation area prior to revision in red and the area shaded blue shows the extent of the boundary proposed at the consultation phase of the review.

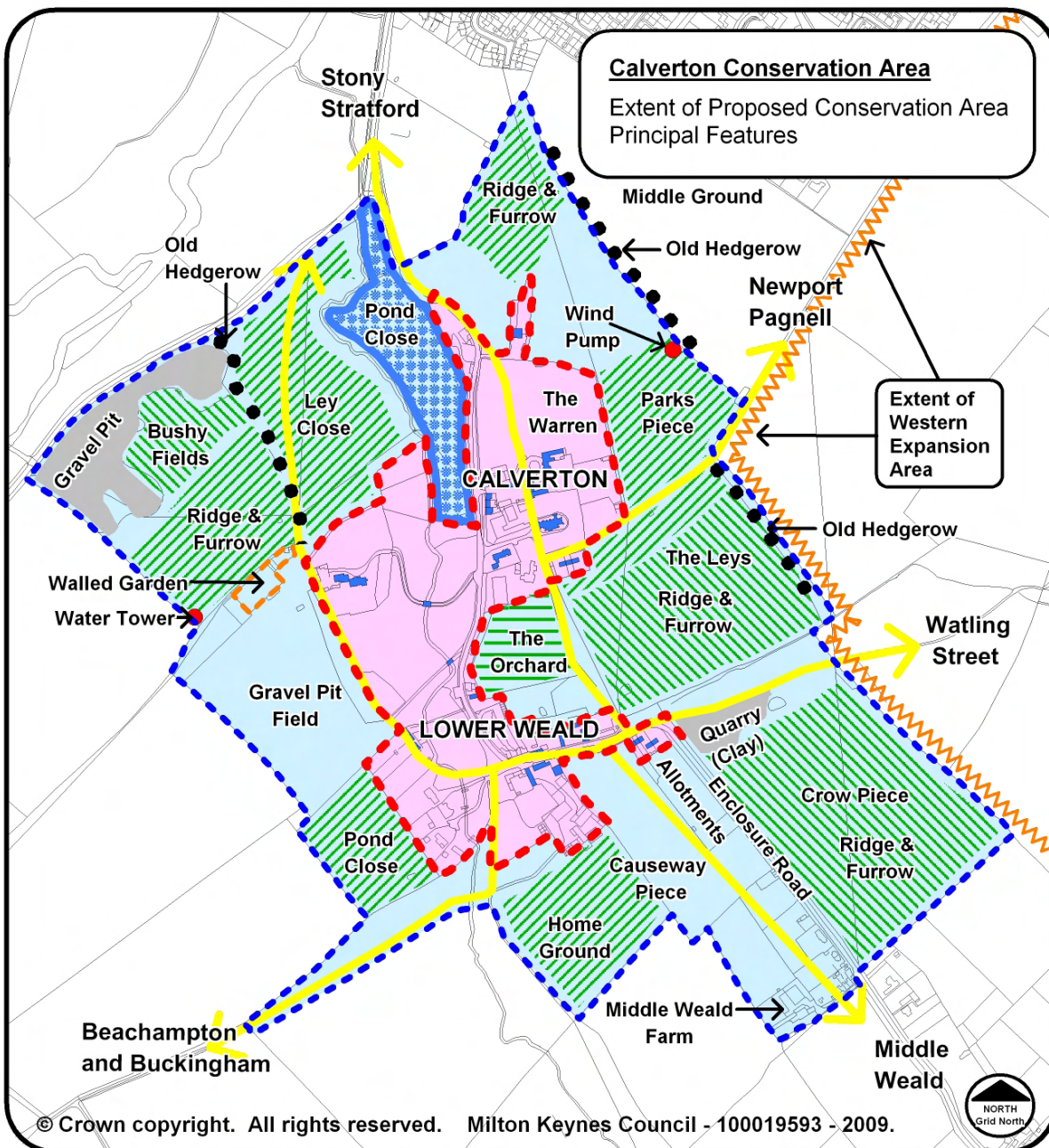
1.7 After the consultation period ended a much less ambitious boundary was approved which sought only to include the three extensions shown in Map 3. This was based on the conclusion that the protection afforded the fields by conservation area status was minimal. There would be few structures that would be protected from insensitive alteration or demolition whilst the ridges and furrows that denote former open fields would still be subject to farming operations that do not require planning permission. Guidance on the designation and management of conservation areas acknowledges that conservation area status is not normally appropriate for protecting landscape features (2).

1.8 Undertaking the review provides an opportunity to redefine and record the the special architectural or historic interest of the conservation area, thereby lending greater certainty to development control decisions as well as ensuring the correct focus and continued relevance of the management plan.

Picture 1 Calverton Manor Farm and Church set in a pastoral landscape



Map 2 Principal features

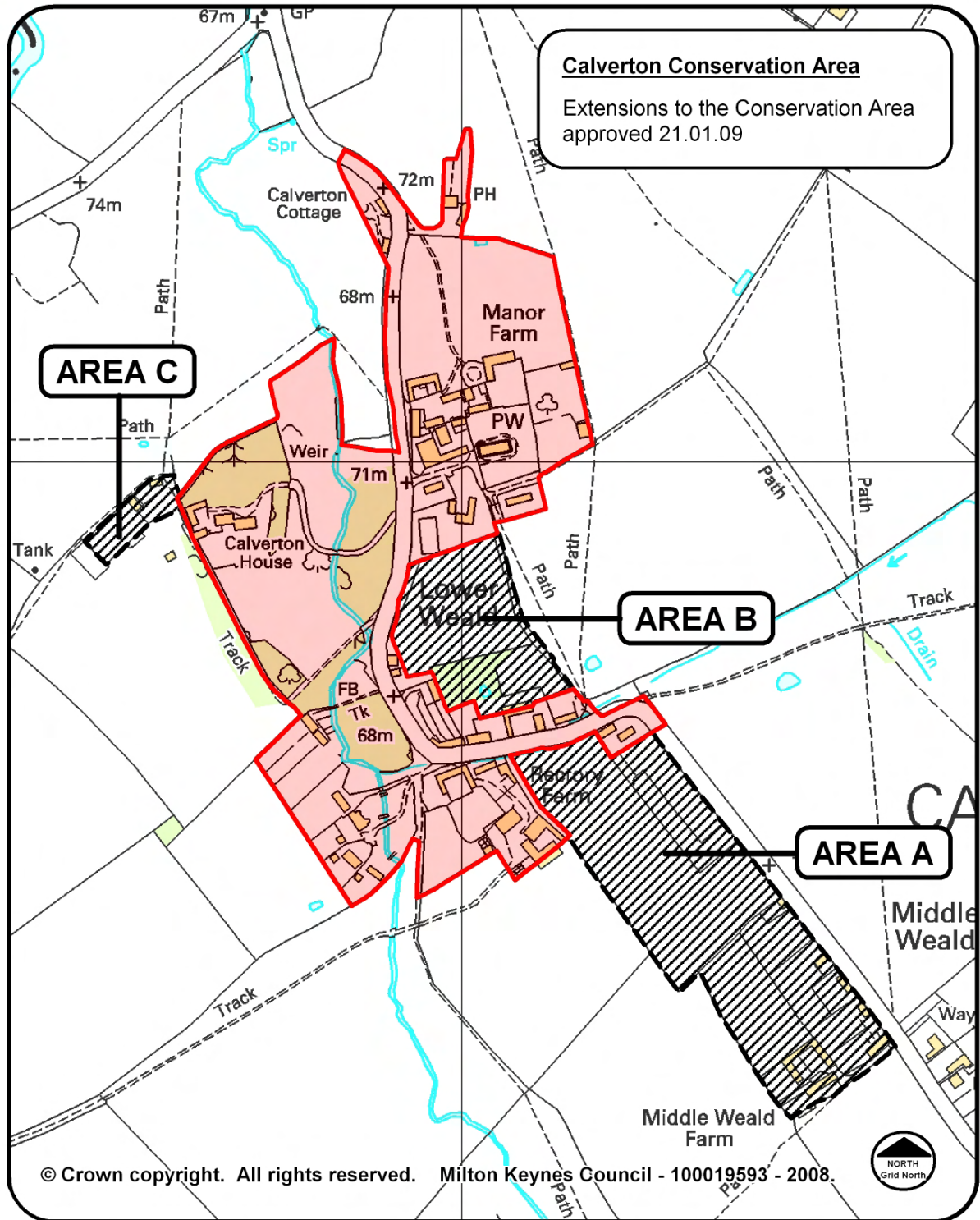


Map Key

	Extent of Conservation Area Prior to 2009 revisions		Gravel Pit / Quarry
	Extent of proposed CA boundary for 2009 review		Historic Routes
	Areas of Ridge and Furrow (Indicative)		Listed Buildings
	Former Fishpond		Old Hedgerows

1 . General Context

Map 3 Approved Extensions to Conservation Area Boundary



Map Key



Existing Conservation Area Boundary



Proposed Amendments

Location

1.9 The conservation area is located approximately half a kilometre by road from the southern fringes of Stony Stratford (Map 4: Local Context). Despite the proximity of housing developments along Milford Avenue, which lies no further than some 250m from the northern tip of the conservation area, and on rising land which makes the houses more prominent, Calverton and Lower and Middle Weald retain a distinctly rural character with open pasture, meadows and mature trees on all sides.

