

Conservation Areas

In 1996 the Boveney Conservation Area (June 1996) and the Dorney Conservation Area (December 1996) were designated as such by South Bucks District Council. The maps are shown below. The Appraisals are also attached at the end.

The statutory definition of a conservation area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.' ([Planning \(Listed Buildings and Conservation Areas\) Act 1990 S69](#)). A conservation area may be designated at any time by a local planning authority (LPA) by resolution of the appropriate committee.

Designation recognises the unique quality of that area as a whole. This quality comes not only from individual buildings and monuments but also other features, including archaeology, topography, materials, thoroughfares, street furniture, open spaces and landscaping. It also means it has a statutory consideration in planning decisions, and additional planning controls in place.

As the Local Planning Authority, Bucks Council has a duty to assess whether particular parts of Bucks should be designated as Conservation Areas. Their policies, and [government legislation](#), help to make sure these areas are protected.

They achieve this by completing a Conservation Area Appraisal and Management Plan (CAAMP), which clearly defines why an area has been designated as a Conservation Area, outlines its special interest and to includes proposals for its preservation and enhancement.

Dorney Parish Council, in order to further protect nine listed buildings and open spaces in Boveney, on Dorney Common and in Lake End (a hamlet to the north of Dorney and within Dorney Parish Council), is interested in exploring the advantages and disadvantages of either expanding the Dorney Conservation Area to include nine further listed buildings, archaeological remains and a water meadow with a footpath or, alternatively, to create a new Lake End Conservation Area for the area north of Dorney.

Link to the Neighbourhood Plan

We include the following expected achievements on our website regarding the Neighbourhood Plan:

- Protect sensitive landscapes and avoid harm to biodiversity.
- Protect characteristics that set us aside from neighbouring urban areas.
- Ensure that current listed and heritage buildings and areas are protected and not harmed by new developments.
- Identify buildings of designated interest so they are protected from demolition and development.

The possible extensions to the Dorney Conservation Area supports the above and can be actioned alongside the Neighbourhood Plan process.

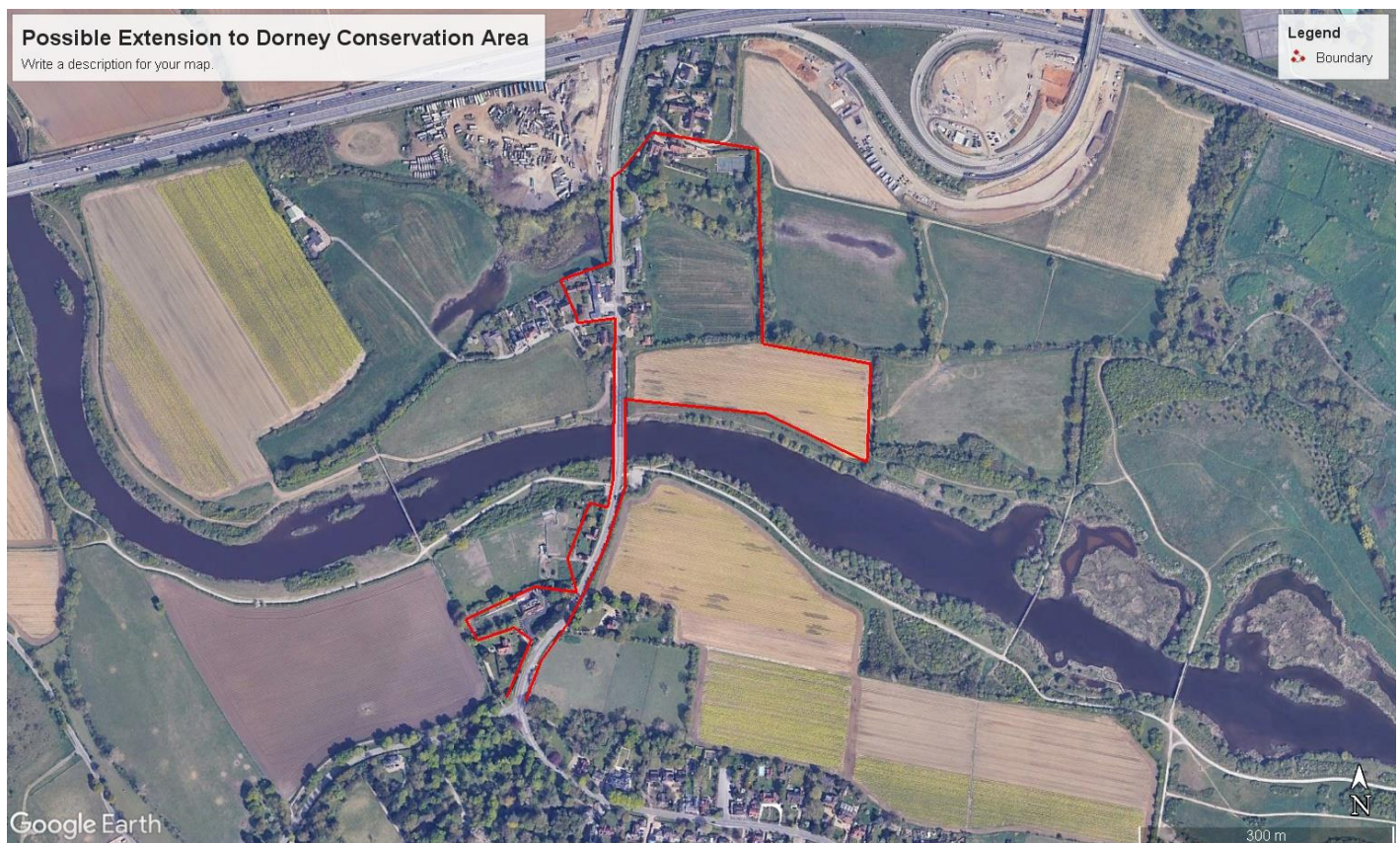
Possible Extension to the Dorney Conservation Area (Lake End Extension)

