



**South Bucks District Council**

## **Character Appraisal**

**Gerrards Cross Common Conservation Area -  
redesignated with revised boundaries 28<sup>th</sup> April 2009.**

**Gerrards Cross Centenary Conservation Area -  
designated 28<sup>th</sup> April 2009.**

April 2009



**South Bucks**  
District Council



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## **CHAPTER 1 - INTRODUCTION & PLANNING POLICY CONTEXT**

### **What is a conservation area?**

Local planning authorities have a statutory duty to designate as conservation areas any “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

### **Effect of designation**

Conservation-area designation imposes additional controls over demolition, minor development and a measure of protection for trees. The Council has produced a leaflet “Guidance for Residents” which is reproduced in this Appraisal. In exercising their planning powers, local planning authorities must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

### **Planning in South Bucks**

The Council’s current policies relating to conservation areas are contained in the South Bucks District Local Plan which was adopted in March 1999. As the new Local Development Framework emerges the Local Plan policies will gradually be replaced by Development Plan Documents. Conservation Area appraisals will not become Supplementary Planning Documents but their provisions will be a “material consideration” when the Council is exercising its functions as the local planning authority.

### **Archaeology and planning**

Archaeological information is held on the County Sites and Monuments Record and regularly updated. The effect of development on archaeological remains is a material planning consideration. Applicants for planning consent may be required to undertake field evaluations to inform decisions and/or conditions may be applied to safeguard archaeological interests. For further information and advice contact the County Archaeological Service on 01296-382927.

### **Background to the conservation area review**

Gerrards Cross Common Conservation Area was first designated in 1987. Local planning authorities have a statutory duty to review from “time to time” the conservation areas within their boundaries and South Bucks District Council is currently engaged in a programme to review all its conservation areas. In 2004 residents of Gerrards Cross established a Heritage Programme entitled GX2006 with the object of staging a centenary exhibition to celebrate the built-heritage of the “new” Gerrards Cross created after the arrival of the railway in 1906. The GX2006 team carried out detailed research in original sources and the two-day exhibition in April 2006 was attended by 2,700 visitors. The results of much of this research have been promulgated through the GX2006 website and the exhibition accompanied the launch of a new

history of Gerrards Cross and an historical atlas written by Messrs Thorpe and Hunt (please see the Sources section; in this document these publications are referred to as “*the History*” and “*the Atlas*” respectively). The exhibition and these publications led to increased interest in the Edwardian built-heritage of Gerrards Cross and in March 2007 the Council received a request for designation of a much-enlarged conservation area to protect the built-heritage of Gerrards Cross and preserve its special character. As a result of this request and increasing development pressures the review of the Gerrards Cross Conservation Area was brought forward within the Council’s review programme. Members of the GX2006 team liaised with the Council’s Conservation and Design Officer and generously provided a comprehensive package of information, including results of historical research, a property database supported by photographs and the results of their own survey of the area. On the basis of this information and its own survey of the area and having taken into account current legislation and guidance on conservation areas as well as the views of English Heritage, whose Historic Areas Advisor also inspected the area, South Bucks District Council has formulated certain proposals.

### **Outline of the proposals**

The Council proposed that the Gerrards Cross Common Conservation Area be re-designated with revised boundaries. The changes proposed were set out in the draft version of this appraisal.

The Council also proposed the designation of a new conservation area entitled “Gerrards Cross Centenary Conservation Area” to reflect the special architectural and historic interest of that part of Gerrards Cross built after the coming of the railway in 1906. Details of that proposal were also set out in the draft version of this appraisal.

### **Purpose of this draft appraisal, public consultation and procedures**

The purpose of this appraisal is to define and record the special architectural and historic interest of both conservation areas. In addition it records some of the features which currently detract from the character or appearance of the area(s) and where enhancement opportunities may be available. It has been prepared on the basis of a survey of the area undertaken from public roads and paths, historical research and in particular material provided by the GX2006 team, information from residents and the other sources mentioned in the “Sources” section of this document. The summary of archaeological interest has been provided by Buckinghamshire’s County Archaeologist and members of the GX2006 team provided other parts of the text.

However no appraisal can ever be completely comprehensive. The omission of any particular building, feature, view or space should not be taken to imply that it is of no interest.

This appraisal will inform local planning policies, development control decisions and any future proposals for the preservation and enhancement of the character or appearance of the conservation area(s).

Local residents, businesses and other interested people and organisations were consulted on the proposals.

Additional information on the proposals was provided by way of a public exhibition and the publication of the draft appraisal.

The results of the public consultation were taken into account by the Council when deciding whether or not to (re)designate the conservation areas, as proposed or with modifications to the boundaries.

On 28th April 2009 the Council resolved:-

- to redesignate the Gerrards Cross Common Conservation Area with revised boundaries. The redesignated Gerrards Cross Common Area is coloured green on the map in the Appendix, page A.
- to designate the Gerrards Cross Centenary Conservation Area which is coloured mauve on the map in the Appendix, page B.
- to adopt this appraisal as a "material consideration" (necessary amendments having been made to the draft consequent to the consultation and (re)designations).



*This is a locally treasured view of West Common looking north-east across Latchmoor Pond. All these buildings, amongst the oldest in Gerrards Cross, are listed. Trees provide a valuable green "backdrop" to the buildings, here as in many other parts of Gerrards Cross. The Common is a popular recreational space. English Heritage guidance points out that taking account of the values attached to the area by the local community is a vital element in the process of defining the character or special interest of an area.*

## CHAPTER 2 - LOCATION, CONTEXT & SETTING

Gerrards Cross is roughly 20 miles west of London on the A40, formerly the main road between London and Oxford. With the coming of the railway in 1906 its location in the attractive countryside of “beechy Bucks” prompted the creation of a new settlement intended primarily for London commuters. With London only 30 minutes away by train on the Chiltern line Gerrards Cross remains a popular commuter settlement but the developers of the Edwardian era and the 1920s ensured that the new community was supplied with shops, banks, schools and churches making it almost self-sufficient.

Whilst the range of shops may be more limited today there have been recent developments of larger offices providing more jobs. There remains a strong sense of community and Gerrards Cross has avoided becoming a dormitory settlement. Its 19<sup>th</sup> century reputation as the “Brighton of Bucks” is still reflected in its relatively high proportion of retired residents.

With a population of under 8,000 Gerrards Cross is hard to classify since it demonstrates the historic characteristics of neither town nor village. Local residents refer to the “village” and its continuing semi-rural feel seems to make this the more appropriate term.

Gerrards Cross is located towards the south-eastern edge of the Chilterns on a gravel terrace at an altitude of around 85 metres. The terrain in the conservation area is almost completely flat with a slope down to the Misbourne valley to the north-east, and to the west. When the Gerrards Cross Parish was created in 1861 its boundaries were fixed somewhat arbitrarily and today the northern end of Gerrards Cross melds imperceptibly into Chalfont St. Peter. Green belt designation has prevented the growth of the settlement to the west and east. To the south of the Conservation Area are 20<sup>th</sup> century developments of houses.

With its excellent communication links, attractive rural setting, good local facilities and high-quality housing, Gerrards Cross is noted as a desirable place to live and one of the most expensive postcodes in the country.



Oval Way ▲

Packhorse Road ►

*Typical leafy streetscenes in Gerrards Cross*



Location, context & setting

## CHAPTER 3 - THE ORIGINS AND HISTORICAL DEVELOPMENT OF GERRARDS CROSS

### Archaeology

The following summary of the archaeology of the area around Gerrards Cross Common and Gerrards Cross Centenary Conservation Areas is based on information held in the County Council's Historic Environment Record. An Historic Towns Study is being undertaken by Buckinghamshire County Council Archaeological Service to provide a framework for future conservation and investigation so what follows is only an interim statement.

Various early prehistoric artefacts have been recorded across Gerrards Cross parish. Lower to Middle Palaeolithic handaxes likely to be several hundred thousand years old have been found during the digging of gravel pits whilst a surface find is recorded from the Common itself. A couple of Mesolithic occupation sites are known in the Misbourne Valley to the east of the conservation areas - these were used by modern human hunting groups in the period between the end of the last Ice Age and the introduction of agriculture (10,000 - 4,000BC). One is at the Misbourne Viaduct where flints tools and animal remains were found. Another site was excavated in advance of the bypass to the south of Oakend Cottage where a Mesolithic flint-working site was found. Many flint cores were found on site, suggesting this was where flint tools were manufactured. A single Mesolithic flint axe is recorded from the Common. Neolithic to Bronze Age artefacts have also been found in several locations in the parish, including a bronze axe head from the edge of the Common. The limited evidence attests to intermittent earlier prehistoric activity across the area with the main focus probably lying along the River Misbourne to the east of the conservation areas.

The most substantial archaeological monument in Gerrards Cross is Bulstrode Camp, a scheduled ancient monument located about 400 metres west of Gerrards Cross Common. Bulstrode Camp is the largest Iron Age (700 BC-AD43) hill-fort in Buckinghamshire; although limited investigations have suggested that it may not have seen intensive occupation. The centre of the monument is maintained by Gerrards Cross Parish Council as public open space whilst its double circuit of earthen ramparts is visible around the wooded perimeter and in adjacent gardens.

The Gerrards Cross area seems to have been important for Roman pottery making. Early Roman pottery kilns have been excavated at Hedgerley Lane, off Camp Road, and also in advance of the construction of the M40 motorway. It has been suggested that two Roman roads pass through the parish; if so the pottery could have been transported quite easily.

During the medieval period, in the Misbourne Valley to the east of the Conservation Area, a medieval watermill and fourteenth century tile works are recorded at Oak End. Further to the west, Moat Farm (Hedgerley Lane) was the centre of Temple Bulstrode manor, a Preceptory of the Knights Templar in the thirteenth and fourteenth century. The site is a scheduled ancient monument on account of the remains of an early fourteenth century

building found within the moat. Another local manor was at Bulstrode, which was also the site of a medieval deer park. The present 19th century mansion in the park was built on the site of an earlier house built for Judge Jeffries in the late seventeenth century. The A40 Oxford-London Road was an important national highway from medieval times and became a 'turnpike' in the 18<sup>th</sup> century. The route across the Common is noticeably straight and has been in place since the mid-18<sup>th</sup> century but has the appearance of a planned diversion of an earlier route which would have run via Bulstrode House to Beaconsfield. Prior to the 19<sup>th</sup> century the Common extended farther to the south and west but the dispersed pattern of cottages along its northern fringe is perpetuated today along West and East Common.

### **Historic Landscape Characterisation**

The twentieth century has seen rapid landscape change at Gerrards Cross. The Historic Landscape Characterisation Landscape Maps in the Map section of the Appendix (pages C and D) show the contrast between 1880 and the present landscape.

Whilst the Common north of the A40 and the "historic core" have remained intact, the Common and parkland to the south and fields and woods to the north have largely been sacrificed to residential development.

### **Archaeological potential**

There is potential within the Gerrards Cross Common Conservation Area for evidence of medieval and post-medieval occupation around the Common edge. The open land of the Common itself has not yet benefited from archaeological survey, although as noted above there have been several chance finds of prehistoric artefacts - if remains do survive then they could be unusually well preserved as the area may not have been ploughed in historic times. In contrast the Gerrards Cross Centenary Conservation Area is characterised by modern development with relatively little potential for surviving archaeological remains. From an historic landscape perspective Gerrards Cross Common, and its common-edge settlement pattern, is a valuable example of a sensitive type of historic landscape which has been declining rapidly in extent over the past century (source: *Buckinghamshire & Milton Keynes Historic Landscape Characterisation, Buckinghamshire County Archaeological Service, 2006*).

### **Origins and historical development**

The hamlet of Gerrards Cross grew up where the main road from London to Oxford crossed an area of common grazing land, shared between the parishes of Chalfont St Peter, Iver, Langley Marish, Upton and Fulmer. Prior to the enclosure of Fulmer in 1865, this common extended roughly from the Packhorse Inn (recently renamed the Wildwood Restaurant and Bar) in the north to Hedgerley Lane in the south and from the French Horn Inn in the east to the Bull Inn in the west. The Common included the ancient Bulstrode Camp (outside the Conservation Area) but there is no evidence of continuity of settlement from the date of the camp to the emergence of Gerrards Cross as a distinct settlement in the medieval period.

An obvious reason for the growth of Gerrards Cross was the availability of water at Latchmoor and New Ponds.

*New Pond on West Common* ►

These ponds provided drinking water for animals grazing on the Common, for beasts being driven to market at Uxbridge or London, and for draught animals pulling carts along the Oxford Road. Early maps locate the name, usually given as 'Jarret's Cross', on the extreme west of



the Common, between Latchmoor Pond and the Bull Hotel. The 'Cross' element probably refers to the cross roads which existed where Bull Lane crossed the Oxford Road and continued south towards Windsor. The road layout was changed in the 18th century when the then owner of Bulstrode, the Earl of Portland, extended his park to include Bultrode Camp and moved the road to Windsor from the west side to the east side of this earthwork.