Village Environs

1.10 Calverton has long been a manorial centre (Annex A: 'Historic Context') and the land around the conservation area retains the remnants of ancient ridge and furrow field systems, hedgerows, tracks or paths and quarrying (see Map 5). Superimposed on this is the landscape of parliamentary enclosure that replaced the open field systems and heaths with hedge lined fields for pasture and ploughed cultivation.

Picture 2 Enclosure landscape west of Lower Weald, Calverton



1.11 A number of roads were probably downgraded at this time to footpaths or were rerouted. A cross country route from Buckingham to Newport Pagnell that passed through Lower Weald may have already been reduced in importance at the time of enclosure by the growth of Stony Stratford whilst the line followed by the modern road took on greater significance.

1.12 Map 2 shows the extent to which the evidence of open field cultivation survives in the form of ridges and furrows in the in the relatively undisturbed pastures around Calverton and Lower Weald.

Picture 3 An old hedgerow of field maples



1.13 Also evident in the fields are a number of old hedgerows. Significant runs include those to the north and east of Calverton Manor which trace out the line of a footpath that heads towards Stony Stratford. A short length of green lane is formed by denser enclosure hedges either side of the track that leads to Beachampton as it heads westwards from Lower Weald.

Picture 4 Denser, younger hedges line the green way from Lower Weald to Beachampton



1.14 The flat area of pasture that lies between the brook and the northern end of the road through the village, from where it passes in front of Manor Cottages to the junction with the lane to Beachampton, may once have formed a large fishpond. The possible appearance and arrangement of Lower Weald circa 1550 when the historic roads and fishponds were still in use is shown in Annex A.

1.15 It is evident that the fields and the paths that lead to them were integral to life in the Calverton area until comparatively recently. The rural economy has, however, now largely disappeared from daily life, although Rectory Farm in Lower Weald remains as the solitary, settlement based, working farm.

1. General Context

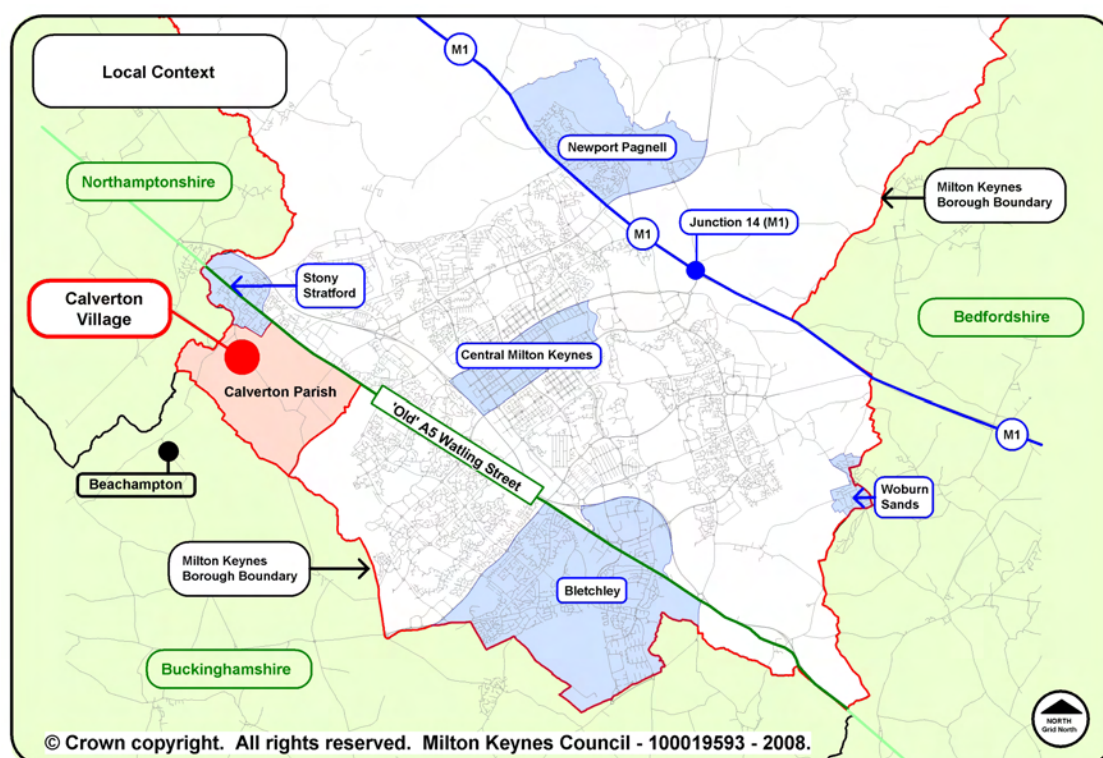
1.16 Despite the decline of the economic ties between the settlements and the surrounding land, farming forms an almost all pervading backdrop to the village, not just by sight but also by sound. Departing by any one of the several footpaths that lead out of the village it becomes apparent that sheep and cattle still populate almost all of the fields at the village edges.

1.17 Further afield, Stony Stratford is the nearest town with a wide variety of individual shops and services. Adjoining and beyond Stony Stratford lies

Milton Keynes, an increasingly significant and diverse regional centre. Thus whilst Lower Weald has the character and appearance of a rural village there is easy access to most services.

1.18 Transport connections are also good with road and rail links to Northampton, Coventry, London and Birmingham.

Map 4 Local Context



Geology and Topography

1.19 The geology and topography around Calverton can be divided roughly into three zones, giving the parish access to a range of different landscape types as well as varying geological resources.

1.20 The first zone is defined by the floodplain and terraces of the Ouse valley in the north west of the parish. Mostly pasture and seasonally flooded meadow, there is evidence here for both historic and ongoing quarrying for sand and gravel as the large quarry at Passenham has now expanded across the county boundary.

1.21 The second zone comprises the incised valleys of the twin watercourses which have their confluence at Lower Weald. Both Cornbrash and Blisworth limestone outcrop here and can be seen in many of the older rubblestone walls and buildings.

Picture 5 Houses and walls built using local stone



1.22 The final zone is the Boulder Clay plateau of the south and east of the parish which includes Middle and Upper Weald as well as a number of more isolated farmsteads. This most elevated part of the parish contains a number of isolated farms as well as the hamlets of Middle and Upper Weald. Largely pastoral in nature today with several 'Common' field names, areas of ridge and furrow earthworks attest medieval cultivation of this area. A former brick works and its associated pits are found where Oxford Clay outcrops at Two Mile Ash Farm.

Historic Development

1.23 A short history summarising the development of Calverton 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, and appearance of the conservation area.

Planning Framework

1.24 Section 69 of The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a duty for councils to identify those places within their administrative areas that are of special architectural or historic character or appearance and designate those places as conservation areas.

1.25 Once designated, councils have a duty to preserve or enhance the character or appearance of conservation areas. The extent to which development requiring planning permission harms, preserves or enhances the character of a conservation area is given special consideration before making a decision to refuse or grant planning permission.

1.26 The designation of a conservation area provides the council with additional controls over demolition, greater control over the design of new development and provides additional protection for trees that are not already subject to a tree preservation order ⁽³⁾.

Picture 6 Calverton Place Park



1.27 Conservation area controls also apply to features hidden from general view, so that , for example, a walled garden, summerhouse or other structure on private land, will still be subject to the same protection on the basis that they are a distinctive feature of the conservation area and contribute to its special character or appearance, irrespective of their remoteness from public gaze. Conservation area controls do not protect the interiors of buildings, although such controls do exist for listed buildings.

1.28 If it is evident that proposed development would conflict with the council's duty to preserve or enhance the special character or appearance of the conservation area there will be a strong presumption against granting planning permission. In some exceptional circumstances however, this presumption may be outweighed by development which is desirable on the grounds of some other greater public benefit.

1 . General Context

Picture 7 Agrimony growing in a hedgerow near Lower Weald, Calverton



1.29 Apart from conservation area controls, a further local planning consideration for the conservation area is the lack of a defined village boundary. This means that the policies for open countryside apply in the conservation area's constituent settlements.

1.30 Further information on supporting guidance and local policy can be found by following the link to conservation areas on the Design and Conservation web page. ⁽⁴⁾

2 Character Statement

Defining Special Interest and the Management of Conservation Areas

2.1 The statement (or definition) of special interest is a succinct summary of the reasons for designating the conservation area. In combination with national legislation and guidance, supplemented by adopted local plan policies, the statement forms the basis of the management strategy for the Calverton 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 Prior to being reviewed the conservation area boundary was drawn quite closely around Calverton and Lower Weald. However, the review document noted that there was much of historic interest beyond the area that had been designated (see Map 2) and that the features found there provided evidence of earlier patterns of farming and land use before hedged field enclosures were established. The village layout also evolved with the changing landscape and in response to the growth of Stony Stratford, causing the significance of the east west route from Buckingham that passed through the village to diminish.

Picture 8 The walled gardens of Calverton Place lie beyond the existing conservation area boundary



2.3 Map 2 shows how an appraisal was made of a series of adjoining fields in an effort to overcome a perceived separation between the settlements and the surrounding fields that were once integral to daily life, and so end an arbitrary division that the previous conservation area boundary seemed to imply. As stated in paragraph 1.7 of Chapter 1, however, conservation area designations are weighted toward the protection of the historic built environment rather than open countryside. The boundary submitted for

consultation was thus deemed to have included land that provided the immediate setting for the conservation area but which, for the time being, did not warrant inclusion in it. Map 3 shows the extensions that were approved for inclusion on 21.1.09

2.4 However, rather than dispense with the work that was done to appraise the adjoining fields, the relevant section has been retained as a study of the immediate setting of the conservation area. The definition of special interest still draws on the quality of the landscape that surrounds the conservation area despite it no longer being proposed for inclusion.