The seven listed buildings within this extension are:

- The Old Vicarage (now the Eton Dorney School)
- Halfway Cottage (owned by the Palmer Estate)
- Cyprus Cottage (owned by Allan Stark)
- Rose Cottage (owned by William and Jill Dax)
- The Pineapple Public House (owned by Star Pubs and Bars Ltd)
- Lake End Farmhouse (owned by Steve Townsend)
- Lake End House (owned by Robert and Anne Stopford) – in Burnham Parish

The water meadow with footpath is Gaskins Meadow (owned by Eton College)

The possible area is shown bounded in red on the following Google Earth graphic:



This extension would assist in protecting the seven listed buildings together with some of the land surrounding the major archaeological study conducted in 1996 and 1997 by Oxford University School of Archaeology which is described in detail in the complete report: [“Gathering the people, settling the land. The Archaeology of a middle Thames landscape: Anglo-Saxon to post-medieval”](#) .

Possible Extension to the Dorney Conservation Area (Dorney Common Extension)

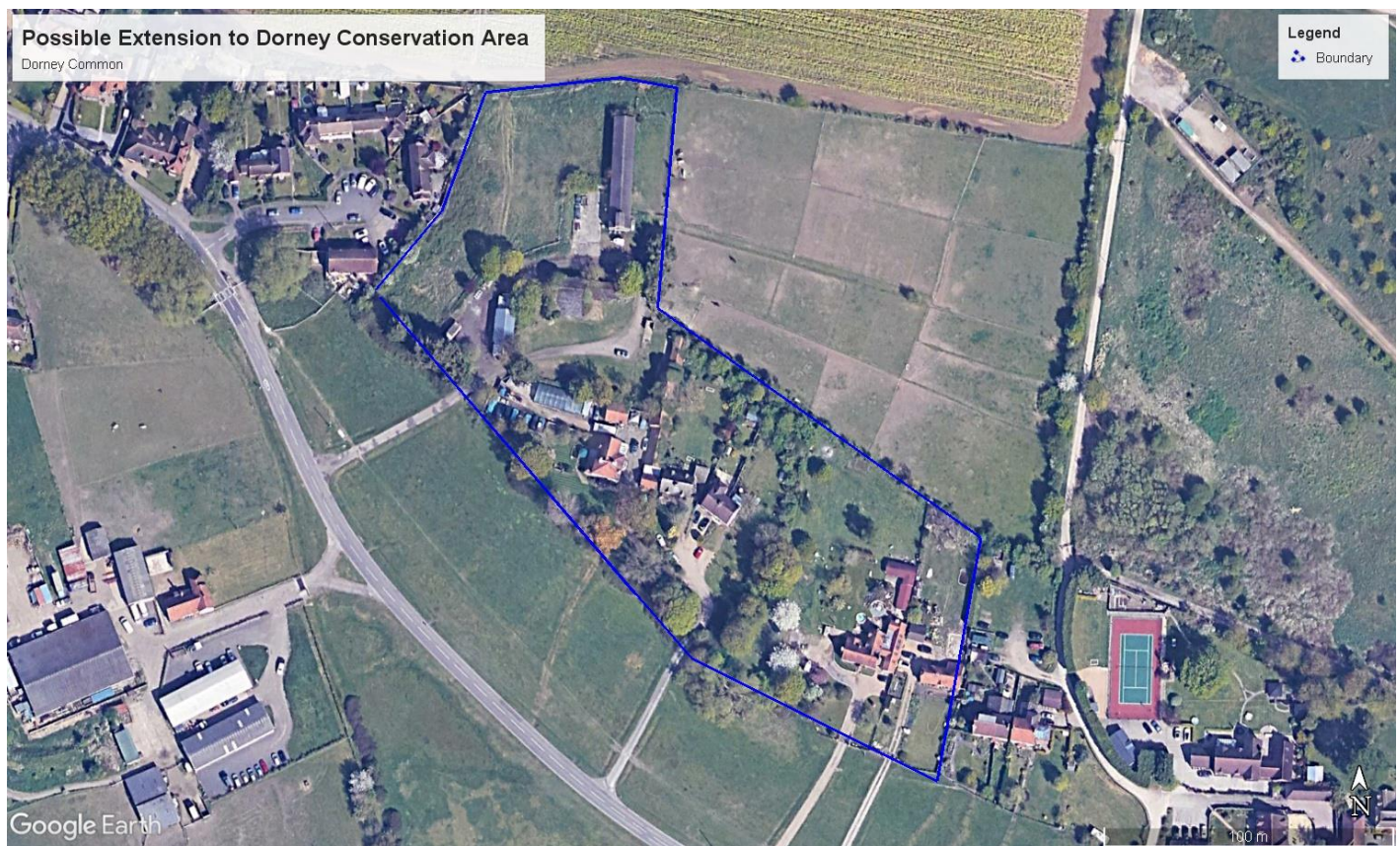
The two listed buildings within this extension are:

Dell's Cottage

Vine Cottage

The historical agricultural buildings are 6 buildings within the curtilage of Court Farm plus Court Farm farmhouse.

In addition there are three houses (used to be four but 1 & 2 are joined) – Court Farm Cottages.



This extension would assist in protecting two listed buildings, together with a number of historical agricultural buildings and associated residential properties at Court Farm.