The name 'Jarret' or 'Gerrard's Cross' appears in Chalfont St Peter manorial records in the early 14th century. There is no evidence for the local tradition that Gerrard was the proprietor of the original Oxford Arms, later known as the Bull Inn, but this cannot be discounted. This inn belonged to the owner of Bulstrode and was used by visitors to the big house as well as by travellers stopping for refreshment on the Oxford Road. At various times, the Bull Inn provided horses for the coaches going from London to Oxford and Gloucester. The Bull Inn became even better known in the late 18th century when the old Berkeley Hunt began to meet on the Common in front of the Inn. Kennels were set up next to the former Packhorse Inn on the north side of the common in 1796. In 1818 the Old Berkeley's Huntsman, Thomas Oldacre,

built Berkeley Cottage, a listed building still standing on East Common.



◀ *Berkeley Cottage*

It was probably the meetings of the Berkeley Hunt which brought

Gerrards Cross to popular attention and led to the gentrification of several farmhouses on the edge of the Common. Houses such as the present St. Mary's School, the Ethorpe Hotel, the Memorial Centre, St Huberts, Alderbourne Manor, Walpole House, the Old Vicarage and Latchmoor House were all improved and extended by genteel owners in the 19th century.

The Misses Reid, who were tenants of Bulstrode Park in the 1850s, built the church of St. James on the Oxford Road, in memory of their brother, George Alexander Reid, a former M.P. for Windsor, who died in 1852.

*The church of St. James was built as a chapel of ease to St. James, Fulmer in 1859 until Gerrards Cross ecclesiastical parish was formed in 1861, when it became the parish church of Gerrards Cross. In her history of the church Gladstone describes its origins as “a solitary building on a wild heath”. Now the Common is mainly wooded, its dominance of the surrounding landscape is rather diminished but it remains a local landmark on the south side of Oxford Road.*



Their intention was to provide a focal point for the growing community of wealthy residents who had settled near the Common. With the addition of a Church of England School (on what is now the site of Colston Court) and the nearby St Hubert's Cottages and Reading Room in the 1860s, and the building of the Aged Pilgrims Home (now Hartley Court) in 1874, the Common was encircled by respectable houses and public buildings and Gerrards Cross came to be known as the 'Brighton of Bucks'.



◀ *St. Hubert's Cottages, East Common, built by the eccentric author and adventurer, Thomas Mayne Reid. He is said to have galloped his horse on the Common.*

In 1895, the ecclesiastical parish of St. James which had only been formed in 1861, became the civil parish of Gerrards Cross, taking in significant parts of Chalfont St. Peter and Fulmer, and the detached portions of Iver, Langley and Upton.

In 1899, the Great Western and the Great Central railways formed a Joint Committee to build a new main line into London. The proposed route would have cut Gerrards Cross Common in two. The new Parish Council persuaded

the railway companies to move the line to the north and to position the station on Packhorse Road. By the time the line opened in April 1906 the property developers were hard at work. The railway station was on the Orchehill Estate, which had been purchased in 1905 by local estate agents James and William Gurney. They employed Beaconsfield-born Legender Myers to lay out sites for modern shops and over 200 houses, all served by a complex of new roads leading off Packhorse Road. Orchehill Avenue, Orchehill Rise, Oval Way and Latchmoor Grove were part of this scheme. The building plots were quickly acquired by London builders such as Henry Brown, who erected the shops on Station Parade, and more local firms like Y.J. Lovell of Marlow, who opened a branch builder's yard at Marsham Lane in 1906.

On the south side of the railway, land was purchased by the London estate agent, George Hampton, who laid out all the building plots on Bulstrode Way, Layters Way, Marsham Way, Fulmer Way and Vicarage Way.

At the same time the northern part of Gerrards Cross which extended into Chalfont St. Peter, within what is now Chiltern District, were being developed in similar fashion with some streets divided between Amersham and Eton Rural Districts.

World War I brought a halt to development but Gerrards Cross underwent another period of expansion during the 1920s. Development on the north-west side of Packhorse Road was held up until 1923 when the Ethorpe Estate finally came on the market. This was partially developed by J. Stanley Beard, a well known architect who lived in Gerrards Cross and specialised in designing theatres and cinemas. He designed the "Highway" and secured the anchor shop of W.H. Smith for the development. The complex included a dance hall, café, and the surviving cinema. Ethorpe House was enlarged as an hotel by architect Robert Muir, whose own house, Broadeaves, Ethorpe Close, still survives.

*Muir's extension to the Ethorpe Hotel in Ethorpe Crescent ►*



Further developments took place outside the conservation areas with the sale of the Woodhill estate, also in 1923, and the development of the Dukes Wood estate and Windsor Road during the late 1920s and 1930s.

The Bulstrode estate sale in 1932 resulted in the laying-out of Camp Road around the ancient British camp and building of particularly large houses.

All these housing developments were aimed at the prosperous middle classes but Eton Rural District did provide some social housing with an early council house development in Gaviots Way in 1922 with further developments after World War II.

Further expansion of Gerrards Cross was constrained by neighbouring large estates and green belt planning policies but more shops and businesses were needed to serve the expanded community. Modern shopping parades were built along Packhorse Road in the 1950s, 1960s and 1980s and the recent infilling of the railway cutting east of Packhorse Road will form the basis of a new supermarket development.

In recent years the demand for higher density housing has resulted in the development of flats replacing large houses, particularly along Packhorse Road, and back-land development of substantial houses.

### Plan form

The shape of Gerrards Cross Common is distinctive. Its northern boundary forms a wide arc with the buildings of West and East Common fronting onto it. Although historically the Common extended south of the A40, the ribbon development along the southern side of the main road has left the straight line of the road as the Common edge. The shape of the Common has been likened to a bow with the A40 as the string and Packhorse Road as the arrow dividing the common roughly into two. The cluster of buildings which formed the original hamlet at the Bull Lane cross-roads is still reflected in the current grouping to west and east of Latchmoor Pond. The dispersed nature of the original common-edge settlement has become filled-in with later buildings strung out along the Common edge.

Packhorse Road became the axis of the “new” Gerrards Cross. The northern stretch of Packhorse Road, between the Ethorpe Hotel and Austenwood Common, was straightened in 1846 by William Blount after his purchase of the Orchehill Estate. He also had three new lodges built, on Oxford Road at the end of Bull Lane (now Raylands Lodge), on Lower Road, (now Wayneflete Lodge) and on Packhorse Road, since demolished.

*Wayneflete Lodge at the junction of Lower Road and South Park Drive. This was originally the eastern entrance to the grounds of Orchehill House on the turnpike road to Amersham. Lower Road has since been relieved of through traffic by the dual carriageway - the A413. ►*



The names North Park and South Park derive from the sale of the Orchehill Estate in 1906 when plots were laid out to north and south of Orchehill House. Most of North Park is in Chiltern District.

The curve of Bulstrode Way follows the arc of West Common whilst the railway line running west-east constrained the layout of the new Edwardian streets. The remainder of Bulstrode Way and Marsham Way run parallel to the railway with the latter crossed by the historic routes of Marsham Lane and Mill Lane which lead north from the Common to the Misbourne valley. Mill Lane is named after the medieval Oak End or Noke Mill (outside the Conservation Area).

*The junction of Mill Lane and Marsham Way. Woodhill Lodge, a 1920s house on the Woodhill estate can just be seen. This house faces Mill Lane and has been included in the Centenary Conservation Area. This illustrates the rural setting of Gerrards Cross; the Mill Lane railway bridge is out of sight around the corner. ►*



The layout of other new roads in the garden village was determined by a combination of historic boundaries and the imagination of the developers. North of the railway Oval Way is in a particularly distinctive form with the road branched around an ovoid ornamental spinney.

*Oval Way. ►  
Regrettably the unique oval road sign which stood at the end of the spinney has been replaced by a standard rectangular model!*



Part of Bulstrode Way, Layters Way and the railway footbridge follow the old route from Oxford Road to Orchehill House (now St. Mary's School). Road-bridges across the railway in Bull Lane, Packhorse Road, Marsham Lane and Mill Lane and the footbridge connecting Layters Way with Orchehill Avenue ensure that the railway does not pose a significant obstacle to communication within Gerrards Cross. A network of footpaths, another feature of garden villages and suburbs, also ensures a high degree of permeability, i.e. there is a choice of routes through the area.

### Historic uses

Historically the Common had an important role as grazed heath-land with three ponds (Latchmoor and New Ponds on West Common, and a third pond on East Common, which is now usually dry). Houses near Latchmoor Pond which stood between the Common and the arable land of Latchmoor fields had their origins in farming. The extent of the gorse cover on the Common increased as

animal grazing ceased in the 19<sup>th</sup> century. Part of West Common was used as a cricket ground and old postcards show that the Common was used for recreation with families having picnics on the grass amongst the gorse bushes. After serious fires in the early 20<sup>th</sup> century silver birches generated and the amount of tree cover has gradually increased so that much of the Common has become woodland. Its present use is purely recreational. Its ecological value is mentioned in Chapter 4 part 2.

*West Common looking south-west. The Bull Hotel is behind the trees in the distance. This area of the Common was previously used as a cricket pitch. ►*



The Latchmoor farmland land has mainly been built upon although there are still fields to the west of Bull Lane (outside the Conservation Area). The old field boundaries persist in some present property boundaries. The *Atlas* (pages 16-17) show how the open fields covered parts of what are now Bulstrode Way, Layters Way, Orchehill Avenue, Latchmoor Grove and Latchmoor Avenue within the proposed Centenary Conservation Area.

The hamlet around the junction of Oxford Road and Bull Lane formed a small commercial area. During the 19<sup>th</sup> century there was a Post Office and smithy (where the petrol filling station stands) as well as the Bull Hotel. The eastern end of the Common at the junction with Fulmer Road developed into another small commercial hub with the French Horn and Apple Tree (formerly the Fox and Hounds) and small shops and this tradition continues. There were once other small shops on West and East Commons which have since become houses, although the former butcher's shop and slaughter-house on East Common is now a solicitors' office.

The southern side of the Common had a mixture of uses. The bathroom showroom (Finlandia Centre) on Oxford Road was formerly a builder's yard and workshop and the Golden Cross public house stood near the junction with Windsor Road.

By the end of the 19<sup>th</sup> century Gerrards Cross was surrounded by the estates of large houses; Bulstrode, Orchehill House, Chalfont Park, Woodhill and St. Huberts. The village had ceased to be a predominantly agricultural community and was increasingly becoming associated with leisure. The Old Berkeley Hunt established its kennels behind the former Packhorse Inn (Huntsman's Hall has been demolished) and the building of St. James's church

had the intended “gentrifying” effect. The “Brighton of Bucks” attracted affluent businessmen as well as the leisured and retired classes to make their homes in Gerrards Cross.

Whilst the coming of the railway led to the creation of a prosperous commuter settlement the element of leisure has continued with Gerrards Cross having a higher than average population of retired people (source : *Buckinghamshire County Council’s Gerrards Cross Local Community Area Profile*). The types of shops and businesses in the village as well as the substantial, mainly detached, houses, reflect the general affluence of the place.

### **Historic Maps**

The following maps are reproduced in the Appendix:

**1886** one-inch Ordnance Survey - this shows Gerrards Cross in its setting before the railway was built, with scattered houses along West and East Common and the large estates around the village. (Appendix page E)

**1876** 25-inch Ordnance Survey, north and south of the EThorpe Hotel (then called Fernhill), showing the long established routes which still survive, and the dispersed form of settlement around the Common edge and the Orchehill Estate which was to provide much of the building land for the new Gerrards Cross. (Appendix pages F and G)

**1926** six-inch Ordnance Survey, showing how the settlement had grown between the Common and Chalfont St. Peter. (Appendix Page H)

## CHAPTER 4 - GERRARDS CROSS COMMON CONSERVATION AREA

### PART 1 SUMMARY OF SPECIAL INTEREST

- Gerrards Cross Common was an historically important area of heathland and pasture.
- The importance of the Common as a green open space.
- The importance of the Common as a valued local recreational facility.
- The ecological significance of the Common.
- The increasingly rare survival of an historic landscape type - the common-edge settlement pattern.
- The development of the area was and continues to be influenced by its proximity to London and its position on a principal route between London and Oxford and onto the west.
- The importance of the link with London was increased with the opening of the railway in 1906.
- The influence of large country houses and their estates, especially that of Bulstrode, one of the major political houses of England.
- The architectural interest of surviving historic buildings, several of which are nationally important and thus listed.
- The positive contribution of unlisted buildings which range from historic vernacular to architect-designed 20<sup>th</sup> century houses.
- The variety of buildings which are of different ages, styles, materials and size and reflect the organic, historical development of Gerrards Cross.
- The continuation of historic uses associated with the principal highway passing through the area. Although predominantly residential the Conservation Area is unusual in retaining a variety of commercial uses.
- The significance of trees in the landscape, on the Common and in other parts of the Conservation Area. They contribute in forming what remains a predominantly semi-rural, rather than suburban character.
- Interesting contemporary housing development in the form of a Span estate at Marsham Lodge.