Definition of Special Interest for the Lower Weald, Calverton Conservation Area

Statement of Special Interest

The distinctive character of the proposed conservation area is that of simple stone-built vernacular buildings in a pastoral landscape setting arranged along the line of a single road. Amongst the surrounding fields is the evidence of old trackways and open field farming. Calverton and Lower Weald are attractive wooded hamlets dispersed along a shallow valley into which flow two streams, over which are built occasional brick footbridges. To the south and standing a short distance apart on higher ground is Middle Weald, of which Middle Weald Farm and a collection of cottages look out over rolling countryside. These three small settlements all survive largely unaffected by twentieth century housing development. In Calverton there is an important group of buildings containing the manorial farm complex, church, former school building and almshouses. A walled park surrounds the former Rectory at Calverton Place in which there are numerous mature trees that can be seen from public vantage points. Further south, Rectory Farm in Lower Weald maintains the village's historic link to the surrounding countryside. At this southern end of the conservation area the road twists twice past stone cottages and barns, linked by low stone walls, and out into more open land, rising on a gentle gradient up to Middle Weald farm. From here there are attractive views out over open countryside and back north, to the prominently positioned brick almshouses to the south of All Saints church.

2 . Character Statement

Picture 9 Parts of the village are set in a shallow valley reducing their prominence



2.5 The following headings expand on the statement by providing further analysis of the conservation area's chief constituent elements.

Settlement Form

2.6 Although the settlement pattern is of an unplanned loosely knit collection of houses and farm buildings, Calverton, Lower Weald and Middle Weald form three discernible building groups (Map 1). The northern Calverton grouping is centred around the church and includes the manorial complex. The Lower Weald grouping is principally arranged around a bend on the village's solitary lane as it passes between two opposing rows of remodelled cottages. The southern Middle Weald grouping is slightly separate on higher land and centred around the farm and outbuildings (now in domestic use).

2.7 In Calverton the houses tend to be set back from the road, whereas in Lower and Middle Weald they are more often positioned overlooking it. The range of uses in the combined village extends to domestic residences, a farm, the church and a public house. There are no shops or other individual commercial businesses. The school is now in domestic use. As a result there is little in the way of activity during the day, other than for vehicles making their way through the village.

Trees and Open Spaces

2.8 In and around the settlement stand important trees, hedgerows and green open spaces (See Map 5). Key amongst these are the park around Calverton Place, the large enclosed grassed space known as The Warren to the north of Manor Farm, and the fields that

are fundamental to the conservation area's setting and to understanding the historic form and development of the village.

Picture 10 The trees in the grounds of Calverton Place are protected by an Area Tree Preservation Order

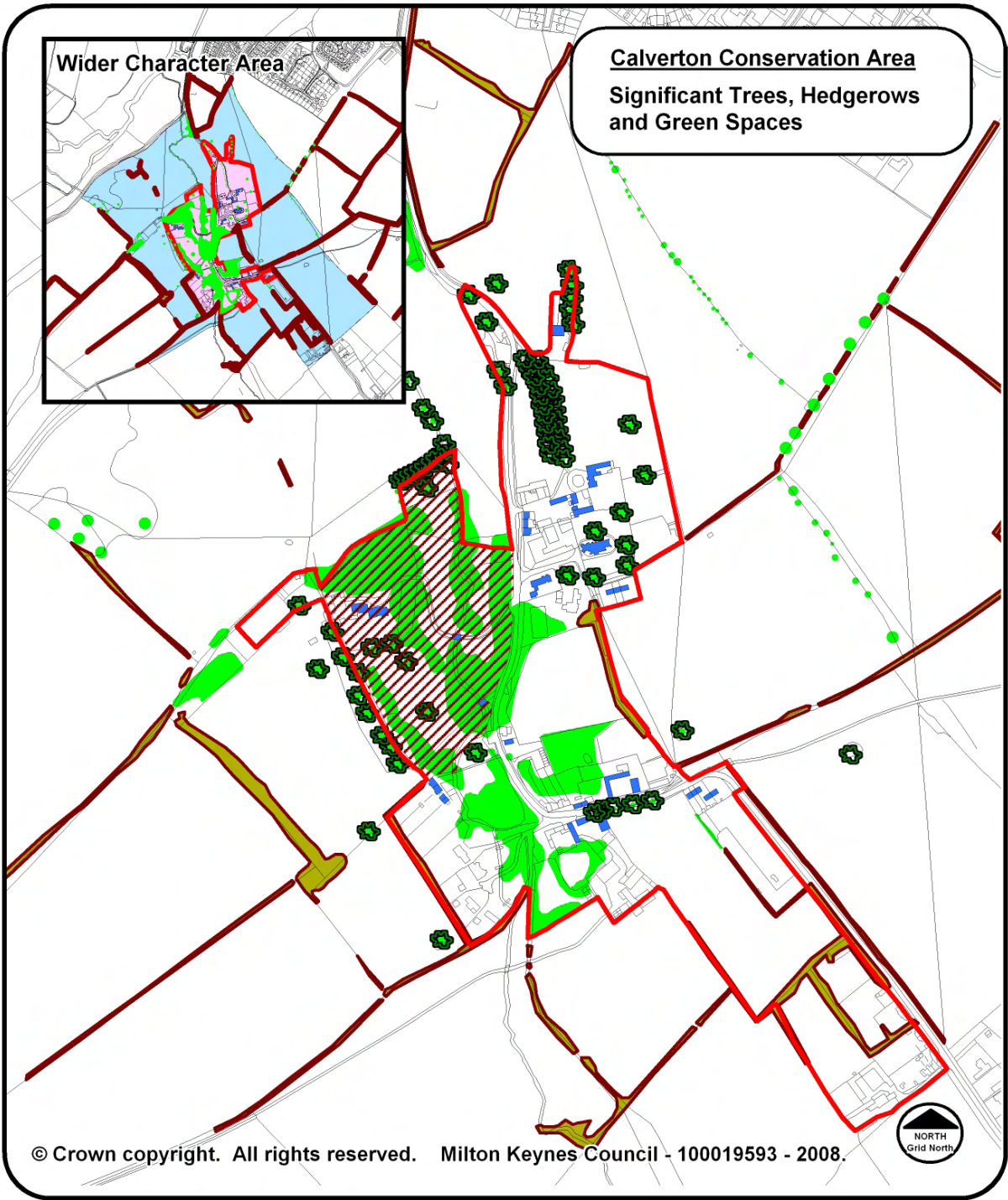


2.9 Each of these larger areas contributes to the open, spacious, leafy character of Calverton and Lower Weald. Lending yet further emphasis to the pleasantly rural character and appearance of the village, individual domestic garden plots combine to give a more manicured element of greenery.







2.10 Newly included in the conservation area is a field known as The Orchard⁽⁵⁾ (see Map 3: Area B) which lies on the east side of the road between Calverton and Lower Weald. This field is included because of its spatial role in separating Lower Weald from Calverton.

2.11 Beside the lane and amongst the trees and gardens flow two small streams which are crossed by a number of picturesque footbridges. The presence of the streams lends a further element of charm to the character of the village.

Map 5 Significant Trees, Hedgerows and Green Spaces



Map Key

 Conservation Area Boundary	 Hedgerows
 Significant Areas of Trees	 Designated Tree Preservation Order Area
 Noteworthy Individual Trees	 Listed Buildings

2 . Character Statement

Walls and Hedgerows

2.12 Stone walls provide a further distinctive characteristic. They define spaces and help to link and unify the settlement. The stone walls stop abruptly at the village edges and hedgerows commence.

2.13 In the fields, the hedgerows pick out the routes of paths and track ways as well as defining field boundaries. There are also important views, particularly northward across the Ouse valley or southwards and westwards toward Beachampton.

Picture 11 View over the Ouse Valley



2.14 The approaches to the village by paths across the fields also provide important vantage points from which the village can be observed in its setting.

Picture 12 footpaths allow the village to be seen from a number of vantage points



Building Materials

2.15 Although stone is the predominant building material, the buildings in the conservation area also display a diverse palette of other materials. These include thatch, slate and plain clay tile for roofing; brick

for walling, as well as timber, iron and glass for windows, doors and gutters. Few historic surfacing materials survive although there is a fragment of cobbled surface close to the footbridge by the entrance to Old Pound Barn.

2.16 Materials Schedule

Construction of houses and walls: Mostly local Blisworth limestone randomly or unevenly coursed, sometimes with brick dressing for window and door openings. Some orange brick laid in traditional bonds (Flemish, English etc).

Picture 13 Manor Farm, the Church and cottages in harmonious combination



Roofs: Thatch, now reed or combed wheat (originally long straw); plain clay tile; Welsh slate. Occasional hipped roof. Generally without parapets but otherwise pitched and gabled.

Picture 14 Distinctive plain clay tile roof at The Shoulder of Mutton public house



Chimneys: Brick stacks with clay flues and contained within the plan of the building.

2 . Character Statement

Picture 15 Ornate chimney pots at Calverton Cottage



Doors and windows: Timber, frequently with brick dressing for the reveals and arches. Windows generally multi-paned and single glazed unless replaced, occasionally there are some metal frame windows.