Some of the historical agricultural buildings on Court Farm are included in a recent [Certificate of Lawfulness planning submission by Eton College \(PL/19/4260/EU\)](#), apparently for demolition to allow eleven new houses to be built.

Advantages and Disadvantages of Conservation Areas:

Advantages:

1. **Preservation of Heritage:** Conservation areas protect historic and architecturally significant buildings and landscapes, preserving them for future generations.
2. **Protection of the Neighbouring Environment:** Provides protection in planning law not only for the area within the conservation area, but also neighbouring land.
3. **Enhances Aesthetics:** These areas often contribute significantly to local aesthetics, offering beautiful and distinctive landscapes that could increase the attractiveness of a location.
4. **Community Pride:** By preserving the heritage and character of an area, conservation status can instil a sense of pride in the local community.
5. **Sustainable Development:** By preserving and reusing historical buildings, conservation areas promote a form of sustainable development that is less resource-intensive than constructing new buildings.
6. **Preserving Biodiversity:** Some conservation areas may also encompass important natural habitats, aiding in the preservation of biodiversity.
7. **Increased Property Values:** Property within conservation areas often has higher value due to the attractiveness and prestige of living in such a well-preserved, historic area. This can be beneficial for homeowners and real estate investors.
8. **Grants and Funding Opportunities:** Property owners in conservation areas may have access to certain grants and funding opportunities intended for the maintenance and restoration of historic properties.