## GERRARDS CROSS COMMON CONSERVATION AREA

### PART 2 - CHARACTER ANALYSIS

#### General

The Common is by far the largest and most dominant feature, both physically and historically, in this Conservation Area. Whilst this grazing place was historically an important destination, the other major influence has been the important road passing through the area, making Gerrards Cross a significant place of passage. The Common could be seen as a hub with routes going into, out of and through it.

The buildings have grown up around the Common as a result of organic growth and one of their key characteristics is variety. They range from workers' cottages to gentlemen's residences and show a mix of uses. The proximity and patronage of the great house at Bulstrode has also played a part in providing the special interest of the area.

#### Streetscape

The area is notable for the survival of historic routes which led to and from the Common and provided an important link with London. The principal route through the area is the A40. This route as well as the continuation southwards of Bull Lane once passed through Bulstrode Park. The owners of Bulstrode diverted the roads so they now run around the boundaries of the Bulstrode estate and this is the explanation for the long, straight stretches of Oxford and Windsor Roads. The old Bulstrode Park wall, of 18<sup>th</sup> century origin, can still be seen along the southern side of Oxford Road where it forms the boundary of several properties. Historically it marked the southern boundary of the Common and because of its historic significance it has been chosen as the boundary of the Conservation Area between the Bull Hotel and Portlands.

*Part of the old Bulstrode Park wall along Oxford Road where it forms the rear boundary to properties in Bulstrode Park (outside the Conservation Area). Trees, ivy-cover and pointing in hard cement mortar pose risks to the condition of this historic wall. ►*



The name of Main Drive reflects the former use of this road as the principal entrance to Bulstrode; it is now a tranquil cul-de-sac serving a few 20<sup>th</sup> century houses and a footpath leading to Bulstrode Park. The lodge which stood next to the Bull has been demolished. Main Drive perhaps originated as a hollow-way since open-plan gardens have lawns sweeping up to the houses which are above the level of the road.

The M40 motorway has relieved the A40 - Oxford Road - of much of the through traffic which used to choke the road. The western and eastern ends of the Common are marked by bends in Oxford Road and road junctions with historic routes leading, at the east end, to Fulmer (Fulmer Road) and at the west end, to Maltmans Green (Bull Lane). Packhorse Road was and remains the main route across the Common northwards to Chalfont St. Peter.

West Common originated as a track to Latchmoor Pond, following the arc of the Common edge to meet Packhorse Road. The footpath from Latchmoor Pond to Bulstrode Way formerly provided a track for horse drawn traffic. The Common edge route continues as East Common with Marsham and Mill Lanes branching off to the Misbourne Valley to the north. Marsham Lane used to pass through Marsham Farm, whose converted house still stands (Marsham Manor).

Since buildings address the Common all the roads in the Conservation Area are built-up on only one side. The exceptions are the western and eastern ends of Oxford Road at the gateways to the Common. Small commercial hubs grew up here and still remain with the Bull Hotel and filling station at the west end and the Apple Tree, French Horn and nearby shops at the east end.

Although Oxford Road is relatively busy, an almost continuous line of trees along its northern edge reinforces the rural character and gives a feeling of enclosure. This is in contrast to the open character which would have prevailed on the Common a century ago when it was an open heath.

*Oxford Road looking west from St. James's church ►*

The roads of West Common, East Common and Marsham Lane all retain a rural character, even though the Common roads are used for parking. West Common generally has a more open character than East Common where, in parts, trees hang over the road.



The spacing of buildings, i.e. street rhythms, and building lines are irregular, reflecting the organic and rather haphazard growth of the area.

Houses are generally set close to the roads with little or no space for front gardens. Exceptions to this are the houses between Windsor Road and Dukes Wood Avenue which are set well back behind large gardens. However even here the banks of rhododendrons and tree-cover close to the road contribute to a feeling of enclosure, despite the width of Oxford Road.

The roads of West and East Common are narrower but the extent of a feeling of enclosure depends on the degree of tree cover on the Common as well as the width of the roads, the set-back of buildings and the spacing between them (the “grain”). Parts of the Common are left as open grassed spaces and West Common is generally more open. East Common feels particularly intimate where trees come right up to the road, between the junctions with Marsham Lane and Mill Lane. The degree of enclosure is at its maximum at the traffic “pinch-point” near Berkeley Cottage.

The grain is said to be finer where buildings are closer together and coarser where they are farther apart. As with building lines, grain is irregular throughout the Conservation Area. On West Common, the grain is varied with some houses in groups, and others spaced farther apart. On East Common, the grain is finer south of Berkeley Cottage. Plot layout on Oxford Road west of Windsor Road is particularly irregular. The housing either side of the parish church is more regular with spacious plots respecting the setting of the church.

The Common itself is all publicly accessible and a popular recreational facility for walking, playing and just sitting. There are benches in several places and a childrens’ playground on East Common in front of Colston Court.

*Seats overlooking an almost dry Latchmoor Pond in winter. View looking south-west towards Devon Villas with the Bull Hotel on the far left. A tranquil, picturesque spot and a popular place for relaxation. ►*



The Common is criss-crossed by a network of footpaths.



◄ *A path leading from Oxford Road through the wooded part of the Common.*

Apart from benches, street furniture is generally limited. Low bollards, ditches and banks are designed to stop vehicles trespassing on the Common and are generally discreet and in keeping with the rural character.

The village pump has been replicated near the junction of Oxford Road and Windsor Road, a souvenir of the past.

Street lighting on West and East Common is restrained with widely-spaced low, modern lamp standards. The church is floodlit at night, to dramatic effect.

Boundary treatments are varied but characteristically low. Iron railings and picket fences are characteristic along West and East Common and particularly suitable for the small front gardens. Hedges contribute to the rural character. Brick walls are also in character, especially when softened by planting of hedges or shrubs.

### **Uses**

Since the Common occupies most of the conservation area the predominant use must be regarded as one of leisure and recreation. The church has a communal uses as does the Memorial Centre which provides a valued meeting place with sporting and other recreational facilities.

The Bull Hotel reflects the historical and continuing link with the main road. So too does the petrol filling station; a smithy and Post Office stood here in the 19<sup>th</sup> century. Many blacksmith's businesses were converted to garages in the 20<sup>th</sup> century.

The historical inn uses continue at the former Packhorse Inn and the Apple Tree and shops remain in the small commercial hub near the French Horn.

The Finlandia Centre represents a continuation of a former builder's-yard use.

Other buildings are used for residential purposes.

### **Spaces**

The Conservation Area mainly comprises the green space of the Common. Whilst still owned by the Lord of the Manor the space is managed for the benefit of the community by Gerrards Cross Parish Council which has a Management Plan. Since the 19<sup>th</sup> century this space has developed from grazing land, through heathland to a purely recreational wooded and grassy space.

The next largest space is the churchyard of St. James's parish church, which provides another valuable green space, whose tranquillity contrasts with the busy A40.

There is a triangular space of rough grass east of the Bull which increases the open character of the setting of the Bull which is set back from the road behind a large space with the car park softened by mature trees. The open space east of Colston Court allows views to and from houses in Fulmer Way.

The Memorial Centre is the former Vicarage set in a large plot. As mentioned above the spaciousness of other building plots is varied. Spaces between buildings are important for allowing glimpses of trees and greenery in their gardens and beyond.

### Trees, greenery and ecological significance

During the 20<sup>th</sup> century the Common has assumed an increasingly woodland character, although remnants of the earlier gorse cover can still be found.

*Autumn colour on East Common looking towards the junction with Marsham Lane from the green space next to Colston Court. The houses of Marsham Lodge can just be seen. Note too the lamp-standard ►*



There are important trees outside the Common itself, in gardens and particularly in the churchyard. Trees beyond the boundaries of the conservation area also play a significant rôle in forming character since they act as backdrops for buildings.



Trees and belts of flowering shrubs, especially rhododendrons, ◀in front of houses west and east of the church are significant in the streetscene. The rhododendrons are said to be remnants of the game-cover planted by the owner of St. Huberts, a keen hunter and sportsman whose guests

included the Prince of Wales, the future King Edward VII.

The busy junction of Oxford and Windsor Roads is regulated by traffic lights but retains a semi-rural character because of the grass verges and trees surrounding it. There are seats near this junction.

*Trees help to hide traffic waiting in Windsor Road for the traffic lights to change. ►*



The Common's ecological significance is recognised through its designation as a Local Wildlife Site whilst St. James's churchyard is a Biological Notification Site. The combination of acid grassland, ponds and woodland on the Common provides a complex of habitats supporting a wide range of species uncommon in Buckinghamshire and one nationally endangered plant, the starfruit (*Damasonium alisma*), which has been recorded at both Latchmoor and New Ponds. A Local Wildlife Site report has been produced on behalf of the Buckinghamshire & Milton Keynes Wildlife Sites Project (please see Sources section).

### Trees Map

Trees, hedges and shrub-belts which make a significant contribution to the character or appearance of the Conservation Area when viewed from the public realm are shown on the Trees Map in the Appendix (Page I). Trees already subject to Tree Preservation Orders are also shown on that map. Since no inspections of private land were undertaken for this survey, the position of these trees on the map is only approximate.

### Views

The availability of views depends on tree cover which varies on different parts of the Common, and throughout the seasons. The open character of the Common around Latchmoor Pond permits the picturesque view of the listed buildings with the pond in the foreground and a backdrop of trees. (Please see page 3).

*Glimpses of the backs of houses in Bulstrode Way across Latchmoor Pond make this a sensitive site. ►*



The arc shape of West and East Common allows views to unfold. Distant views are available along long straight stretches of road on the A40 and Packhorse Road with the roads enclosed by trees and/or buildings acting to funnel the view. When enclosure ends, such as at the western and eastern ends of the Common, the views suddenly open up to the buildings on the Common's edge.

*East Common from the woodland edge looking towards the junction with Fulmer Road. ►*



*◄ West Common at its most open, viewed from Oxford Road.*

## Gerrards Cross Common Conservation Area

Buildings on junctions are particularly noticeable and gateway buildings such as the French Horn, Apple Tree, former Packhorse Inn and Raylands Lodge also act as landmarks.

*A circular green with pollarded trees and a copper beech in front of the former Packhorse Inn. This forms a gateway from the Common into the shopping centre of Gerrards Cross. ►*



Road junctions also provide opportunities for glimpses.



◀ *A glimpse of the listed Woodbank and Gerrards Cross Cottage on East Common from Dukes Wood Avenue.*

### Views map

Important views from the public realm are marked on the Views map in the Appendix (Page J).

## GERRARDS CROSS COMMON CONSERVATION AREA

### PART 3 - BUILDINGS

Several buildings in the Conservation Area are listed. The Listed Buildings Table in the Appendix (Pages P-S) gives more information about them and they are shown on the Buildings Map in the Appendix (Page K).

Those unlisted buildings which make a positive contribution to the character and appearance of the Conservation Area are also shown on the Buildings Map and briefly described in the Positive Buildings Table in the Appendix (Pages T-AA).

Information on architects and the dates on which building plans were approved has kindly been provided by the GX2006 Team based on their research in the records of Eton Rural District Council. More details can be found in the *History* and on the Gx2006 website (see the Sources section).

It has already been observed that the organic growth of the Conservation Area over several centuries has resulted in a lack of homogeneity. Such diversity is typical of common-edge settlements, which often had their origins as squatter hamlets. Whilst this makes characterisation of the buildings in the conservation area difficult, certain themes emerge from a study of how the existing buildings have developed.

The origins of Gerrards Cross as a small farming community have left a legacy of buildings close to Latchmoor Pond. They became genteel residences and exemplify the evolution of the settlement into the “Brighton of Bucks”. The history of these four listed buildings, which is complicated since at various times they all seem to have had the name Latchmoor, or some variant, was researched by Dr Audrey Baker (please see Sources section). They form a picturesque group (photographed on page 3). The landmark among them is Walpole House its prominence owed to its scale - it is three storeys high, and width since it includes an attached former stable block - and a rounded full-height rounded bay window. This building is also closer to the road as it winds around the Common edge.

*Walpole House is on the right. The other building, once the Vicarage, has now been divided into houses and apartments and sensitively restored. The Misses Reid lived here whilst supervising the construction of the church. ►*



The character of these buildings is generally that of a genteel Georgian vernacular.

The patronage, and sometimes philanthropy, of the aristocracy and gentry led to the building and/or improvement of several properties around the Common.

The most significant of these is St. James's Parish Church, built on land released from Fulmer Common by the Duke of Somerset, but commissioned by the Reid sisters. The unusual style of this remarkable building (photographed on page 8) was regarded by some as verging on the eccentric when built in 1859. The erection of the church acted as a catalyst for the gentrification process of Gerrards Cross, as the Misses Reid had intended, and the church became the visual focus for the Common. Its materials have now faded with age but the white, cream and red brick combined with its scale and dramatic design, must have been visually stunning when new. The combination of dome and tower has produced an interesting outline, which has been likened to that of a steam locomotive!

With its polychrome brickwork and Italian influence the church school built on the other side of East Common (where Colston Court now stands) in 1862 was clearly inspired by the church.