Picture 16 Timber door and casement window at 20 to 23 Lower Weald



Boundary walls: Generally of stone with occasional brick laid in traditional bonds. Brick walls are generally topped by blue clay ridge copings. Stone walls are either uncoursed or unevenly coursed rubble stone, generally topped with stone copings but some are finished with mortar or with a cock and hen detail. Courses of stone walls follow the gradient.

Picture 17 Boundary walls separate spaces but also help to bind the village together



Gates, gutters, down pipes, railings, Dutch barns: wrought or cast iron; Dutch barns in steel

Picture 18 Dutch barn structure made of steel



Bridges: stone but sometimes with brick arch rings. Some lack parapets.

Picture 19 A number of stone bridges contribute to the picturesque appearance of the village



2 . Character Statement

Calverton Conservation Area - General Description

2.17 For the purposes of this of this document the general description of the conservation area has been divided into two parts. The first part relates to the buildings and features within the conservation area and the second to the setting. This division reflects a proposal in the consultation document to include the fields that lie adjacent to the conservation area within a revised boundary. Following public consultation the fields immediately adjacent were not included but the appraisal work has been retained in the final draft of the conservation area review. This reflects the importance the council attaches to the rural setting of the Calverton settlements

Picture 20 Old trackways make an important contribution to the character of the landscape



2.18 Describing the different parts of the revised Calverton conservation area requires references to be made to the principal features that give the locality its special character or appearance. However, Items that escape mention should not be assumed to be of no merit. The special character of the conservation area is drawn from the combination of a variety of attributes, features and views. Harm to even minor elements of the conservation area could cause disproportionate harm to its special historic or architectural character or appearance. Advice about the possible impact of development proposals on the character of the conservation area can be obtained from the council's Design and Conservation Team.

The Conservation Area

2.19 The conservation area can be approached from almost any direction by road or path. However, the character and features within the conservation area

are described in sequence from the south moving northward along the road around which the constituent settlements are arranged.

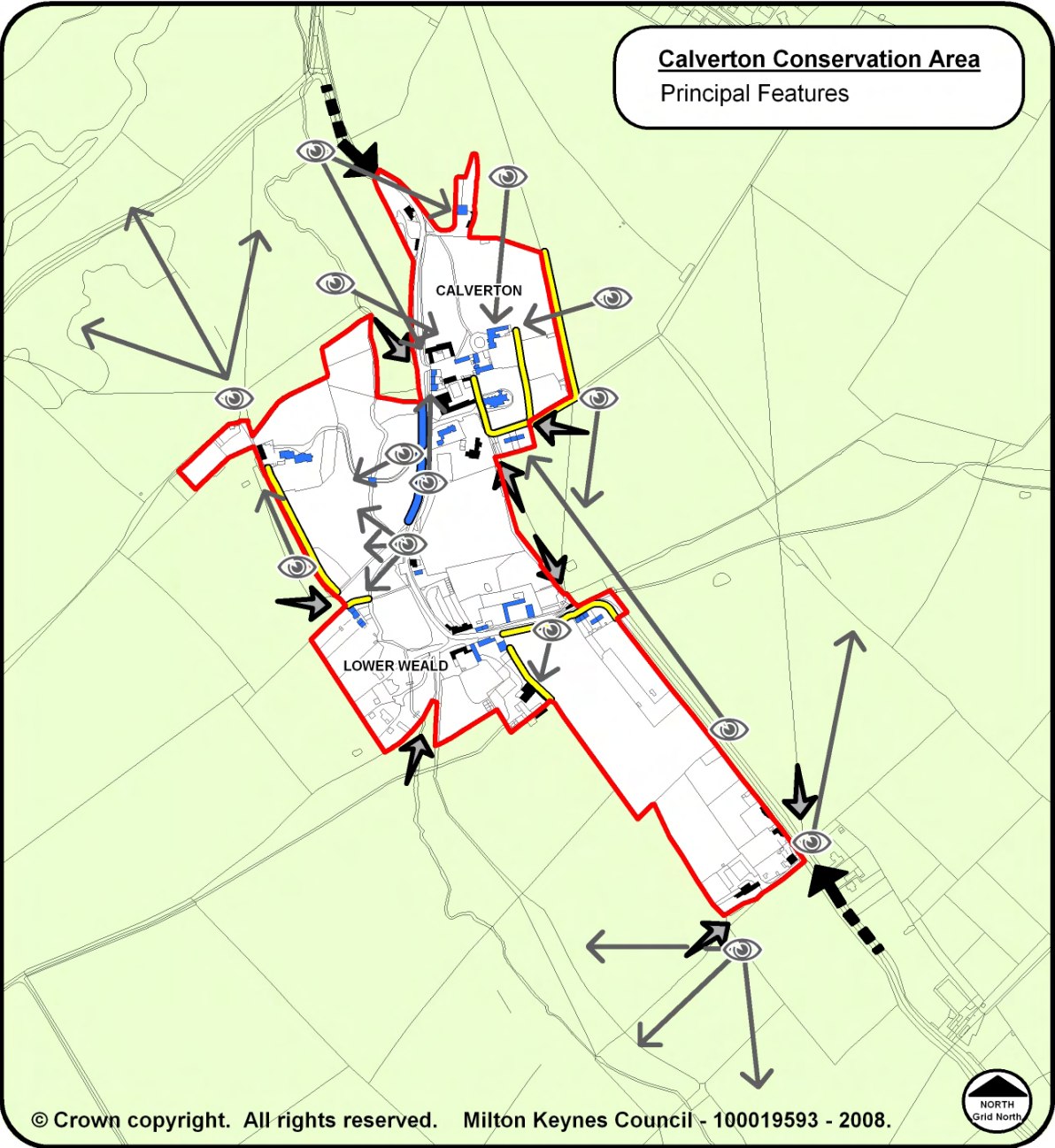
2.20 Commencing at the southern periphery, the revised conservation area boundary has been drawn to include Middle Weald Farm and associated buildings (all of brick), three rows of stone-built, late nineteenth century former estate cottages (two rows of three and one pair) and a small field known as Causeway Piece ⁽⁶⁾. All the buildings show signs of arbitrary standardised modifications but the farm house and the estate cottages survive sufficiently well to allow the original form and appearance to be made out. The conversion of the farm's outbuildings to domestic accommodation, whilst on one hand securing a future, has on the other, eroded their interest by masking authentic character and appearance through the introduction of a series of domestic features and details. However, taken together, this collection of buildings still forms an important group, even in their now altered states. The remainder of buildings in Middle Weald lack a collective historic or architectural value sufficient to warrant inclusion in the conservation area and hence have been omitted.








2.21 From Middle Weald there are expansive views of open countryside and important views back towards Calverton and the almshouses which stand on the same prominence as All Saints Church. Causeway Piece creates a separation between Middle and Lower Weald, thereby contributing to the loosely gathered character of the buildings in the conservation area.

Picture 21 View of The Almshouses from the south



Map 6 Principal Features



Map Key	
	Conservation Area Boundary
	Listed Buildings
	Buildings that make a positive contribution to character of area
	Significant Views
	Vehicle Entry points into conservation area
	Other Access points by public
	Significant Walls

2 . Character Statement

2.22 Proceeding northwards the road dips down a shallow bank before taking a sharp bend to the left into a relatively enclosed assortment of buildings.

Picture 22 The southern entrance into Lower weald Calverton



2.23 This grouping forms the southern nucleus of Lower Weald. These simple, robust looking buildings are of a Blisworth type limestone with plain clay tile roofs. Welsh slate appears to have been reserved for the lower order working barns and sheds whilst tile and thatch are used for domestic buildings in the conservation area. Victorian and twentieth century roof refurbishments on older buildings have blurred this distinction somewhat.

2.24 Overlooking the sharp bend at the southern entrance to the village are 1 to 5 Lower Weald, of these, numbers 1 to 3 form a short row and 4 and 5 are semi detached. Houses 1 to 3 front almost on to the road whilst 4 and 5 are set back. The cottages are of stone with clay tile roofs. Steeply pitched dormers on 1 to 3 are more prominent, the group as a whole contributes significantly to Lower Weald's distinctive solidly built character and appearance.

Picture 23 1 to 3 Lower Weald with 4 and 5 visible in the background



2.25 All of the cottages are grade II listed and their construction suggests the possibility of older buildings masked by subsequent Victorian alterations. Indeed 1 to 3 may once have appeared similar to Manor Farm cottages in Calverton when first built.

Picture 24 Causeway House



2.26 Old Pound Barn and Causeway House are stone built former barns, now houses. Causeway House and buildings are grade II listed but the process of conversion and the accompanying establishment of manicured gardens has altered their outward appearance as farm buildings. Their shape, scale, positioning and materials remain generally indicative of former farm buildings, however.

Picture 25 Foot bridge outside Old Pound Barn



2.27 Just outside Old Pound Barn is a picturesque stone footbridge that carries a footpath over a stream. Leading north into the field the footpath enters a slight hollow indicating the line of the historic north south route that once ran along the east side of the village.

2.28 Either side of the road are grassy verges and a stream, which changes from the north side to the south by means of a modern concrete culvert. The enclosed feeling is broken by a field (Causeway Piece), which lies on the south side of the road. On the south side, over the low stone wall and across the gently rising grassy meadow, the stone and brick shapes of Rectory Farm's barns and boundary walls form a notable ridge-top focal point. The presence of a field by the road and the view of the barn emphasises the rural character of the Lower Weald.

