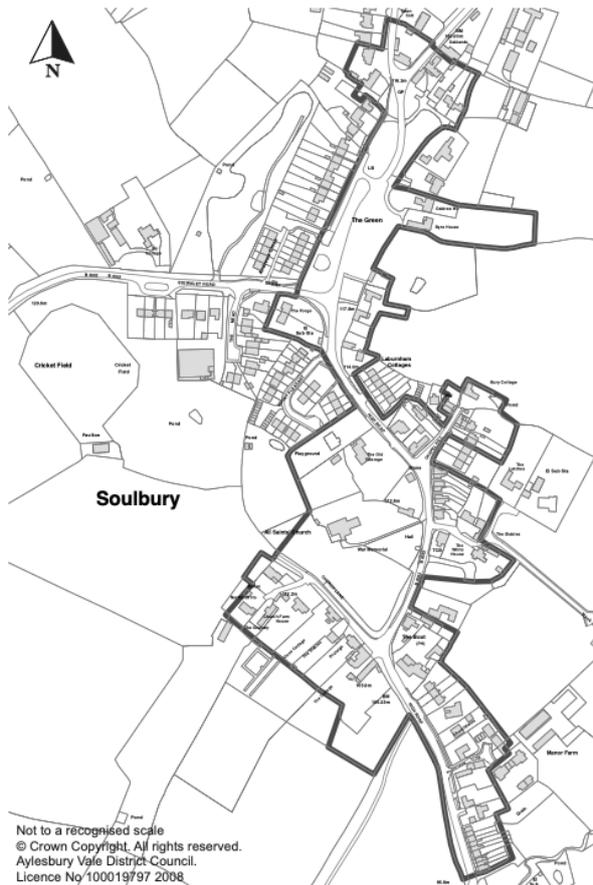


Conservation Area

The Soulbury Conservation Area was designated in 1990. Aylesbury Vale District Council published a brief Conservation Area Character Appraisal for Soulbury in December 2008, which provides an overview of the architectural and historic interest which contributes to the special character and appearance of the Conservation Area. The following provides an assessment of the Soulbury Conservation Area.

Soulbury Conservation Area broadly runs along a north/south axis that follows High



Road, covering the historic buildings clustered around the historic roads of High Road, Church Lane, Chapel Hill and The Green. More modern development outside the Conservation Area boundary is predominantly confined to the area to the north and west of the open space surrounding the Church of All Saints and The Green. The area beyond this modern development and also to the north, east and south of the Conservation Area boundary comprises open fields and agricultural land, which form a wider rural setting to the Conservation Area; there are numerous views throughout the Conservation Area towards the open fields beyond, including from the churchyard, The Green and between buildings.

The Conservation Area is largely characterised by a ribbon settlement pattern with clusters of historic buildings fronting the length of High

Road which forms the principal route through the heart of the village. Many of the buildings within the Conservation Area are statutorily listed, including the Church of All Saints (Grade II*) and Lovett's Schoolhouse (Grade II*), and numerous vernacular cottages and houses.

The Conservation Area's north-eastern boundary immediately abuts the Conservation Area's south-eastern extent. The character appraisal suggests that in this section of the Conservation Area, the entrance to the village is characterised by a pleasant hedgerow enclosure which gives way to a ribbon development of terrace houses and the listed Manor Farmhouse on its eastern side. The significance of this part of the Conservation Area is primarily represented by the built environment, through building type, materials and architectural styles. These illustrate the historic development of the village and its transition from a rural to village environment.

From the southern approach to the village, the uniformed terrace of 20th century brick worker's cottages contrasts with the timber vernacular style of The Old Cottage, and the finer, almost gentrification brickwork of the former Manor Farm

Farmhouse. However, the use of brick in the terrace and for alterations to The Old Cottage reflects the changes in the availability and use of brick over traditional vernacular materials and across all social classes, only differentiated by aesthetic variances.

In addition, the former Manor Farmhouse and The Old Cottage represent a loose connection with the working of the land while The Boot Inn and views along Church Lane, contributing to the a rural village character of the Conservation Area. From the church itself there are views south along High Road and towards the woodland and open land to the east and west of the Conservation Area. The buildings in the southern section of the Conservation Area comprise relatively large detached and semi-detached buildings within large plots and some mid-to-late 20th century dwellings, largely set back from the road. The Boot Inn public house occupies a prominent corner position, which aside from the church provides a focal point within the Conservation Area. Along Church Lane the mixture of different styled buildings set in large plots continues along with the steep incline of the land.

At the point where High Road swings north, the road continues to climb and is fronted by the open steep paddock and commencement of the cemetery that leads to the church to the west and by trees and gardens to the east with views towards the countryside beyond the Conservation Area. Similarly to the southern section, the buildings are a mix of large buildings set in generous plots and smaller terraces fronting the road. A terrace of buildings positioned hard to the pavement to the east, the boundary wall of the church to the west and mature trees contribute towards a greater sense of enclosure as the road continues north. This briefly opens up again at the junction with Chapel Hill where the prominent Grade II* listed Lovett's Schoolhouse is situated and the descent of Chapel Hill to the north east, which provides attractive views of the old Methodist Chapel, the thatched Bury Cottage and the countryside beyond.

The sense of enclosure is maintained as High Road heads north west towards The Green, by the dominant hedging and trees fronting The Old Vicarage to the west, opposite the attractive Grade II listed former Old School. This green gateway continues to the point where the road curves north to meet The Green. At this point there are three historic thatched buildings clustered around the road, positively contributing to the village character and appearance of the Conservation Area. There are also key views back towards the heart of the village from here as well as towards The Green.

The road widens considerably onto The Green and there are fine townscape and landscape views from both the southern and northern ends. A number of historic buildings are also clustered around The Green, reinforcing the rural village character of the Conservation Area at this gateway. However, this has been compromised to an extent by the modern houses located to the west of The Green, abutting the Conservation Area boundary.

The significance of the Conservation Area is thus derived from the variety of historic buildings positioned in a ribbon settlement pattern, along the winding nature of High Road. Changes in topography, open green spaces of the churchyard and The Green and views of the countryside beyond the village, contribute to an aesthetically pleasing rural village character.