*The church school, East Common. Whilst the buildings have been demolished, some of the iron railings still survive at the eastern end of the grounds of Colston Court. ►*

*(postcard from the collection of Bill Taylor)*



Hints of eccentricity can still be seen on East Common in two other listed buildings resulting from the patronage of wealthy men. The Aged Pilgrim's Home, built in 1874 next to the church school, has since been converted into numbers 1 to 5 Hartley Court. It is a flamboyant High Victorian building in Tudor style with diaper brickwork and ornate chimney stacks. The surrounding wall topped by iron railings and old pump house dominate the streetscene on the corner of East Common and Packhorse Road.

Thomas Mayne Reid left Gerrards Cross when he went bankrupt leaving his new mansion, the Rancho, incomplete. That has been demolished but his legacy of St. Hubert's Cottages remains. Perhaps his own literary interests led him to include a public reading room in this row of cottages, which also included a home for the local police constable. This building remains a landmark, although somewhat diminished with the loss of its central lantern. (photograph on page 8)

The church, Hartley Court and St. Hubert's Cottages are all different in style but definitely Victorian in character, distinctive in appearance and rather flamboyant.

St. Hubert's Cottages acquired their name when they were sold to Colonel Le Poer Trench, a keen huntsman who changed the name of his own mansion (outside the Conservation Area) from Langley Lodge to St. Hubert's, after the patron saint of hunting. The importance of hunting in Gerrards Cross is reflected in the built heritage of the Conservation Area.

The Memorial Centre originated as Walters Croft House. A cottage was built on this site as an encroachment on the Common. The exact date of the present building is not known but its appearance suggests an 18<sup>th</sup> century core, with extensions and two lodges being added in the early 19<sup>th</sup> century. The hunting connection comes from its ownership in the 1830s and 1840s by a keen sportsman, when the Berkeley Hunt met in front of the house.

The philanthropy of the Misses Reid is also part of the story of this building since they gave the house as a Vicarage, taking the Old Vicarage on West Common in exchange. In 1945 the building was given to the village by Eric Colston, the son of Gerrard Cross's first schoolmaster, and became the Memorial Centre.

### *The Gerrards Cross Memorial Centre* ▶



The Memorial Centre is close to Berkeley Cottage, already noted as the home of the Berkeley huntsman. (please see page 7) Both buildings have a late Georgian/Regency character.

Several of the buildings in the Conservation Area originated as estate cottages built by the Bulstrode Estate in the 19<sup>th</sup> century. These are generally modest, plainer buildings but West End Cottages have a more obvious estate cottage character with a more ornate High Victorian appearance.



*The more ornate West End Cottages built c. 1870* ▶

◀ *Woodbank Cottages, Oxford Road, built by the Bulstrode estate between 1840 and 1876. Plain but built in atypical stock brick.*



The Bulstrode connection extended to the building of Raylands Lodge, a lodge to Orchehill House owned by the Duke of Somerset's daughter and her husband, the agent on the Bulstrode estate. Whilst flint was commonly used for vernacular buildings in the Chilterns, this is the only flint building in the conservation area.



◀ *Raylands Lodge built in the 1840s; a gateway and landmark building at the western entrance to the Conservation Area.*

The influence of the estate on the Common must have been pervasive. The connection with Bulstrode has been lost with the 1930s sale of the estate, the development in the former park around Bulstrode Camp, the diversion of the drive away from Main Drive and the demolition of the lodge which stood next to the Bull. The principal legacy of that connection is the Bull Hotel which remains as a landmark building facing the Common. This was formerly part of the Bulstrode Estate and as well as catering for travellers on the road, it provided food, drink and shelter for visitors to the great house. Its location and rôle thus demanded a substantial and tasteful building. Even though the building has been much extended, its frontage is still dominated by the 18<sup>th</sup> century, three-storey core.

The Bull does not share a character with any of the other hostelries in the conservation area, none of which had aristocratic connections. The original French Horn was a well-known night stop for carters on the main road. It was demolished and replaced by the current building in 1946, an Arts and Crafts inspired design by a local architect of note, Robert Muir.

The Apple Tree presumably had some hunting connection since it was formerly called the Fox and Hounds. It has the appearance of an early 19<sup>th</sup> century cottage which has been sympathetically extended.



The Packhorse (now called the Wildwood) may still retain some of its original 18<sup>th</sup> century elements, but it was largely rebuilt in 1931, again in a broadly Arts and Crafts style.

Of the other commercial buildings the oldest is the rear section of the One Stop Shop next to the French Horn which appears to date from the 18<sup>th</sup> century. The shops nearby are early 20<sup>th</sup> century and on a domestic scale.

The solicitors' office on East Common was originally a late 19<sup>th</sup> century butcher's shop. This again looks more like a house, its overlarge bow shop window (a modern replacement) betraying its origins.

However the prevalent building type on both West and East Common is the cottage. Heatherside is thought to date from the 18<sup>th</sup> century but most were built in the 19<sup>th</sup> or early 20<sup>th</sup> centuries. Broom Cottages form a row built in 1880 in a very plain style.



*Broom Cottages - one of these cottages was formerly a shop ►*

Other terraces include Langstone Villas and Devon Villas on West Common, both more decorative with Devon Villas showing an Arts and Crafts influence.

Some cottages were built in pairs, such as Rose Cottage and High Trees (rather surprisingly not listed), whilst others, such as Tree Cottage and Ivy Cottage are attached to each other but apparently built at different times.

With the growing affluence of Gerrards Cross, cottages which began as humble workers' dwellings have become middle-class dwellings. The process of "gentrification" has been applied to cottages as well as the farmhouses of Latchmoor. For example, Devon Cottages, built as two small cottages, have been combined into one house.

*Heath Cottage, West Common, dated 1830. Originally three cottages, now amalgamated into one dwelling and sensitively extended ►*



Cottage development has continued to the present with the building of Miller Place. A few of these small houses were built on the site of properties which had been in the original Common Conservation Area as designated in 1987 and have had a neutral effect. They have been retained in the revised Common Conservation Area.

In 20<sup>th</sup> century Gerrards Cross there was increasing demand for substantial detached houses, most of which resulted from infill development. The Paddock House and Widenham House are two Edwardian houses built on West Common to the designs of leading architects, Forbes and Tate.



◀ *Widenham House, West Common*

Although in an Arts and Crafts style, they continue the 18<sup>th</sup> century tradition of genteel residences close to Latchmoor, as does the modern architect designed house, Westgate.

The large gaps on Oxford Road either side of the church were filled in the 1920s/30s with detached houses set in large garden plots, with a character similar to that in the Centenary Conservation Area. They are in generally Arts and Crafts style.



*Ladylaw (left) and Four Lane Ends, Oxford Road. Long front gardens planted with mature trees and shrub banks, as well as gravel drives, contribute to the leafy “garden suburban” character of these houses.*

### **Scale and design**

The two storey cottage was the traditional building form in the Conservation Area. Many cottages have been extended, although in some cases plot size and terrace-form impose constraints on extension. Some consolidation has taken place but retaining cottage character, such as at Heath and Devon Cottages. Edwardian and some 1920s houses were built with two storeys and an attic (to accommodate a servant) and some older houses, such as Latchmoor, have an attic storey.

A few exceptional buildings are three storeys high and these form the landmarks in the Conservation Area. Of these only one is a house (Walpole House), the others having institutional or commercial uses - the church, the Bull Hotel and the Memorial Centre.

As mentioned before the variety of dates and styles has resulted in lack of uniformity in design. Design and construction are traditional with even

modern buildings using historic styles and patterns (Marsham Lodge is dealt with separately).

Roofs are gable-ended or hipped. Flat roofs are not characteristic.

### Materials

The lack of local building stone is reflected in the prevalence of brick. Even the church was built of brick, presumably for reasons of economy. The local palette is red brick and plain clay roof tiles. Vitrified, or overburnt, header bricks were sometimes used to add interest. They are grey with a glaze and shine in sunlight or moonlight. Polychrome brickwork was in vogue in the High Victorian period and can be seen on the church and was used to make diaper patterns at Hartley Court. The use of stock brick at Woodbank Cottages is not characteristic, but reflects the proximity to London.

Bricks were traditionally laid in Flemish bond (alternate individual stretchers and headers) or sometimes English bond (alternate courses of stretcher and headers).

In the 19<sup>th</sup> century the availability of rail transport made the use of Welsh slate more common and this is seen on several buildings. However it was not generally used on Arts and Crafts style houses, which had plain clay tiled roofs, inspired by a return to the vernacular.

Render or stucco became a popular finish in the 18<sup>th</sup> century and is frequently seen on buildings of that era or those built later in Georgian style. In the Conservation Area this is generally colourwashed white or cream. Traditional lime render and limewash should be used on historic fabric.

Pebbledash (traditionally untreated) was widely used in the Edwardian period and later on Arts and Crafts style 1920s and 1930s houses, often just to the upper storey, with red brick to the ground floor.

The older buildings will be timber-framed. Many of the 20<sup>th</sup> century houses are in Tudorbethan style with applied half-timbering as decoration.

### Details

The type and degree of detailing depends on the architectural style used, of which there are several in the Conservation Area.

The Victorian buildings often carry exuberant ornamentation.

*The Victorian decoration on the listed former almshouses at Hartley Court is almost hidden by trees but the highly ornate chimneys, diaper brick work and stone dressings can still be glimpsed. ►*



Arts and Crafts architects too were fond of embellishment in the form of prominent chimney stacks, gables, ornamental brick work, porches, contrasting materials (often pebbledash and brick or half-timbering) and decorative barge boards.

Georgian buildings are generally much plainer with flat fronts, but often with porches. The Memorial Centre has a Doric porch. They have traditional sash multi-paned windows. Other buildings traditionally have casement windows with timber frames.

Arts and Crafts styles often had windows with the upper part divided into small panes and frames painted in two colours. Small round or oval windows (oculi) were sometimes used, often to the side of the front door, and staircases were lit by long windows, occasionally with stained glass.



Porches are found on all styles, although these were often later additions. Picturesque examples with wooden lattice sides can be found at Grove House and the Bolt on East Common.

◀ *Porch at Grove House*



*The Bolt, East Common ▶  
A 1920s house designed by  
London architects, Hoare &  
Wheeler. An elegant design  
made picturesque with  
colourwash, a cottage-style  
lattice porch and white picket fence.*



◀ *A distinctive glass verandah gives interest to Smeaton Cottage, one of the picturesque group of houses south of Latchmoor Pond.*

A particularly well-preserved example of the architectural style affectionately known as “Stockbroker Tudor” is Dargle, a house built by the owner of the Bolt in its grounds, in 1931. This has half-timbering, an open Tudor style timber porch and plaster medallions on the walls.

*Dargle. The plaster motifs include the national emblems of the rose, thistle and Prince of Wales feathers. ►*



*The War Memorial formed from the stables to the Vicarage, which is now the Gerrards Cross Memorial Centre. The design is by Lutyens. The building is deceptive since it has two storeys at the rear. This is a building within the curtilage of the listed Memorial Centre and so benefits from protection under the listing. However it has been noted in this appraisal as a curtilage building which makes a positive contribution in its own right to the special character of the Conservation Area.*

## GERRARDS CROSS COMMON CONSERVATION AREA

### PART 4 - MARSHAM LODGE

Marsham Lodge in Marsham Lane is one of two Span developments in South Bucks District. The other is Cedar Chase in Taplow, built in 1967, and included in the Taplow Conservation Area when it was re-designated in 2006.

Started by the architect Eric Lyons in the 1950s, the philosophy of Span and the derivation of the name was to “span the gap between the suburban monotony of the typical ‘spec building’ and the architecturally designed individually built residence.” Landscaping was integral to the design process resulting in “homes within gardens”. Lyon’s partner and fellow architect, Ivor Cunningham was responsible for Span’s carefully devised landscaping schemes. At Marsham Lodge the gardens were designed by Danish landscape architect, Preben Jakobsen. The three elements which combine to make Span developments such as Marsham Lodge special are the modern architecture of the buildings, the landscaping within which the houses are set and the maintenance of the whole by elected residents’ societies.

The two-storey mono-pitched roofed houses are “cunningly arranged round landscaped courts and a central garage court” (Pevsner) to conceal cars. Materials are sandlime brick and dark vertical weatherboard.

The covenants affecting individual homes constitute a legally enforceable building scheme which is managed by the Marsham Lodge Residents’ Society. Whilst each house has its own private garden the communal grounds are maintained by the Residents’ Society. External decoration is also a communal responsibility and these arrangements have ensured that the development has remained true to the Span philosophy with few, if any, inappropriate alterations.

The quality of Span design has been recognised by the RIBA which held a retrospective exhibition “Eric Lyons and Span” featuring Marsham Lodge in 2006. Promotional literature for the Eric Lyons Cunningham Partnership stated an aspiration “to create places that people will enjoy.” The testimony of residents bears this out.