Picture 26 Rectory Farm barns seen across Causeway Piece



2.29 Until now, Causeway Piece has not been included in the conservation area. However, evidence from aerial photographs confirmed by similar information and comments on the Calverton Record Project web site, shows that the field contains the outlines of croft enclosures and the distinctive ridges and furrows of open fields.

2.30 Adding further interest and distinctive local character are the listed roadside barns and farmhouse of Rectory Farm. The barns' ongoing use as part of the farm's buildings is denoted by the straight forward, practical nature of its construction and the absence of ephemera that domestic conversion requires.

Picture 27 Roadside barn at Rectory Farm



2.31 Complementing the barns is the sizeable, square-plan farmhouse that stands at the eastern edge of the group. However, because of the trees and hedges on the roadside, the farmhouse makes a surprisingly muted contribution to the character of the conservation area from roadside vantage points.

Picture 28 Rectory Farmhouse



2.32 The building is undoubtedly one of great worth and its contribution to the village's architectural and historic interest could potentially be enhanced by the strategic removal of one or two lesser trees.

2 . Character Statement

Picture 29 Numbers 18 and 19 Lower Weald



2.33 Opposite the Rectory Farm complex are numbers 18 and 19, two adjoining houses which, at some time in the past, appear to have been a row of three. Both are grade II listed and although they are now a pair, they are not symmetrical. The council's records show number 19 with sash windows on the ground floor with casement windows above, none of which have survived. Although number 18 retains a casement window at first floor on the roadside facade, they are of a modern 'storm proof' type and no longer the correct flush fitting windows that would have been fitted originally.

Picture 30 Numbers 24 and 26 Lower Weald



2.34 At the next bend, which returns the road to its northward course, are two distinctive rows of improved cottages. The cottages themselves have an unusual tile hung first floor. Neither set of cottages is listed however.

2.35 Although these cottages are of similar appearance their stance differs significantly. On the south side the cottages are at road level and set behind attractive gardens whilst those on the north side front

directly onto a raised pavement. Taken together the two rows of cottages form a particularly characterful group.

Picture 31 Numbers 20 to 23 Lower Weald



2.36 Lending further interest to this location are the paths and drives leading from it. At the apex of the bend is a drive down to the Old Sawmill site which has been developed for four houses. The Calverton settlements are notable because their periphery has not been obscured by post war housing developments. The Old Sawmill site has been developed sensitively and the dilution of character that modern housing schemes can cause in small settlements, has been avoided.

2.37 The bend marks the departure point for one of the paths that link the village to the surrounding fields. This path leads out through leafy shaded thickets to open pasture and then, by turning west and following a grassy track over a brick arched bridge, onwards to a hedged or 'green' lane. This track was the principal link from Lower Weald to Beachampton and onward to Buckingham. The growth of Stony Stratford is the likely cause of the demise of this route in favour of the road to the north of the village.

Picture 32 The Beachampton path leading out of Lower Weald



2.38 Back in the village and proceeding northward between two rows of modified cottages, the road enters a tree and hedge lined hollow. This is an attractive space but is marred by the traffic that passes close to the narrow path and which feels fast moving due to proximity (in reality the double bends probably slow through-traffic down quite effectively). Just south of 27 Lower Weald is a short drive up to a row of modern flat roof garages and gravel parking. This is a sparse utilitarian space and not in keeping with the rest of the character of the village.

Picture 33 Looking north out of Lower Weald.



2.39 Number 27 Lower Weald is an attractive late seventeenth century thatched cottage made more eye catching in summer by the profusion of roses in the roadside garden. Beside this is a later and more substantial house of Victorian origin. Each is white painted masking the construction material.

Picture 34 Numbers 27 and 28 Lower Weald



2.40 On closer inspection, it is apparent that the cottage is of stone with a minor element of timber framing (which is rare in Lower Weald). Norfolk reed has been used on the roof which, as the name implies, is not the traditional thatching material of the area and is easily identified by the sedge ridge chopped into a pattern. The neighbouring building is of brick with Welsh slate roofing; the original windows have been lost.

2.41 On the other side of the road (which pedestrians are required to cross here) a small car park has been formed for four cottages set back from the road and obscured from general view by trees and hedges that have grown largely unchecked. The Milton Keynes boundary walk shares the path to the cottages and hence these buildings are, in varying degrees, open to public gaze. Their hidden location lends a degree of surprise to their discovery when the footpath is explored for the first time.

Picture 35 Numbers 29 and 30 Lower Weald are visible from the Milton Keynes boundary walk



2 . Character Statement

2.42 Returning to the road, the views to the north and west are of mature trees and hedgerows. The stream and listed bridge and a backdrop of informally kept parkland behind a stone wall establish a very picturesque and predominantly wooded character in this part of the conservation area.

2.43 Amongst this greenery the buildings provide important focal points. Moving further on along the lane following the park wall there are views along the road into the northern collection of buildings that form Calverton. The wall is an enclosing feature dividing the wooded park from the village but also helps to unify Lower Weald with Calverton.

2.44 In Calverton the buildings are more varied and include Manor Farmhouse and its farm buildings, the former school, now a house, two former Rectories (Calverton House and The Old Rectory), The Almshouses and Manor Cottages.

2.45 Continuing north along the lane the entrance to Calverton House is passed on the left offering a glimpse of an extensive, well managed landscape populated by mature trees.

Picture 36 Entrance to Calverton Place



2.46 There are no public vantage points from which Calverton House itself can be easily viewed however.

2.47 To the right a metalled drive leads up to All Saints Church, The Old School House, The Old Rectory and The Almshouses and then on, into the meadows beyond. Overlooking the corner stand imposing barn structures, one of which is a black painted steel barn. These structures, and the nearby stone barn that stands beside the drive up to the church, are indicative of the long standing integration of the village with the farmland that surrounds it and the kind of farming operations that took place here.

Picture 37 The steel open sided Dutch barns at Manor Farm



2.48 The grade II listed, stone built, former school is distinctively designed and detailed in a romantic Victorian gothic idiom.

Picture 38 The Old School



2.49 Victorian school houses represented a major social investment, and its proximity to the church, the quality of the building and its prominent location are not coincidental; these characteristics are shared by many village schools of this age. However, the growth of shrubs around the building, whilst attractive, is beginning to mask the school's contribution to the conservation area.

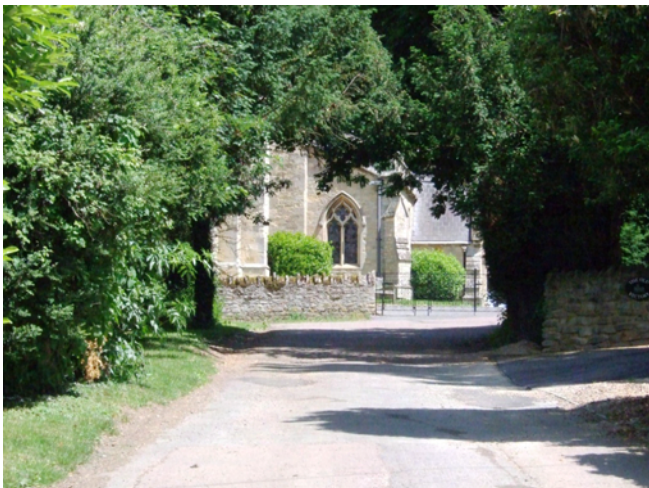
2.50 The Old Rectory is of late Victorian origin too. It is white rendered with a clay tile roof. The windows, important for maintaining authentic character and appearance, seem to survive and, from the glimpses that are available from public space, the premises are well preserved and maintained.

Picture 39 All Saints Church



2.51 The drive to the church is lined by small trees and bushes framing the entrance to the church grounds and the decorated window at the western end of the south aisle.

Picture 40 The drive leading to All Saints Church



2.52 Distinctive ornate gates in wrought and cast iron stand at the entrance to a churchyard that, in turn, is defined by a substantial stone wall low enough to allow good inward views of All Saints from close at hand. Out of the yard are views into that part of the redundant barn complex that stands to the west of the church, and northwards over the tiled roofs of the farm yard buildings to the thatch of Manor cottages beyond them. There are only partial views of the Manor House from the church grounds however.

2.53 All Saints itself is an impressive, if much altered edifice. It is an important local landmark, whose presence is partly obscured by tall trees growing on a number of sides.

Picture 41 All Saints Church seen from the south



2.54 On the south side of All Saints are the much altered but nonetheless grade II listed brick built almshouses. Around The Almshouses are fields and the tracks that gave Manor Farm access to them. Standing in front of the church it is possible to envisage a significant north - south route extending up the rise from the south passing in front of the church and onward into the land now occupied by the barns of Manor Farm.

Picture 42 The Almshouses



2.55 This northern end of the village is also defined by its role as a manorial centre. Manor Farmhouse originates in the late medieval period with subsequent alterations that in themselves are of significant age and interest. Its value as a building is immense and fully warrants its grade II* listing.