Disadvantages:

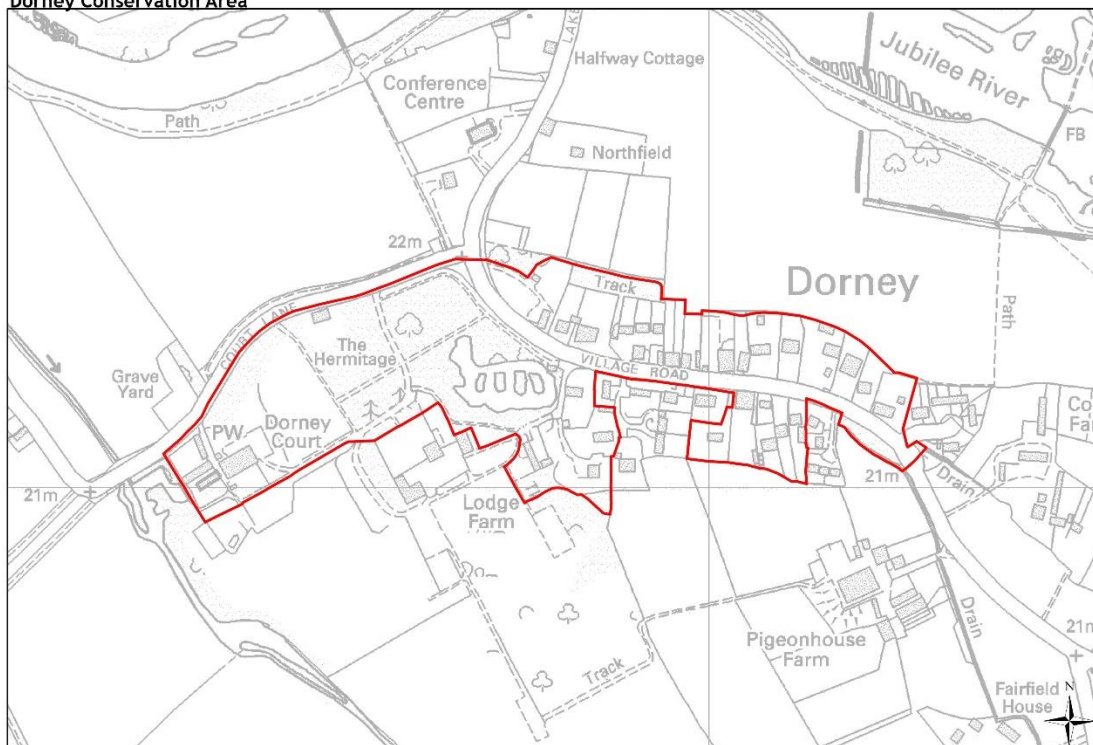
1. **Restrictions on Development:** Conservation area status can make it more difficult for property owners to make changes to their buildings or land. This can be inconvenient and potentially costly.
2. **Gentrification:** Some argue that conservation areas can contribute to gentrification, as they often become desirable places to live, which can drive up property prices and potentially displace lower-income residents.
3. **Bureaucracy and Delays:** The additional regulations and controls in place in conservation areas can lead to bureaucratic delays, which can be frustrating for residents and businesses.

4. **Limited Modernisation:** The restrictions on development in conservation areas can limit the extent to which buildings can be modernised, which might pose problems for energy efficiency or the incorporation of new technologies.

Next Steps

- DPC to determine the process, timing and cost of any extension.
- Once the facts have been established, DPC to consider the proposal.
- To be included in the Neighbourhood Plan, if agreed.
- Also the NP Team should carefully consider the “Negative features” in the Dorney Conservation Area Appraisal and their inclusion in the NP.

Dorney Conservation Area



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Scale 1:4,000