Marsham Lodge

## GERRARDS CROSS COMMON CONSERVATION AREA

### PART 5 - NEUTRAL & NEGATIVE FEATURES & ENHANCEMENT OPPORTUNITIES

- Modern, tall street lighting standards, especially along Packhorse Road across the Common (partly hidden by trees).
- The Finlandia Centre with its 1960s Scandinavian style buildings, which are not in character with its vernacular neighbours, nor any of the other characteristic styles found in the Conservation Area. Since the draft of this document the tile-hanging has been replaced by render and windows have been altered. These changes have enhanced the appearance of the building.
- Another building not in character in its design or use of materials is Bear House, with its white weatherboard cladding (rather like a Colonial style) and its flat-roofed garage in front of the house. These elements combine to give an uncharacteristic horizontal emphasis.
- The pedestrian underpass on the A40 with its white, metal railings introduces street clutter and an urban element to the streetscape, not in sympathy with the rural character of the Common.
- The increasingly woodland appearance of the Common has resulted in loss of its historic character as an open heathland. This also affects the setting of the listed St. James's church which is losing its historical dominance of the landscape of the Conservation Area.
- Concrete kerbs along parts of East Common which give an urban appearance. Granite kerbs are traditional and in character.
- Unsympathetic alterations, often carried out with the intention of "improving" a property, which are gradually eroding the character of the Conservation Area. These include replacement uPVC windows and doors, replacement of roofing materials with inappropriate modern substitutes, some rooflights and dormer windows, obtrusive flues and vents, and painting of brickwork.

## GERRARDS CROSS COMMON CONSERVATION AREA

### PART 6 - BOUNDARY CHANGES

The following areas have been included in the Gerrards Cross Common Conservation Area which were not in the conservation area as originally designated in 1987:

- St. James's Church and churchyard (not St. James's Hall)
- Other properties on the south side of Oxford from and including the French Horn as far as Windsor Road
- Buildings on the south side of Oxford Road from and including Portlands to and including the Finlandia Centre
- The petrol filling station on the north side of Oxford Road
- The whole of Shire House, West Common including its car parking area
- The whole of the site of West Common Lodge
- Land at the rear of Broom Cottages, West Common currently used as parking for Broom Cottages
- The whole of Marsham Lodge
- Marsham Farm Cottages, Marsham Lane
- The whole of the site generally called the Memorial Centre, East Common
- The Apple Tree, Oxford Road including its grounds and car parking area

The following properties previously in the Gerrards Cross Common Conservation Area have been excluded :

- Heathside, 12 Fulmer Way

This property has been included in the new Gerrards Cross Centenary Conservation Area.

- The Willows, Miller Place and part of the garden of West Common House

The revised Gerrards Cross Common Conservation Area as redesignated on 28th April 2009 is coloured green on the map in the Appendix (Page A)

## CHAPTER 5-GERRARDS CROSS CENTENARY CONSERVATION AREA

### INTRODUCTION - CHARACTER ZONES

The Conservation Area falls into two broad character zones which will be dealt with separately in the character analysis.

The Commercial Centre comprises the railway station and shopping centre of Gerrards Cross and is shown coloured green on the Character Zone map in the Appendix. This is Character Area Zone (i)

The remainder of the Conservation Area comprises a residential zone and for the purposes of this document has been called the Garden Village. This is Character Area Zone (ii). St. Mary's School has been included in this zone since the building was formerly Orchehill House, on whose grounds many of the houses were built.



*An undated postcard view of Gerrards Cross railway station looking east towards London. The main station building is next to the “up” platform on the left. Although in standard Great Western Railway (GWR) house style, it is unusual in being two storeys high, necessitated by the slope of the railway cutting. Note the cantilevered platform canopies. Stations farther away from London, such as High Wycombe, were built in a simpler style. The station was opened on 2<sup>nd</sup> April 1906. These buildings remain remarkably unaltered. (postcard from the collection of Geoff Norman)*

## GERRARDS CROSS CENTENARY CONSERVATION AREA

### CHARACTER AREA ZONE (i) - THE COMMERCIAL CENTRE

#### PART 1 - SUMMARY OF SPECIAL INTEREST

- This character zone forms the commercial hub of a new settlement created next to Gerrards Cross Common as a result of the opening of the railway station in 1906.
- The historic association with that railway line, the last main line to be built in England.
- The survival of the 1906 railway station buildings and two footbridges, relatively unaltered. Built in standard GWR style, the station is unusual in its split-level design.
- The link with the historic estates of Gerrards Cross, notably Orchehill and E Thorpe, on which the buildings of the Commercial Centre were mainly developed.
- The Commercial Centre was built to serve the new garden village as well as the established settlement of Gerrards Cross, creating an almost self-contained community.
- Part of a cohesive community where residential and commercial areas are distinct but consistent in character.
- The survival of an historic gentleman's residence converted and extended in the 1920s to the E Thorpe Hotel, a valued local amenity.
- The high proportion of buildings designed by architects of national or local repute, resulting in significant architectural value.
- Predominant Arts and Crafts influenced architectural style with high quality materials and building quality. The 1920s buildings have a character consistent with that of the original Edwardian developments.
- The aesthetic value and pleasing appearance of the majority of buildings.
- The extent of the survival of original architectural details has resulted in a consistent historic character.

## GERRARDS CROSS CENTENARY CONSERVATION AREA

### PART 2 - THE COMMERCIAL CENTRE - CHARACTER ANALYSIS

#### General

This character zone which includes Station Approach and the Station is coloured green on the Character Zone map in the Appendix (Page L).

The Conservation Area is notable for the way in which the Commercial Centre and residential area are clearly distinct even though they are directly adjacent to each other. Most residents will be within walking distance of the shops but the residential character is not adversely affected by this proximity. This is a characteristic generally more associated with villages than towns.

The coming of the railway with a direct connection to London was the *raison d'être* of the new Gerrards Cross. The original development of the expanded Gerrards Cross included a shopping centre which catered for residents' everyday needs. There were two obvious markers for the limits of the new Commercial Centre; in the south the edge of the Common and to the north the bend in Packhorse Road where the Ethorpe Hotel and Westminster House now act as "gateway" buildings. The railway runs west-east dividing this commercial area roughly into two.

The original location of the station itself, as envisaged in 1896, was to have been further west, accessible from Bull Lane. The parish council saw that a centrally situated station would be crucial to the future expansion and success of Gerrards Cross and the GWR agreed to amend their proposals.

Even before the station was opened, the plots for the first commercial developments were being laid out east of Packhorse Road between what is now Oak End Way and the railway, with Station Road cutting through the centre of this block. Station Road and Oak End Way are long, straight roads running east off Packhorse Road.

North of the railway, development on the west side of Packhorse Road was delayed until 1923 when the Ethorpe Estate came on the market which allowed the gardens of Ethorpe House to be developed. The imaginative layout whereby Ethorpe Crescent forms a loop behind the 1920s parade allowed for the extension of the Ethorpe Hotel, the building of the cinema and some shops on Ethorpe Crescent, with a residential cul-de-sac, Ethorpe Close, running off the loop.

### Streetscape

The street rhythms and scale of buildings give the Commercial Centre an intimacy and feeling of enclosure not experienced in other parts of Gerrards Cross. The street frontages either side of the railway are almost completely built-up with breaks for the streets which run off Packhorse Road to west and east. These junctions are relatively narrow by modern road-engineering standards and thus contribute to the enclosed feel of Packhorse Road. The railway line forms a substantial break in those rhythms, although much of this openness will be lost with the emerging supermarket development. The area north of the railway is particularly intimate with three-storey buildings on either side of the road and the bend forming a closure to the space. South of the railway the modern parade on the west side (outside the Conservation Area) is set farther back from the main highway. This is the relic of the old building line which allowed for the gardens in front of the railway workers' cottages which used to stand here. This set-back has allowed room for parking-bays between the road and pavement and makes the stretch of Packhorse Road between the railway and Bulstrode Way feel more open.

The feeling of intimacy is restored further south between Bulstrode Way and the Common with shopping parades either side of the road.

A sense of enclosure is heightened by projecting features of the Edwardian buildings with their oriel windows, prominent gables and overhanging upper-stores.

South of the railway the Commercial Centre does extend a little into Marsham Way with the Post Office occupying the corner to the south and shops/offices on the north side.

Shops and a bank round the corners into Bulstrode Way and there are car parks behind the shopping parades on the west side (outside the Conservation Area).

North of the railway the sense of intimacy and enclosure is particularly strong in Ethorpe Crescent, where the narrow road curves behind the shopping parade originally called the Highway (65-83 Packhorse Road).

*The entrance to Ethorpe Crescent. The narrowness of the junction and the height of three storey buildings gives a feel of enclosure and intimacy. ►*



### Uses

The Commercial Centre has retained a vibrancy and mix of uses often lacking in modern High Streets. The streets are generally busy with traffic and pedestrians, especially when passengers are catching or leaving trains at peak commuting times.

*A common scene at rush hours. Traffic queuing in front of the 1913 shopping parade - 16-30 Packhorse Road. ►*



Historically Gerrards Cross was noted for the number of its banks, reflecting its affluence. Two banks remain today as does a Post Office. Specialist retailers and eating places have replaced former food shops in recent years and there are several estate agencies and hairdressers. The upper floors of the shopping parades contain flats and offices and the modern office development at Europa House has been included in the Conservation Area.

### Spaces

There are two small open spaces with public seating in the Commercial Centre. One is a triangle of land at the junction of Oak End Way and South Park, where the paving is softened by some planting. There is also a seat and public notice boards in the corner formed by the return of the railway bridge parapet just south of the railway in front of the modern shops to the west of Packhorse Road.

The large space occupied by the railway cutting creates an open, airy feel when crossing the railway bridge. Some small buildings have been removed from the south side of Station Approach so that only the north side is now built-on at the eastern end closest to Packhorse Road.

The Ethorpe Hotel is another exception to the predominantly fine grain (closely spaced buildings) of the Commercial Centre. The original building sits in a spacious plot and is set well back from the road behind a verge of trees and shrubs with room for a garden in front of the building and car parking space at the side. The additional hotel building in Ethorpe Crescent is also set back with its own car park.

Other spaces in this zone are used as car parks next to Westminster House, behind Fishers supermarket, off Marsham Way, behind the bank (accessed by a narrow road besides W.H. Smith's), next to the cinema in Ethorpe Crescent and behind buildings on the south side of Station Road. None of these spaces is accessed from Packhorse Road but they are in tucked-away locations behind

the buildings which they serve, which minimises their impact on the streetscape.

In parts of Packhorse Road the pavements are being used as outdoor seating areas for cafes introducing a continental feel.

### Trees and greenery

The fine grain of this zone leaves reduced opportunities for planting. The railway cutting provides an important green space with complete tree cover on the south side. Old photographs show several trees which have disappeared from Packhorse Road. The wider pavement near the former Packhorse Inn (outside the Conservation Area) has provided opportunity for some young trees in the pavement. Trees, hedges and shrubs around the E Thorpe Hotel (shown in the photographs below) provide an important element of greenery in the streetscene and mark the transition from the commercial to residential zone with its garden village character.



*The northern junction of E Thorpe Crescent with Packhorse Road. The bend in Packhorse Road at the E Thorpe Hotel marks the northern limit of the Commercial Centre. These trees are in the grounds of the E Thorpe Hotel, the lower white building which can be seen in the right-hand photograph.*

Trees and shrubs relieve the hard surface of the paving on the space in Oak End Way mentioned above and the area around Europa House.

### Trees Map

Trees which make a significant contribution to the character or appearance of the Conservation Area when viewed from the public realm are shown on the Trees Map in the Appendix (Page M), as are trees subject to Tree Preservation Orders. Since no inspections of private land were undertaken for this survey, the position of these trees on the map is only approximate.

### Views

The finely grained built-up area is largely self-contained. The straight stretch of Packhorse Road allows for views along its length with the view being stopped to the north by the bend in the road. From the south the eye is drawn north along Packhorse Road towards the shopping centre even from as far away as the junction with Oxford Road. The principal focal points are the two oval windows on the first and second floors above the HSBC bank (65 Packhorse Road) which rounds the corner with E Thorpe Crescent.

## Gerrards Cross Centenary Conservation Area

Looking south along Packhorse Road there are distant views of the trees on the Common.

*Looking south from outside 63 Packhorse Road with trees on the Common just visible. Note also the openness of the railway bridge area, which will be more enclosed when the Tesco supermarket is built. ▶*



The gaps in the street frontage provide views out to west and east into the leafy residential roads, forming a link between the commercial and residential parts of Gerrards Cross, and increasing the feeling of a cohesive community.



◀ *The cinema with its interesting polygonal roof almost closes the view from Packhorse Road, but leaves room for a glimpse of the residential area in E Thorpe Close beyond. Note the two oval windows above the door of the bank at 65 Packhorse Road. These are a focal point when looking north along the length of Packhorse Road.*

Looking east along Station Road the trees in Marsham Lane form a green backdrop. The eye is drawn to them because the road is lined with tall buildings, most of which are outside the Conservation Area.

Oak End Way has a more open character with a wider junction where it is joined by South Park before meeting the Packhorse Road. This permits a fine view of Station Parade, the Highway, and the E Thorpe Hotel.