2 . Character Statement

Picture 43 Manor Farmhouse with the west wall of The Warren in the foreground



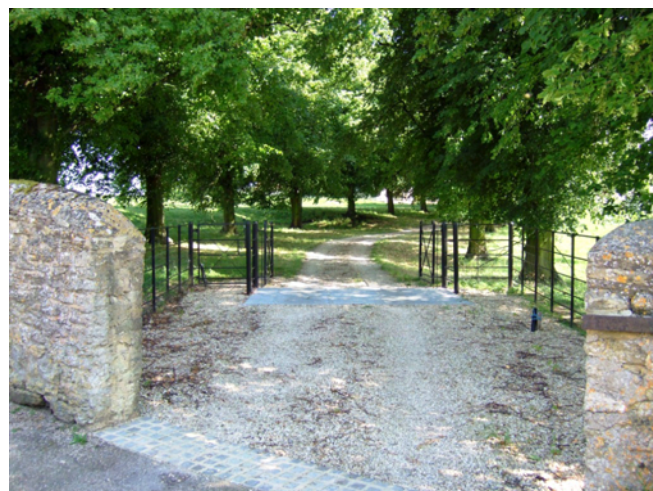
2.56 To the west of the manor stands a complex of stone farm buildings arranged around two yards. Amongst these are three more listed shelter-sheds and stables. Overlooking the road are the grade II listed Manor Cottages.

Picture 44 Manor Cottages, Calverton



2.57 All the buildings in the group are of unadorned vernacular construction using local stone, brick slate, wood, tile and thatch. Associated with the Manor, to the north is a piece of enclosed pasture known as The Warren through which runs a drive lined by substantial lime trees.

Picture 45 The driveway leading to Manor Farmhouse from the north follows the line of the old route through Calverton



2.58 This is probably a remnant of the old north south route that ran along the east side of the village. Within the stone boundary walls are a series of intriguing earthworks that strongly suggest the presence of former croft enclosures ⁽⁷⁾. There are other depressions in the ground but these are less easy to interpret. The Warren has had a significant effect on the modern shape of the village because it has precluded significant northward growth and although possibly being the cause of their removal, has allowed vestigial evidence of the croft enclosures to remain.

2.59 Westward expansion of the farm complex probably also caused the principle route through the village to be realigned, moving it further away from the farmhouse to its present course.

Picture 46 The Warren with Manor Farm's north yard outbuildings beyond. To the left is the line of the old road to Manor Farmhouse



2.60 Manor Farm's tree lined drive follows the old line of the road before the farm buildings break its continuity. The line of the former route is apparent again following the west wall of the church yard.

Picture 47 The line of the former north south route as leaves the southern yard of Manor Farm



2.61 The lack of development to the north and east of Manor Farm allows a series of expansive views over open countryside and inwards, to the church / manor group.

Picture 48 Manor Farmhouse seen from The Warren



2.62 To the north of Manor Farm lies pasture and two buildings which mark village's northern extent. These are The Shoulder of Mutton public house and Calverton Cottage . The Shoulder of Mutton is grade II listed with a construction date of 1790. Calverton Cottage and its attractive orange brick coach house appears to have been built some 100 years later than that.

Picture 49 Calverton Cottage



2.63 If the croft enclosures along the line of the present road to Stony Stratford out of the village had survived these buildings would not feel quite so detached from the village as they do now.

Setting

2.64 Providing a backdrop to the conservation area and integral to understanding both the historic and modern character and form of the settlement is the land that surrounds it.

2.65 None of the setting is accessible by road but can be reached by footpaths and tracks that leave the village at five different points (see Map 6).

2.66 A circular walk through the conservation area's setting is possible but requires a short detour into the southern periphery of Stony Stratford. From Garricks, which is accessed via Milford Avenue in Stony Stratford, a footpath leads out southwards into the fields north of Lower Weald and towards Manor Farm and the church. As the field is crossed the open views of the Manorial nucleus gradually change and, to varying degrees, the ridged and furrowed texture of the fields is evident.

2.67 The headlands, topped by fragmented elderly hedges, are evident elsewhere around the conservation area and are thought to denote the boundaries of open fields where the ploughs turned and earth accumulated. Finally, the skeletal remains of a redundant, tall, iron frame wind pump create an unusual local landmark.

2 . Character Statement

Picture 50 Disused wind pump



2.68 The wall surrounding the Manor Farm complex is soon reached, over which the arrangement of buildings, walls and intervening spaces can be glimpsed. Continuing along this wall a junction with a north - eastward bound track, known as Jib Lane, that once led on to Newport Pagnell, is reached.

Picture 51 A modern field gate marking the line of Jib Lane



2.69 From this point there are views southward over the adjoining field as it dips gently towards the road and the houses that form the nucleus of Lower Weald, and the distant landscape beyond them.

2.70 Prominent ridge and furrow and a headland surmounted by gnarled field maple give this field a strong sense of antiquity. At the southern end of the field there is an iron gate through the hedge providing access back to the road. From here there is a second track leading eastwards to Watling Street.

Picture 52 A trackway leading to the A5 Watling Street



2.71 Using this path to access the field the textured presence of ridge and furrow once again becomes apparent. This time the ridges seem broader than elsewhere, indicating perhaps a different method of ploughing. To the south of the path, just as it leaves the modern road, there are a series of hollows denoting the presence of a former clay pit. Walking up the field on the gently rising land there are views back into Lower Weald. To the right are two pairs of stone built, late nineteenth century former estate cottages.

Picture 53 Former estate cottages



2.72 At the top of this climb, after crossing the road, another path runs in front of Middle Weald Farm. From here there are expansive views south into open countryside.

Picture 54 Views towards Beachampton



Picture 55 Middle Weald Farmhouse



2.73 The new conservation area boundary has been drawn to include Middle Weald Farm and buildings and Causeway Piece. From here, the footpath leads on across this landscape southwards and west until it meets another path which can be used to return to the village edge. The path back to the village follows a stream which combines with the soft greenery of the meadows and hedges to create an idyllic pastoral approach to Lower Weald.

Picture 56 The view back to Lower Weald Calverton from Middle Weald Farm



2.74 Before returning to the village the remnants of the old road to Beachampton and Buckingham departs westward. A diversion west along this path leads to a hedged green lane (referred to in paragraph 2.37) that evokes a powerful sense of a much diminished principal route.

2.75 To continue the route through the setting it is necessary to follow the footpath into Lower Weald that emerges onto a sharp northward bend. Heading northward there is a footpath out towards a group of four cottages. Positioned by the northern cottage is a stile that leads into a grassy open field. Unusually for Lower Weald, this field lacks discernible evidence of open field farming.

2.76 There is evidence, here, of a hollow way which once formed a second north - south route around the western perimeter of the settlement.

Picture 57 An old hollow way adjacent to the grounds of Calverton Place



2. Character Statement

2.77 Substantial lime trees now stand alongside the hollow way, possibly part of the landscaping associated with the enclosure of land around Calverton House. Lending credence to the possibility that this field, presumably with livestock in it, was intended to be viewed from the house is the dip in the house's wall to permit views out. This arrangement has now been closed off by a close board fence.

Picture 58 The stopped up opening in the wall of Calverton Place



2.78 The hollow way declined in use at the time that Calverton House and its land was superimposed on the landscape (see Annex A: A Brief History of Calverton).

2.79 The western boundary of the field is formed by a belt of trees rather than hedges. Although reminiscent of the tree breaks planted to protect livestock, particularly horses, from prevailing winds the trees were in fact planted to replace losses from Dutch Elm disease ⁽⁸⁾.

2.80 At the north end of the field is a walled garden and orchard. The presence of this feature close to Calverton House is no surprise; a good deal of fresh fruit and vegetables for the house would have been sourced from here. The walls are of soft, warmth retaining, orange brick with espalier nails knocked into the soft mortar in between. There are some white washed areas indicating the existence of lean-to glass houses, now demolished. Intriguingly the exterior wall of the stone-built shed has blind windows in it on the north side, suggesting an earlier use.

Picture 59 Blind windows on the exterior of the walled garden



2.81 Continuing northwards the land opens out and there are expansive views east, north and west with a ragged line of knotted and buckled hawthorn and field maple dividing up the landscape.

Picture 60 Northward views out of the conservation area. An old gravel pit lies in the foreground



2.82 To the east the proximity of Stony Stratford to Lower Weald is apparent; the presence of modern housing visible amongst the trees on the ridge comes as a surprise. An isolated post bearing a four way sign for the paths that converge here is a curious local landmark.

2.83 To the east stands a disused brick water tower whilst in the north eastern corner of this field are the deep scars left by an old gravel pit now designated as a locally important wildlife site.

2.84 Eastward views from the path are of the harmonious grouping of Manor Farm, the cottages and All Saints Church. From the isolated sign mentioned

above it is possible to take a direct route down to the cottages. At the bridge over the brook is a particularly fine view of the manorial complex.

Picture 61 Calverton viewed from the brook



2.85 Beyond the bridge is the low lying land that once formed a fish pond and which is referred to today as Pond Close.

Picture 62 Location of the former fishpond. The boundary wall of The Warren is in the background



2.86 It was not until the 16th century that the present road through Lower Weald was formed when the Manor complex was extended and the road diverted. To allow this to happen the pond would also have been disused at this time and the risk of flooding reduced.