◀ *View from South Park of 83 Packhorse Road with similar oval windows above the door (to match those at 65) and the landmark turret at 66 Packhorse Road.*

## Gerrards Cross Centenary Conservation Area

The listed former bank at Westminster House (photograph on page 45) is a landmark in the commercial area, its alignment reflecting the curve of Packhorse Road and marking the gateway to the shopping centre. There are important views of this building from Packhorse Road, Oak End Way and South Park.



◀ *The set back of the Ethorpe Hotel on the right and the spaciousness of its site allow views to the side and rear of the shops and flats where they round the corner into Ethorpe Crescent, making these sensitive elevations. The unusual design showed that the architect meant these elevations to be seen as well as the front.*



*Looking south from the verge by the Ethorpe Hotel, where trees frame this view of 56-66 Packhorse Road, a landmark at the entrance to the Commercial Centre.*

### Views Map

Important views which are available from the public realm have been shown on the Views Map in the Appendix (Page N)

## GERRARDS CROSS CENTENARY CONSERVATION AREA PART 3 - THE COMMERCIAL CENTRE - BUILDINGS

### The railway station

The station is at the heart of the community, historically, physically and commercially, standing next to Packhorse Road and with the shopping parades of the commercial centre spreading to north and south. The 1906 station building derives its historical interest from its association with the creation of the new village and the GWR. The red brick buildings with their stone dressings and cantilevered canopies (Pevsner remarks on the handsome timber canopies) as well as the footbridge connecting the up and down platforms, are remarkably unaltered. Please see the old photograph on page 34.



*The station entrance in Station Approach where the building looks to have only one storey. Its two-storey height is only apparent from the platform ►.*

### Station Road



The first shops to be built, in 1906, were two pairs of three storey buildings, now numbers 3-9 Station Road.

#### ◀ 3-5 Station Road

These shops, designed by Kerkham Burgess & Myers, were to set the tone and character of the commercial centre in terms of their scale, design and materials.



*The two shops on the opposite side of Station Road (numbers 4 and 6), although designed by the same architects are unusual, and certainly unique in the Conservation Area. ►*

Kerkham, Burgess & Myers designed several shops in Gerrards Cross. The design for numbers 4/6 Station Road was probably their most innovative for Gerrards Cross, perhaps rather unexpectedly for what was originally a butcher's shop.

Several of the Edwardian builders had their yards in Station Road. As building activity slowed down these yards later provided sites for piecemeal redevelopment. Marsham Chambers is a 1933 mixed use building with flats over shops, which were formerly used as a garage. The affluence of Gerrards Cross meant that car ownership became common after World War I and the garage businesses established to cater for motorists' needs have provided several development opportunities after their closure.

### Oak End Way

A row of shops on a more modest scale adjoins the rear of 66 Packhorse Road.

*Numbers 4-10 Oak End Way* ►

Two of these retain their original fronts with black and white tiled floors. The roof and window of number 10 demonstrate an attractive method of turning a corner, just one example of several solutions to this problem found in the Commercial Centre. The lack of height of this row permits an interesting view of the complex roofscape and chimneys of the landmark buildings at 66 Packhorse Road.



### Packhorse Road north of the railway

The earliest development here was a row of shops called Station Parade also designed by Kerkham Burgess & Myers in a broadly "Tudorbethan style". A bold, ornamental style was clearly thought appropriate for the main shopping street and this row with its turrets, gables, jettied upper stories, and black and white half-timbering, is a landmark.

*The same architects designed Orchehill Chambers which became their own office. Here they introduced some variety in the form of shaped gables.* ►

*The profiled panels between the first and second floor windows are metal, perhaps zinc. Note the unaltered windows, typical of Arts & Crafts style.*



Each end of the parade, 44-66 Packhorse Road, rounds the corner with a tower or turret.

The well-regarded theatre architect, J. Stanley Beard, designed the two rows between the railway and the Ethorpe Hotel, built between 1923 and 1929. These parades were originally called the Highway, and, although different in style, they compliment the Edwardian Tudorbethan parades on the eastern side of Packhorse Road.

*Looking south from outside the Ethorpe Hotel. On the right is 83 Packhorse Road and on the left numbers 56-66. Both sets of buildings have a strong vertical emphasis. The jetties and oriel windows of the Tudorbethan parade make it look as though it may topple over onto the street. ►*



The Beard buildings are three storeys high, with gables and pitched roofs. The architect has made excellent use of brick, using an attractive red brick, more orange than the Edwardian brick, with grey brick detailing. Other details include rusticated brick quoins and consoles on the fascia boards. These parades also round the corners imaginatively with angled roofs and shop fronts, and most noticeable of all, the oval windows at both ends of the northern row. The use of dressed stone at either end of the row emphasises the quality of the buildings.

Stanley Beard's designs included the cinema, which initially formed part of a complex with a café and dance-hall, in Ethorpe Crescent. Given its site away from the main shopping street the developers presumably required features to make these buildings more noticeable. The cinema has an unusual polygonal roof. A shaped gable next to the cinema building and the alignment of the cinema building which almost closes the road and faces Packhorse Road make this complex more noticeable (photograph on page 40).

*2A & 2B Ethorpe Crescent ►  
Shaped gables echo the Dutch influence of Orchehill Chambers. Note too the decorative brickwork.*



Two individual buildings in the Commercial Area stand out, not only because of their location, but because of their different appearance.

The only listed building in this character zone is the former bank, now Westminster House, in a Wrennaissance style. This landmark at the entrance to the Commercial Centre exudes quality using differently coloured bricks to enliven the design. Care has been taken that each elevation to the street on this corner site has visual interest. ►



◀ *An ornately carved stone pedimented doorcase at Westminster House faces Packhorse Road.*



The E Thorpe Hotel is a former gentleman's residence converted to a hotel in 1923. Two storeys in height, broad-fronted with low hipped roofs almost invisible behind a parapet, it has a horizontal emphasis. Its stuccoed villa appearance reflects its early 19<sup>th</sup> century origins and with its white painted walls the hotel retains the genteel "Brighton of Bucks"

character of Gerrards Cross. The architect Robert Muir designed the alterations and additions to the hotel in an Arts and Crafts style. The 1920s red brick building with prominent gables, tucked away at the rear in E Thorpe Crescent is similar in character and appearance to the Beard designed shops on the west side of Packhorse Road. (photograph on page 9)

### Packhorse Road south of the railway



Another Tudorbethan style shopping parade (numbers 16 to 30) is dominant in the street-scene. This 1913 parade displays similar characteristics to Station Parade in its scale, style and materials.

◀ *The corner building (no. 16) was the original Post Office and predated the rest of the parade. Also photographed on page 38.*

The current Post Office at the corner with Marsham Way designed in 1912 by the London architects Kemp & How is in a Neo-Classical style.

*The fine Post Office doorway with its oval window to the side* ►



◀ *and the bay window both make a significant contribution to the streetscape.*

After World War I the development of the commercial centre progressed further away from the station with the erection of two Arts and Craft style shops in 1922 on the corner of Packhorse Road and Bulstrode Way (numbers 27 and 29). ►



### Details

Detailing is particularly important in setting the character of the Commercial Centre.

The outline of buildings is made interesting by projections, lateral and vertical, from walls and roofs. Roof pitches are relatively steep and multiple roofs are common. Prominent gables and tall, sometimes ornate, chimneys are ubiquitous and give vertical emphasis as do towers and turrets.

Additional visual interest is provided by brick or tile decorations such as arches, motifs or differently coloured bricks.

Oriel and bay windows provide visual interest and a sense of enclosure with a feeling that the buildings are crowding in on the highway.

Architects working in the Arts and Crafts style took great care over window designs. Windows are generally casements, often with upper sections divided

into several panes. Neo-Classical styles use sash windows and are more likely to have flat-roofed dormers. Gabled or hipped-roof dormers are generally in character in the Conservation Area.

Round and oval windows (or oculi) were a commonly used decorative feature of the period and have been used in a particularly effective way as focal points on 65 and 83 Packhorse Road.

The challenge posed by the ends of buildings where they stand on junctions has been met in various ways, including corner turrets, either rectangular or rounded, corner doors, oculi and hipped roofs.

Original shop-fronts are of high quality. Several still have polished granite columns and risers, either in pink or black.



◀ *Polished pink granite column at Katie's bakery*

There appears to have been a standard shop fascia with a wooden cornice. The fascia board is quite narrow and slopes into the wall and is framed at either end by scrolled timber console brackets. ▶



Some recessed shops doorways still survive with black and white tiled floors.

This shop at 5 Station Road also boasts a rare rounded window with traditional narrow timber pilasters. ▶



Original doors to offices and flats over shops were also recessed.

*This door in Station Parade is in traditional Arts and Crafts style with a panelled bottom half, topped by carved decoration and multi-paned glass.*

Traditional guttering and downpipes are of cast iron and there are some ornamental rainwater heads.

*Ornamental rain head with date inscribed at 4/6 Station Road.* ►



### Materials

Walls are mainly of red brick, usually a cherry red, and laid in Flemish or English bond. Grey bricks are sometimes used for decoration. Some buildings have rusticated brick quoins.

Pebble-dash was commonly used in the Edwardian period, often just for the upper storeys and would have been left untreated. The fashion for whitewashing pebbledash probably started in the 1920s/30s.

Hanging plain clay tiles are also found, generally on upper floors, especially between bay or oriel windows.

*Oriel windows at Marsham Chambers, Station Road* ►



Half-timbering found on the “Tudorbethan” style buildings is applied and purely decorative.

Roofs are generally covered in plain clay tile, although some buildings have Welsh slate roofs.

With no suitable freestone for building in the area, stone is not a local characteristic. However stone dressings and/or doorcases were used for the most prestigious buildings in Gerrards Cross, such as Westminster House, and the banks.

The use of polished granite for shop fronts is unusual and reflects the high-quality of the buildings. It is a material which suits both traditional and contemporary retail settings.

*Station Road elevation of the corner site occupied by NatWest Bank made interesting by round-headed windows set in arches made from multi-coloured brick, stone dressings, pebbledash and multi-paned casement window frames painted in black and white.* ►





◀ *Station Road looking west towards the cinema in Ethorpe Crescent, demonstrating the verticality and enclosure engendered by the three storey buildings, gables, and projecting elements.*

### **Listed and positive unlisted buildings**

There is one listed building in the Commercial Centre, the former Barclays Bank, now called Westminster House. A brief description is contained in the table of listed buildings in the Appendix (page BB) as well as on page 45.

The Appendix (pages CC to HHH) also contains a table giving brief descriptions of those unlisted buildings which make a positive contribution to the special character of the Conservation Area. They are arranged alphabetically by street name. Most of the buildings in the Commercial Centre come within that category.

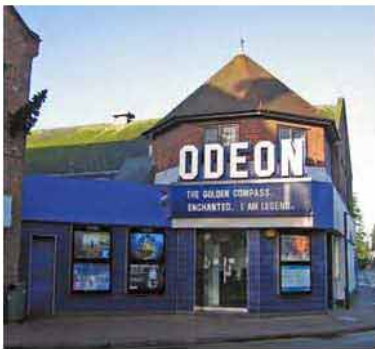
The Buildings Map in the Appendix (Page O) shows these listed and positive buildings.

## GERRARDS CROSS CENTENARY CONSERVATION AREA

### PART 5- THE COMMERCIAL CENTRE: NEUTRAL AND NEGATIVE FEATURES AND ENHANCEMENT OPPORTUNITIES

The buildings not already identified as positive buildings, have a neutral effect, that is they neither contribute to nor detract from the special character or appearance of the conservation area. This category includes the cottages numbered 7 to 11 Bulstrode Way. Although attractive, with a picturesque quality, their character is more akin to that of the Common Conservation Area.

A few buildings or features tend to detract from the character or appearance of this zone in the conservation area, or provide opportunities for enhancement:



Old photographs show the cinema with its original round headed doorways, now altered with the brick front covered by uncharacteristic blue tiles. A sympathetic restoration which allowed for signage to mark out the cinema in this rather secluded location would be desirable.

Whilst traditional granite kerbstones remain in many parts, surface treatments are inconsistent and some (such as pink concrete paviors) are not in keeping with the high quality of architecture.



◀ Street clutter, especially metal pedestrian barriers in Packhorse Road and signs near the Post Office, which detract from the visual detailing of that building.

Some shop fascias are overlarge and original architectural features have been lost from shop fronts.

The decorative condition of the railway station is poor.

Old photographs show that several trees have been lost in Packhorse Road. The restoration of some street trees would help to soften the hard landscaping and help relate the Commercial Centre visually to the Common and the residential area.

## Gerrards Cross Centenary Conservation Area

Loss of original architectural features/detail, in particular through installation of replacement uPVC windows.

For example, at 42 Packhorse Road the upper floor windows in typical Arts and Crafts style with multi-paned fanlights have been replaced by windows without glazing bars.



Fine quality grey engineering bricks were used to edge the pavements in Ethorpe Close. Where kerbs have been dropped to form crossings these bricks have been lost and replaced by granite setts. The loss of this distinctive feature is regrettable.

## GERRARDS CROSS CENTENARY CONSERVATION AREA

### CHARACTER ZONE (ii) - THE GARDEN VILLAGE

#### PART 1 - SUMMARY OF SPECIAL INTEREST

- This character zone consists of a large part of a new settlement created next to Gerrards Cross Common as a result of the opening of the railway station in 1906.
- The historic association with that railway line, the last main line to be built in England.
- The link with the historic estates of Gerrards Cross, notably Orchehill, on which the buildings of the conservation area were mainly developed.
- The garden village layout which was influenced by the garden city and garden suburb movements of the early 20<sup>th</sup> century.
- The survival of an interesting and imaginative plan-form created around 1906 which was developed around historic routes.
- The survival of historic buildings such as St. Mary's school (formerly Orchehill House), and the Priory.
- The high proportion of buildings designed by architects of both national and local repute, resulting in unusually significant architectural value.
- A cohesive community where this residential area is distinct from but consistent in character with the commercial area.
- Predominant Arts and Crafts influenced architectural style with high quality materials and building quality which results in consistent character within a wide variety of building styles.
- The prevalence of substantial detached houses set in spacious gardens.
- The aesthetic value and pleasing appearance of the buildings.
- The aesthetically pleasing relationship of houses and gardens.
- The importance of trees, shrubs, hedges and gardens to the "garden village" character.
- The extent of the survival of original architectural details which has resulted in a consistent historic character.

## GERRARDS CROSS CENTENARY CONSERVATION AREA PART 2 - THE GARDEN VILLAGE - CHARACTER ANALYSIS

This character zone makes up the remainder of the Centenary Conservation Area not included in the Commercial Centre.

### General

“Of all the old gentlemen’s houses at Gerrards Cross, none has a longer pedigree or played a more crucial role in the development of the settlement than Orchehill House.” (source: Hunt & Thorpe, *History*). With origins as an ancient farmhouse recorded in the 14<sup>th</sup> century, the 135-acre Orchard Hill estate was bought in 1842 by the daughter of the Duke of Somerset who had married William Blount, the Duke’s agent for the Bulstrode estate.

The Blounts altered the house and its name, to Orchehill, and the straightening of Packhorse Road diverted it away from the house. The sale of the Orchehill Estate in 1905 was to provide the building land for much of the new “garden village”, north of the railway, with the Gurneys as the principal developers.

The estate south of the railway was developed by George Hampton who had assembled his holdings chiefly from farmland.

The fashionable architectural style of the time was decorative, influenced by the Arts and Crafts movement with landscaping inspired by the garden city movement. The railway company and the developers were promoting a healthy life in the beautiful Buckinghamshire countryside with easy access to the Metropolis. The result was a “garden village” of aesthetically pleasing houses set in spacious plots along leafy suburban streets.

### Streetscape

The grain of this character zone is much coarser than that of the Commercial Centre. Almost all the houses are detached, set in spacious plots, with gardens back and front. Originally the houses would have been set with substantial gaps either side. Where houses have been extended and/or garages added, gaps between houses have been minimised but are generally still wider than average. Despite the irregularity of plot sizes, the almost continuous lines of front boundary hedges, sometimes combined with a low fence, give a feeling of regular street rhythms. Gaps in these boundaries were traditionally kept to a minimum with just one driveway entrance and a narrow pedestrian gate.

There was no standard plot size. The original Edwardian developers intended that certain roads, particularly Oval Way and Vicarage Way should have larger, more expensive properties. The first housing development built after the coming of the railway was a pair of semi-detached houses in Marsham Way but the affluence of Gerrards Cross dictated that detached houses became the norm.

Nor is there uniformity in street layout. The garden village design dictated a certain informality. Marsham Way is the longest, straightest road in the conservation area but even that has a slight curve which adds to its visual interest and rural character.

Oval Way almost has a village character of its own, but instead of houses arranged round a green, they have been set either side of the ornamental spinney, thereby ensuring a greater degree of privacy. Even the name “Way”, (sometimes spelt “Waye”!) was a fashion of the time.

Plots were intended to have clearly, defined physical boundaries. Old photos show low wooden fences and examples of the original close-board fences with square holes under the top rails survive, backed by mature hedges.



► *Typical low wooden fence and privet hedge in Oval Way.*

The historic Marsham Lane, and to a lesser extent Mill Lane, are quite narrow but the other residential roads are of standard width allowing for two-way traffic, with pavements either side of the road. Surface treatments are black tarmac and kerbs are usually granite.

Grass verges are not characteristic but can be found in Mill Lane and Orchehill Avenue.

There are several footpaths/cyclepaths running between or behind houses. These are usually narrow and enclosed by fences and/or hedges.

*Path running between the railway and the backs of houses in Orchehill Avenue* ►



The only public bridge within the Conservation Area is a footbridge with elegant iron railings over the railway which links Layters Way with a footpath running behind Orchehill Avenue. This narrow, high bridge dates from the building of the railway.



◀ *Footbridge over the railway which carries the path from Layters Way to Orchehill Avenue. The iron railings are original but in need of decoration. The houses are now almost completely hidden by mature trees.*

Street lighting is provided in the Conservation Area but with a mixture of lamp-posts of medium height and irregularly spaced so that the residential streets are quite dimly lit, in keeping with a semi-rural, village-like character. Some street lights have green painted decorative standards which appear to have been typical of Eton Rural District.



◀ A locally traditional green street light in Oval Way. Oval Spinney is to the left.

Street furniture is otherwise limited. Red pillar boxes, some with GR markings, make a positive contribution to the street-scene, usually being sited in prominent positions at junctions or corners.

*Pillar box at the junction of Bulstrode Way and Layters Way ▼*

There is a public bench at the junction of Marsham Way and Marsham Lane.



### Uses

Use is entirely residential except for St. Mary's School in Packhorse Road, a private school for girls. This has been included since the building was originally Orchehill House and thus has an historic connection with the development of the garden village.

### Spaces

The spaciousness of house plots is an important characteristic of this zone. The largest spaces not built upon apart from Oval Spinney, are the sides of the railway cutting and the railway car parks. These are both north of the railway line, one at track level at the end of Station Approach and the other on top of the cutting off Orchehill Rise.

### Trees, greenery and ecological interest

Mature trees, shrubs and gardens play an incalculable part in setting the character of the garden village.

The landscape which pre-dated the new Gerrards Cross would have contained mature trees as part of the parkland setting of houses such as Orchehill but the extent of tree cover has increased considerably with the development of gardens around the houses in this zone.

*Trees in the gardens of Bulstrode Way▶*



The railway cutting forms a green corridor with the banks covered in trees. The Council is not aware of any research into the consequent ecological interest but birdsong is obvious when walking around the area.

Three roads within this zone are tree-lined avenues with the trees (sometimes pollarded) growing in the pavements; Latchmoor Avenue, Orchehill Avenue and Vicarage Way. These roads feel particularly enclosed and intimate. In some roads, trees growing close to the highway almost create the effect of an avenue, notably parts of Packhorse Road north of E Thorpe Hotel. Trees in gardens play an important part in framing views, forming backdrops to buildings and generally softening the effect of walls and hard surfaces.

Hedges are a significant characteristic, greening the streetscape and providing a feeling of enclosure. Privet hedges are still common in Gerrards Cross. They are a traditional boundary treatment associated with suburban gardens and help retain a link with the past. They satisfy a desire for tidiness and order whilst fostering that sense of homeliness traditionally associated with leafy English suburbs.



*Hedges, trees and a traditional wooden gate in Bulstrode Way ►*

Gardens are generally well-stocked and maintained with traditional lawns, and borders of shrubs and flowers. When walking around Gerrards Cross in late spring and summer the air is filled with the scent of flowering shrubs and lime trees. Some houses have banks of shrubs in place of neatly clipped hedges. One house in Oval Way has a distinctive cloud hedge. On the whole gardens are restrained and lend a sense of tranquillity to the area. Oval Spinney is an oval shaped grassed area edged by a low white painted post and metal rail fence and almost completely covered by mature trees and shrubs. It sits in the centre of Oval Way dividing the road into two.

A verbal report following a brief visit by a member of the County Council's Countryside team confirms that the Spinney has been planted over the last 100 years with plants flowering and fruiting throughout the year. There are some exotic species and a small number of large trees. It will be host to invertebrates and there is considerable birdsong from typical garden birds. The Spinney is an unusual feature and makes a significant contribution to the garden village character and appearance.

*Oval Spinney in spring, bounded by a low post and rail fence ►*



### Trees Map

Trees and shrub-belts which make a significant contribution to the character and appearance of the Conservation Area are shown on the Trees map in the Appendix (Page M). These are only those which can be seen from the public realm and without site inspections their position has been estimated and so is only approximate. The map also shows trees which are subject to Tree Preservation Orders. Hedges which form front boundaries have also been shown to illustrate how prevalent they are in the zone.

### Views

The garden village is self-contained with few opportunities for views outside the zone. Straight stretches of road allow views along their length and this applies particularly to Packhorse Road, Bulstrode Way and Marsham Way.

Views of houses are often restricted by tree cover, whether by avenue trees or garden trees. Buildings or prominent features on them, such as chimneys or turrets, are often merely glimpsed. The spaces between buildings are important in allowing such glimpses, particularly since the buildings were designed to be seen from the sides as well as the front.



*A house in Bulstrode Way glimpsed over a hedge and through trees ►*

Buildings or features, such as pillar boxes or trees, on corner sites or next to road junctions are especially noticeable and can act as landmarks.

Bends in roads have the effect of leading the eye on to certain features as well as blocking other views.

Tall trees can often be seen over rooftops and so act as a green backdrop.

### Views Map

Important views which are available from the public realm have been shown on the Views Map in the Appendix (Page N).



◀ *A typical house in the conservation area showing the importance of the relationship between house and garden. A sweeping gravel drive forms a traditional hard surface which helps to soften the landscape.*

## GERRARDS CROSS CENTENARY CONSERVATION AREA PART 3 - THE GARDEN VILLAGE - BUILDINGS

The Garden Village cannot be described as consistently planned. Plots were laid out by a small number of developers. Some builders bought groups of plots on which houses were built as speculative developments. Some developers had their own architects (such as Sydney Prevost) who could offer a bespoke house. Some plots (usually the most expensive) were sold to individuals who commissioned their own architects. The result is a lack of any standardisation or uniformity in appearance.

Whilst variety of appearance is a key characteristic the affluence of the area ensured that development was of good quality and in the architectural fashion of the day, which was influenced by the Arts and Crafts style. This was a decorative style, aesthetically pleasing but tasteful without the more extravagant detailing of the turn of the century, such as is found in the conservation area at Taplow Riverside. No one term can be applied to summarise the prevalent architectural style. The use of non-structural half-timbering on some houses has led to the use of the terms “stockbroker Tudor” and “Tudorbethan”. There are elements of art nouveau and the style which Osbert Lancaster christened “Wimbledon Transitional” with its “plentiful use of pebbledash, its giddy treatment of gables and its general air of self-conscious cosiness.”

*A typical detached house in Marsham Way set in a spacious plot, with mature trees and with characteristic detailing including pebbledash, tile-hanging and brick quoins* ▶



Design and construction was of high quality with materials generally belonging to the local palette of warm reds and browns.

Whilst a few of the early houses were semi-detached, the developers soon found that at Gerrards Cross, there was a greater demand for larger detached houses. These were usually of the four-bedroom type with an attic bedroom for a servant.

Gerrards Cross is notable for the proportion of architect-designed houses. The majority of these architects were with reputable local practices but several were nationally known.

Many of the houses on Marsham Way and Fulmer Way were designed by John Graham Johnson, who later became the chief architect of the Canadian Pacific Railway.

## Gerrards Cross Centenary Conservation Area

Purchasers of the bigger plots employed leading London architects to design their houses. Two exceptionally large houses in Bulstrode Way, Blewbury House and Allendale, were designed in 1908 by Fair and Myer for two retired Indian Army officers.

Oldhurst, also in Bulstrode Way was designed by the nationally important architect P. Morley Horder (1870-1944) in 1909. ►

The Old Tile House in Layters way was designed in 1910 by Kemp and How, who also designed the new Post Office.



Badminton House, Marsham Way was designed by the London firm of Wood Sarvis and Muir. Robert Muir came to live in Gerrards Cross and designed several buildings including his own house (Broadeaves in Ethorpe Close) and the new French Horn Inn.



The estate agent Harold Raffety lived at  
◀The Pollards, Oval Way.

This was designed by notable London architects, Forbes and Tate, who also designed Kimberly and Brown Cottage, Oval Way, and The Paddocks, West Common.

Two of the most distinctive houses, Marsham Farm and Abbotsmead, Marsham Lane, were designed by Stanley Hamp of Colcutt and Hamp in a style perhaps best described as “stockbroker Tudor”.

*Abbotsmead, built in 1907* ►

Hamp was a versatile architect who later designed the flat-roofed ‘modern movement’ houses on Windsor Road and “Whitelands” in Beaconsfield, a Grade II listed building.



More information on the architects who designed the Gerrards Cross houses can be found in the *History* and on the GX2006 website (see Sources section).

### Details

Houses are nearly all of two storeys, sometimes with an attic storey.

Bungalows are not characteristic although 5 Oval Way, mentioned in Pevsner, is a particularly interesting exception.