Individual Buildings

2.87 Lower Weald Calverton has 31 listed building addresses and structures in total which are:

1. The Shoulder of Mutton Public House - Grade II
2. The Manor House - Grade II*
3. The Coach House and farm buildings south west of Manor Farmhouse - Grade II
4. Cowshed west of Manor Farmhouse - Grade II
5. Row of 3 Cottages on Calverton Road south west of Manor Farm - Grade II
6. Church Of All Saints - Grade B (II*)
7. The Almshouses - Grade II
8. The Old School House - Grade II
9. Park wall of Calverton House fronting Calverton Road - Grade II
10. Calverton House - Grade II
11. Bridge in park of Calverton House - Grade II
12. Bridge south east of Calverton House near Calverton Road - Grade II
13. 27 Lower Weald - Grade II
14. 29 (and 30) Lower Weald - Grade II
15. 31 and 32 Lower Weald - Grade II
16. 18 and 19 Lower Weald - Grade II
17. Rectory Farmhouse - Grade II
18. Barn, shelter sheds, and south wall in foldyard to north east of Rectory Farmhouse - Grade II
19. Barn at right angles to Rectory Farmhouse - Grade II
20. Barn to west of Rectory Farmhouse - Grade II
21. 1- 5 Lower Weald - Grade II

2.88 A number of other unlisted buildings make a positive contribution to the character of the conservation area including those parts newly included, these are:

1. Calverton Cottage and coach house

2 . Character Statement

2. Stone boundary walls found throughout the settlement (some of which are curtilage listed by virtue of their association with listed buildings)
3. Dutch barns south east of Manor cottages
4. The Old Rectory
5. 28 Lower Weald
6. 20 - 23 Lower Weald
7. 24 - 26 Lower Weald
8. Iron column pump outside 20 Lower Weald
9. Farm barns south of Rectory Farm
10. Footbridge and gate into the south west corner of The Leys.
11. 13 - 16 Middle Weald (estate cottages)
12. Middle Weald Farmhouse
13. Walled gardens west of Calverton House
14. Water tower 200m west of Calverton House
15. Bridge 150m south west of Rectory Farm
16. Footbridge over the brook, north of Calverton Park.

2.89 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.

Further Afield

2.90 Looking further afield, beyond the conservation area's setting, to the north lies Stony Stratford. The town is at the limit of its development boundary here and is visible from some vantage points in the village. Round to the east, the fields that create a distant eastward rural backdrop for the conservation area in fact only extend as far as the A5 Watling Street (or V4 on the Milton Keynes Grid). For the time being, this road marks the western extent of Milton Keynes which, at its closest point, is some 850m distant. Between the A5 and Calverton however lies the Milton Keynes Western Expansion area, the furthest extent of which abuts the field on the east side of the Lower Weald to

Middle Weald Road, known as Crow Piece ⁽⁹⁾ (see Map 4). Although ringed by recreational open space on the proposals map ⁽¹⁰⁾, as Milton Keynes expands into this area the views will change markedly. For now however, the rural landscape to the east remains one of hedged fields with the A5 occasionally visible in the distance.

2.91 To the south the enclosure landscape continues pleasantly onwards to Upper Weald, with pasture and occasional arable fields intermingled. Westwards the fields extend in a similar manner to Beachampton.

2.92 Looking back into Calverton from more distant vantage points it is worth noting that on the eastern flank the views inward are more open and the church tower and Manor Farm can both be picked out. From the west and south however, the village is shrouded by the trees that dominate much of the village environment. It is these trees rather than the village itself, that form a focal point in the land.

Conclusions

2.93 Since the conservation area was first designated in 1971 the appearance of the Calverton conservation area has remained largely unaltered. Development has been limited to the Old Sawmill site where an enclave of four modern houses has been created. Other alterations have been more subtle, relating to changes of doors and windows or small extensions. Whenever applications for planning permission have been submitted the special historic character of the conservation area has been a key consideration in deciding whether to grant planning permission.

2.94 The appraisal has confirmed that the special character of the conservation area that was evident when first designated has been retained. By confirming that the village's historic character remains very much in evidence, the review effectively justifies the ongoing designation of the conservation area.

2.95 In addition to examining the line of the existing boundary the council has also updated the definition of special interest for the conservation area. The definition is now supported by a broader general description that describes particular buildings and spaces and the contribution they make to the character and appearance of the conservation area.

2.96 To supplement both national policy and guidance and the local plan policies for Milton Keynes, a management plan (see Chapter 3) tailored to the requirements of the Calverton Conservation Area has

9 Calverton Record Project <http://www.xor.org.uk/calverton/crpindex.htm>

10 Milton Keynes Local Plan 2001 to 2011, Proposals Map Sheet 5

been drafted. New development within the proposed conservation area should accord with local and regional policy as before, but also take account of the more specific guidance in the management plan.

3 . Management Proposals

3 Management Proposals

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 that area". It is therefore not only a question of ensuring that the existing historic character of the conservation area is preserved but also that any new development makes a positive contribution to it.

3.2 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 the Calverton conservation area there has been only very limited development since designation. Where development has occurred the location or design has ensured that the character of the village has been preserved.

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 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.

Lower Weald, Calverton, Conservation Area Management Plan

Planning Guidance

3.5 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.

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

1. Planning Policy Statement 1 ⁽¹¹⁾: This document asserts that the design of new development should actively seek to improve the character and quality of an area (paragraph 13: Key Principle iv and paragraph 34; PPS1).
2. Design and Access Statements ⁽¹²⁾: 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.

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

Demolitions

3.8 Demolition of buildings which contribute to the character and appearance of the area will not normally be permitted in the conservation area.

Alterations

3.9 A large proportion of buildings 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. Few of the older buildings in the conservation area fail to make a positive contribution to the village's character or appearance.

3.10 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 adversely affect their individual character or appearance and in turn, that of the wider conservation area.

Article 4(2) Direction

3.11 To protect the individual unlisted buildings and other features that contribute most to the character of the conservation area the council can introduce additional controls by making an Article 4(2) direction. The need for an article 4(2) direction was raised as an issue in the conservation area review document.

11 Planning Policy Statement 1: Delivering Sustainable Development (2005)

12 Circular 01/2006: Guidance to Changes to the Development Control System (2006)

However, it was concluded that the high proportion of listed buildings meant that the conservation area's character could be maintained without resorting to additional stewardship controls through the implementation of an article 4(2) direction.

Design of New Development

3.12 Permission for new development in the conservation area 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 hierarchy of the historic street pattern.

3.13 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.

Repair and Maintenance

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

Change of Use

3.15 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

3.16 The proposed expanded conservation area has numerous footpath links with its environs and many of these give out onto views of open countryside or picturesque views back into the village.

3.17 There are attractive views along the road, both on the approaches to the conservation area, and within the village (see Map 6). The church forms the principal focal point although trees shroud its presence from a number of vantage points. Other buildings that draw the eye include the orange clay tile roofs of Calverton Manor when viewed from the east and The Almshouses. Otherwise, by virtue of its location in a dip, the buildings are not generally prominent in the landscape.

3.18 Key spaces within the village include the small area in front of the west end of the church, the grouping of domestic and farm buildings gathered about it and the paths that lead from it. Another is the bend on the road between the terrace rows although this is marred by through traffic which can be intrusive at times.

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

The Street Scene

3.20 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 the Calverton conservation area there is little survival of historic surfaces or street furniture but, nevertheless, an important contribution is made to the appearance of the area by significant lengths of stone boundary wall. The council will not normally support applications for schemes that require the loss of stone walls.

3.21 Special attention will be given to ensuring new features are sympathetic to the historic character and appearance of the conservation area including any proposed schemes for surface treatments, traffic signs, white lining etc. Highway schemes, including traffic calming measures, shall have regard to the council's duty to preserve or enhance the special historic character or appearance of the conservation area. Schemes to underground cables and remove superfluous or redundant street furniture will be supported should resources for doing so permit, or as good practise requires.

3.22 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.

3 . Management Proposals

Trees

3.23 Trees also make an important contribution to the character and appearance of the conservation area and the clear preference will be for retention. The trees in the grounds of Calverton House are protected by an Area Tree Preservation Order ⁽¹³⁾.

Buildings at Risk

3.24 The roof of a wash house / store associated with 32 Lower Weald is known to be in poor condition. There are no other notable buildings at risk in Lower Weald, Calverton however.

Archaeology and Historical Research

3.25 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.

Picture 63 A cottage In Lower Weald



Bibliography

The Planning (Listed Buildings and Conservation Areas) Act (1990), HMSO ⁽¹⁴⁾

Planning Policy Guidance 15: Planning and The Historic Environment (September 1994), HMSO ⁽¹⁵⁾

Planning Policy Guidance Note 16: Archaeology and Planning (November 1990), HMSO ⁽¹⁶⁾

Planning Policy Statement 1: Delivering Sustainable Development (2005), HMSO ⁽¹⁷⁾

Circular 01/2006: Guidance to Changes to the Development Control System (June 2006) DCLG ⁽¹⁸⁾

Design and Access Statements, How to Read Write and Use Them (2006) CABE ⁽¹⁹⁾

Guidance On Conservation Area Appraisals (February 2006) English Heritage / Planning Advisory Service ⁽²⁰⁾

Guidance On The Management Of Conservation Areas (February 2006) English Heritage / Planning Advisory Service ⁽²¹⁾

Pevsner N and Williamson E: *The Buildings of England: Buckinghamshire* (2003). Yale

Protected Trees: A guide to Tree Preservation Orders (2004) Office of the Deputy Prime Minister

Milton Keynes Local Plan: Second Deposit Version (2002 - 2011) Milton Keynes Council ⁽²²⁾

Milton Keynes Council Historic Environment Record: Various Texts

The Calverton Records Project ⁽²³⁾

Review document produced by:

Martin Ellison, Senior Planning Officer Design and Conservation

Brian Giggins, Senior Archaeological Officer

Nick Crank, Archaeological Officer

Simon Peart, Principal Planning Officer Design and Conservation

Maps:

David Cook, Technical Assistant

Photographs:

Martin Ellison

- 14 Available to view at: http://www.opsi.gov.uk/acts/acts1990/Ukpga_19900009_en_1.htm
- 15 Available to view at: <http://www.communities.gov.uk/publications/planningandbuilding/planningpolicyguidance8>
- 16 Available to view at: <http://www.communities.gov.uk/publications/planningandbuilding/planningpolicyguidance9>
- 17 Available to view at:
<http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/>
- 18 Available to view at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/144854>
- 19 Available to view at: <http://www.cabe.org.uk/AssetLibrary/8073.pdf>
- 20 Available to view at: http://www.english-heritage.org.uk/upload/pdf/Conservation_area_appraisals_20060320130154.pdf
- 21 Available to view at:
http://www.english-heritage.org.uk/upload/pdf/Management_of_Conervation_Areas_20060320130528.pdf
- 22 Available to view at http://www.milton-keynes.gov.uk/local_plan_review/
- 23 Available to view at: www.xor.org.uk/calverton/crpindex.htm

Annex A - A Brief History of Calverton

A brief history of Calverton

Calverton is one of a series of parishes located around streams flowing north into the river Great Ouse between Buckingham and Newport Pagnell. The river valley of the Great Ouse was a natural route way for the hunter-gatherers of 8000 years ago but it is not until the Neolithic period (4000-2300 BC) that we are able to find evidence for human activity when the area used the area for fishing, hunting and foraging. During the Bronze Age (2300-700BC) people were occupying the area as some of their dead were buried with ceremony in the four barrows constructed on a gravel ridge next to the river. In the period immediately before the Romans invaded, a small settlement of tribal people known as the Catuvellauni was developed at the southern end of the parish. Their small hamlet of circular huts, paddocks and drove ways emphasise their mainly pastoral lifestyle.

Roman material has been found in several locations and there were probably significant Roman sites around Calverton House and a farm in the north-west where the parish abuts Beachampton. Severe economic decline would have set in with the withdrawal of Roman support circa A.D. 410 which led to the eventual abandonment the majority of Romanised sites and a return to small hamlets and individual farm holdings.

Some of the woodland cleared during the iron-Age & Roman periods appears to have been become re-established during the early Saxon period, By 900 AD 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 large villages.. In Calverton four separate communities developed – Stony Stratford, Lower Weald, Middle Weald and Upper Weald.

Lower Weald appears to have been the site of the principal Manor as this was the location of the future parish church. The early development of Stony Stratford (west) at the junction of Watling Street and the ford crossing the River Great Ouse was as a 'daughter' settlement of Lower Weald, as were the settlements of Middle Weald and Upper Weald. The location of Lower Weald may have been determined by a possible north-east to south-west Saxon track that was a partial ridge route linking the Saxon towns of Newport Pagnell and Buckingham. Much of this route has disappeared and can only be traced as footpaths on early Ordnance Survey maps. In Wolverton the route was called 'Green

Lane' and in Lower Weald it was called 'Gib' or 'Jib Lane' This section of trackway was possible a pack-horse route in the 17th century. The church of All Saints was located at the junction of this lane and the route leading from Stony Stratford to Middle and Upper Weald which differed from the present road layout as it passed through the grounds of the Manor House.

Lower Weald village houses were situated on the lower section of the east-west lane leading to Watling Street and former lane to the west of the brook (see reconstruction drawing of circa 1550). Sections of both these routes now only survive as footpaths. A stream rising from a spring to the south of the church follows the lane to Calverton Brook. Although this provided an early source of water to some of the housing it also meant that the area was prone to flooding which has meant that footpaths are raised above the level of the road and stream.

During the medieval period the arable land was dispersed in the West Field, Street Field and Middle Field and there was large common when the parish abuts Shenley Church End. Enclosure of parts of the open field system commenced in the 1670's and was completed with an Act of Parliament in 1782. At enclosure most of the new fields were or were changed to pasture which preserved the extensive remains of ridge and furrow created by medieval ploughing in the three open fields.

The stone built Manor house has dominated Lower Weald from at least the 15th century and was built just north of the early road into the village from Stony Stratford. This was a cadet manor of the de Vere family whose main residence was at Castle Hedingham in Essex. In the valley to the west of the Manor can be seen the earthworks of a large manorial fishpond which was used a fish farm. It was the probable enlargement of the Manor Grounds that resulted in the diversion of the road into Lower Weald to its present course. Cottages fronting onto the diverted road indicate that this took place before the end of the 17th century.

About 1806, the advowson of the church was acquired by Charles George Perceval, Lord Arden, of Arden, Warwickshire. The foundations for the new rectory were laid in 1819 on the west side of Calverton brook and in 1821 it was occupied the Hon. Rev. Charles Perceval, son of Lord Arden, who had been made rector of the newly rebuilt church. This large austere brick Rectory had its own walled fruit garden and was surrounded by a significant area of parkland enclosed by a stone wall. It was probably when the Park was created that the route to the west of Brook ceased to be used as a roadway and became downgraded to a

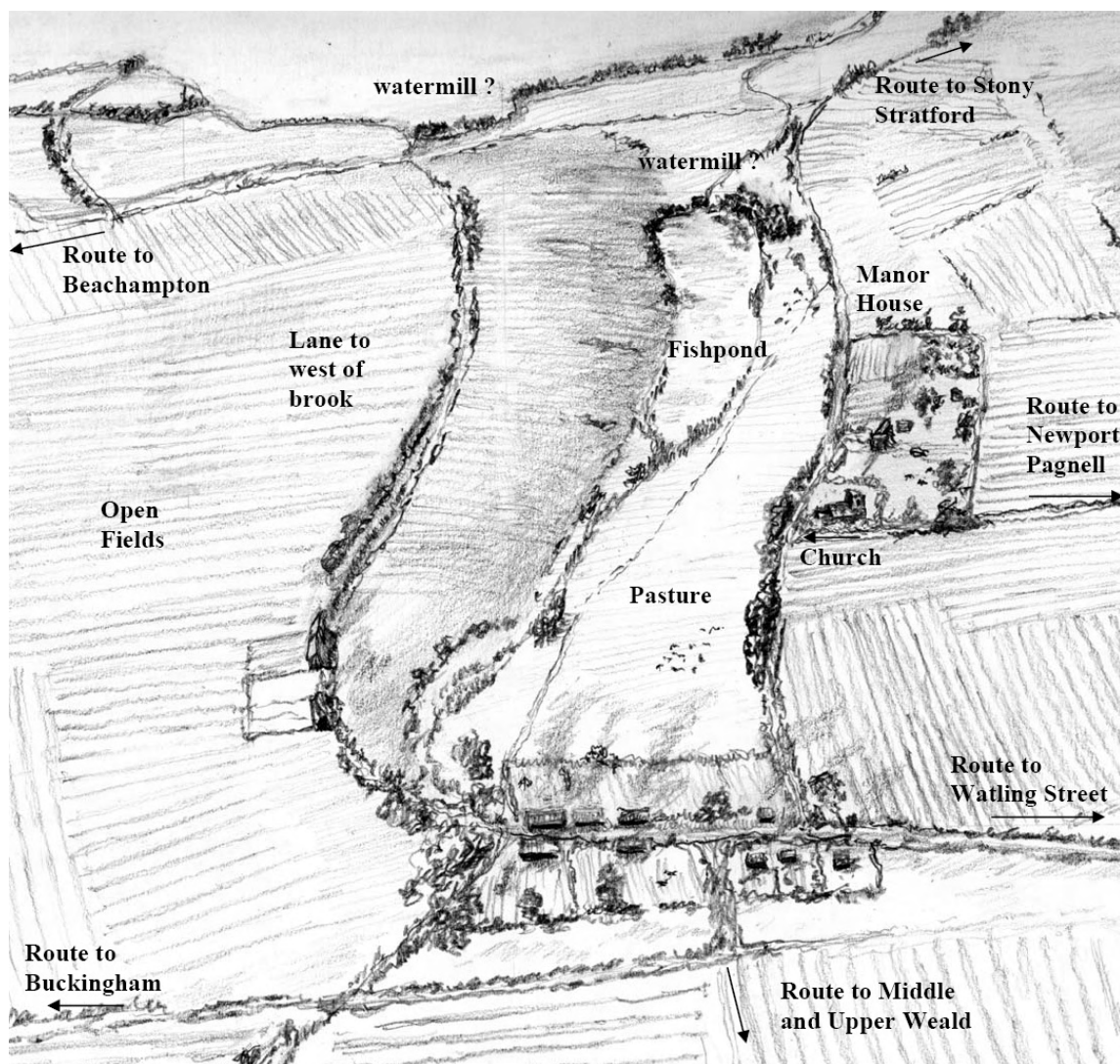
footpath. The Rev. Perceval was responsible for building the Almshouses for 6 poor people in 1830 and the village school in 1857.

During the 19th century there is some documentary evidence for the many pits shown on the early Ordnance Survey maps. In 1818 some of the pits were producing 'an inferior slate for roofs' and in 1862 shelly limestone was quarried for building lime.

The main phases of Lower Weald Calverton's development have been included on the historic context provided above.

If there are any aspects of the village's history we have overlooked please tell us.

Picture 64 Reconstruction of Calverton c.1550



Milton Keynes Council

Civic Offices

1 Saxon Gate East

Central Milton Keynes, MK9 3HS

T 01908 252599

F 01908 252330

E designconservation@milton-keynes.gov.uk

www.milton-keynes.gov.uk/design_conservation