*The Bourne, 5 Oval Way with unusual glass canopies and recessed oval dormer. Note also the “cloud” hedge ▶*



The characteristic emphasis is vertical with liberal use of gables, prominent chimney stacks, sometimes lateral stacks, and pitched roofs.



*Chimneys, steeply-pitched roofs, half-timbering, pebbledash, diaper brickwork and characteristic windows all add interest to these houses in Marsham Way.*

Asymmetry is a key characteristic with doors rarely in the centre. Even where houses are in a neo-classical style they have asymmetrical elements, as at 28 Mill Lane.



◀ *28 Mill Lane also has a characteristic round window near the door and an arched door hood.*

It is clear from approved building plans that many houses have been extended, often in the 1920s. At that time architects were still familiar with the Arts and Crafts idiom and extensions were sympathetic to the Edwardian originals. Those houses newly built in the 1920s and 1930s, such as in E Thorpe Close, remain broadly in character although by this time the style was less decorative.



◀ *Upholland, E Thorpe Close, built in 1934 by Lovells who established their headquarters in Gerrards Cross.*

Some architects designed several houses in Gerrards Cross and their distinctive style is evident. For example, Robert Muir liked to design houses with large roofs with wide eaves and particularly prominent corbelled chimneys



◀ *Hollycroft, E Thorpe Close, designed by Robert Muir in 1928, with his trademark wide sprocketed eaves, tile-hanging and corbelled chimneys.*

Sydney Prevost's designs were more flamboyant.



◀ *Wyke House, Bulstrode Way, a 1908 Prevost design*

*Kingston House, Vicarage Way, Prevost's largest house in Gerrards Cross* ▶



Windows were an important element in the architectural design. Neo-classical styles adopted sash windows but there are few examples in the Conservation Area. Windows were generally casements, often with multi-paned fanlights. They are sometimes used as key features, such as long windows lighting stairs -often with stained glass - or rounding a corner of the building as at Beechlawn in Packhorse Road. Whilst generally rectangular, the use of round or oval windows (or oculi) is quite common. Triangular oriel windows are also found as are wide landing windows.

*Stonesdale, Bulstrode Way, a well-preserved example displaying an interesting variety of windows and many of the characteristic details and materials of the predominant architectural style, plus a characteristic gravel drive. ►*



The fronts of buildings are rarely flat. Bay and oriel windows, often supported by carved timber brackets, jettied upper storeys, porches and door hoods all add visual interest.

Roofscapes are particularly important with complex roof structures of different shapes with gables on nearly all houses. Roofs are generally pitched but sometimes hipped or half-hipped. Chimneys are ubiquitous and these are often made into decorative features with the use of herringbone or slanting bricks. They are often corbelled. Chimney stacks can be in any position; part-way down roofs, on the fronts or sides of buildings and on ridges.

Houses were designed to be admired for their sides as well as fronts and chimney stacks, bay or oriel windows or decorative details are commonly found on side elevations.

Eaves are often decorated with modillions or can be sprocketed.

### Materials

Walls are made of brick, generally of a cherry red colour, laid in Flemish or English bond.



Tile-hanging in plain clay tiles (with straight rather than scalloped edges) is also characteristic, often confined to the space between upper and lower bay windows, or on gables.

◀ *Extensive tile-hanging at High Gables, North Park.*

Pebble-dash is common but was often confined to upper storey walls with brick used for the ground floor. Originally pebble-dash would have been left untreated and this appearance is more characteristic of the Edwardian period. A fashion for whitewashing pebbledash, probably starting in the 1920s and 1930s, (perhaps with the Modernist fashion for white buildings), has resulted in most pebbledashed houses now being painted white.

*Traditional untreated pebbledash at 6 Bulstrode Way, which also retains its characteristic “two-toned” window frames. The bay window roof is unusual. The side chimney has decorative brickwork.*



Half-timbering is characteristic of “stockbroker Tudor” although this is not structural. It is usually confined to applied timbering on gables, and painted black to contrast with the white pebbledash or render beneath.

Roofs are generally covered in plain clay tiles within the local vernacular palette but sometimes in slate.



◀ *Heathside, one of a few houses in Fulmer Way (originally called Quaker’s Way) which addressed the Common. This landmark house has been transferred from the Common Conservation Area to the Centenary Conservation Area since its character sits more easily with the buildings in Fulmer Way.*

*A relatively simple design by Sydney Prevost at West Lodge, Bulstrode Way. This house featured in the 1908 promotional brochure “Live in the Country”.*



*A fine example of Arts and Crafts style windows at Harewood Lodge, Bulstrode Way. Note the oval oculus and the patterned glass in the longer staircase window. There is also a lunette in the gable. The building has fine cherry red brickwork and pebbledash, and characteristic eaves with a decorative feature of exposed rafter feet.* ▶



*Somersby, Fulmer Way, a John Graham Johnson design with one of his favourite decorative devices, the brick quins contrasting with the pebbledashed walls. This house has been sympathetically extended. The gravel drive is characteristic, and the hedge along Marsham Lane is an important feature in the streetscape.*

### Listed and positive unlisted buildings

There is one listed building in the Garden Village, the Priory. A brief description is contained in the table of listed buildings in the Appendix (Page BB).

The Appendix (Pages CC-III) also contains a table giving brief descriptions of those unlisted buildings which make a positive contribution to the special character of the Conservation Area.

The Buildings Map in the Appendix (Page O) shows these listed and positive buildings.

## GERRARDS CROSS CENTENARY CONSERVATION AREA

### PART 4 - THE GARDEN VILLAGE: NEUTRAL AND NEGATIVE FEATURES AND ENHANCEMENT OPPORTUNITIES

The character of the Garden Village has generally remained consistent, probably owing to the continued enforcement of restrictive covenants imposed by the Edwardian property developers. However there has been some erosion of character.

The threat to the special character of the garden village comes principally from:

- the loss of original architectural features and details, especially windows and doors through uPVC replacements, and chimneys.
- unsympathetic alterations, for example, side extensions or garages with flat roofs.
- painting of brickwork.
- loss of hedges and front gardens, especially to provide hard-standing for vehicles. This erodes the traditional enclosed pattern of garden plots as well as the leafy suburban character.
- the creation of wide or extra driveways. These break up the line of front hedges which are important in setting the leafy character of the streetscene.
- high fences, gates and railings at the front of houses.
- high close-board fences. Not only are these visually out of character but next to public footpaths they provide a canvas for graffiti artists.

*Graffiti on fence next to path between Latchmoor Pond and Bulstrode Way*



- visually intrusive road markings and excessive road splays are urban in character.

*Entrance to new flats in Orchehill Avenue, next to the Conservation Area*



## Gerrards Cross Centenary Conservation Area

- conversion of a house to multi-occupancy usually results in unsympathetic alterations such as those seen at the Abbeyfield home in Marsham Way with its loss of garden to hardstanding (in uncharacteristic pink paviors), rooflights, and numerous pipes, flues etc. ►



- the poor condition of Badminton Cottage is of concern. The building appears to be at risk. It originated as the garage and chauffeur's accommodation for Badminton House. Both are buildings which make a positive contribution to the character of the Conservation Area. ►



## GERRARDS CROSS CENTENARY CONSERVATION AREA PART 5 - BOUNDARY

The whole of the Gerrards Cross Centenary Conservation Area as designated on 28th April 2009 is coloured mauve on the map in the Appendix, page B. It includes the following areas and properties: -

- Marsham Way (whole)
- Fulmer Way (whole)
- Vicarage Way (whole)
- 5 (Abbotsmead), 7 (Marsham Manor), and 11 (Bridge House) Marsham Lane
- 10 (Selby) and 12 (Penn Place) Marsham Lane
- Both sides of Mill Lane between Hill Way and the railway bridge, including Woodhill Lodge, Woodhill Avenue
- Bulstrode Way - north side numbers 2 to 60 both inclusive
- Bulstrode Way - south side from junction with Packhorse Road to and including Redriff (no. 73) but excluding nos. 25 and 27
- Layters Way both sides from Bulstrode Way to and including no. 13 on south side and no.16 on the north side
- The railway station (including the platforms and footbridge) and the railway line running west from the station as far as the boundary with Chiltern district, to include the embankments and footbridge which carries the path from Layters Way to the rear of Orchehill Avenue
- both sides of Orchehill Avenue running east from the district boundary but excluding numbers 2 (new flats) and 4
- those parts of Latchmoor Way, Latchmoor Grove and Oval Way within South Bucks District
- South Park Crescent (north side) from Packhorse Road to South Park Drive
- South Park Drive whole of west and north side
- Nos. 4,6, 8 and 10 South Park Drive
- That part of North Park within South Bucks District
- St. Mary's school (whole site)
- On west side of Packhorse Road nos. 113-125 (odd nos. inclusive), nos. 87 to 101 (odd nos. inclusive), the Ethorpe Hotel and properties south of it as far as the railway bridge, and nos. 19 to 29 (odd nos. inclusive)
- On east side of Packhorse Road, the Post Office, 16-70 (even nos. inclusive but excluding the railway line and bridge), and Europa House
- Ethorpe Close and Ethorpe Crescent (whole)
- Station Approach
- Orchehill Rise (whole)
- Station Road (north side) from Packhorse Road to and including no. 9
- Station Road (south side) from Packhorse Road to and including no. 18 (Marsham Chambers)
- Oak End Way (nos. 2-10 even nos. inclusive) and paved space between Oak End Way and South Park.

## **TECHNICAL HELP AND ADVICE**

Is available from:

The Council's Conservation and Design Officer  
Capswood  
Oxford Road  
Denham  
UB9 4LH  
Telephone 01895 837200

**Society for the Protection of Ancient Buildings**  
37 Spital Square  
London  
E1 6DY  
Telephone 020 7377 1644  
[www.spab.org.uk](http://www.spab.org.uk)

**The Victorian Society (campaigns for Victorian and Edwardian buildings)**  
1 Priory Gardens  
London  
W4 1TT  
Telephone 020 8994 1019  
[www.victorian-society.org.uk](http://www.victorian-society.org.uk)

**The Building Conservation Directory** published annually by:  
Cathedral Communications Limited  
High Street  
Tisbury  
Wiltshire  
SP3 6HA  
Telephone 01747 871717  
[www.buildingconservation.com](http://www.buildingconservation.com)

## **INFORMATION ON LISTING AND CONSERVATION AREAS:**

**English Heritage**  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

**Department for Culture Media and Sport**  
[www.culture.gov.uk](http://www.culture.gov.uk)

## **INFORMATION ON MAKING YOUR HISTORIC PROPERTY MORE ENERGY EFFICIENT:**

English Heritage has commissioned research on this increasingly important topic. Please see their website:

<http://www.climatechangeandyourhome.org.uk>

## **Guidance for Residents**

### **What is a Conservation Area?**

An area of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance.

### **Duties of local planning authorities**

- to designate Conservation Areas
- to carry out regular reviews of their Conservation Areas
- to publish proposals for preservation and enhancement of their Conservation Areas
- in exercising their planning powers, to pay special attention to the desirability of enhancing the character or appearance of the Conservation Area.

In South Bucks, the Council's Conservation and Design Officer is consulted on planning applications affecting Conservation Areas.

### **What does Conservation Area designation mean for residents?**

#### ***Consent for demolition works***

Conservation Area Consent is required for:

- Demolition unlisted buildings with a volume of 115 cu. M. or more
- Demolition of boundary walls over a certain height

It is always advisable to contact the Council before carrying out any demolition in a Conservation Area.

#### ***Trees***

Written notice must be given to the Council at least 6 weeks prior to any work on trees within a Conservation Area. For further information please contact the Tree Officer on 01895 837376.

#### ***Additional planning restrictions***

If you live in a house (rather than a flat or maisonette) you normally have certain rights to carry out some minor forms of development without the need for planning permission. These are called "permitted development rights". In Conservation Areas permitted development rights are more limited and planning permission is required for most developments, including:

- Rear extensions of more than one storey
- Side extensions
- Roof extensions
- Dormer windows
- Cladding (including rendering) the exterior of the property
- Chimneys, flues, soil and vent pipes on a principal or side elevation fronting a highway (this includes a public footpath)
- Buildings, enclosures, oil/gas containers or pools at the front or side of a property
- Satellite dishes on a chimney, wall or roof slope facing onto and visible from a road.
- Solar panels but depending on their thickness and location.  
Please contact the Council for advice.

Local planning authorities can also make Article 4 Directions removing some or all permitted development rights in Conservation Areas to help preserve their character or appearance.

### **Further advice**

This is a brief preliminary guide only and not intended as a statement of the law which can be very complex. It is always advisable to contact the Council before carrying out any external works in a Conservation Area.

For further information please contact Planning Admin or the Conservation Section at the Council's Capswood offices on 01895 837200 or email [planning@southbucks.gov.uk](mailto:planning@southbucks.gov.uk)

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<http://www.achome.co.uk/>

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Gerrards Cross Community Association

Buckinghamshire and Milton Keynes Environmental Records Centre

Buckinghamshire County Council's Countryside Team

Colin Smythe

Geoff Norman

Marsham Lodge Residents' Society

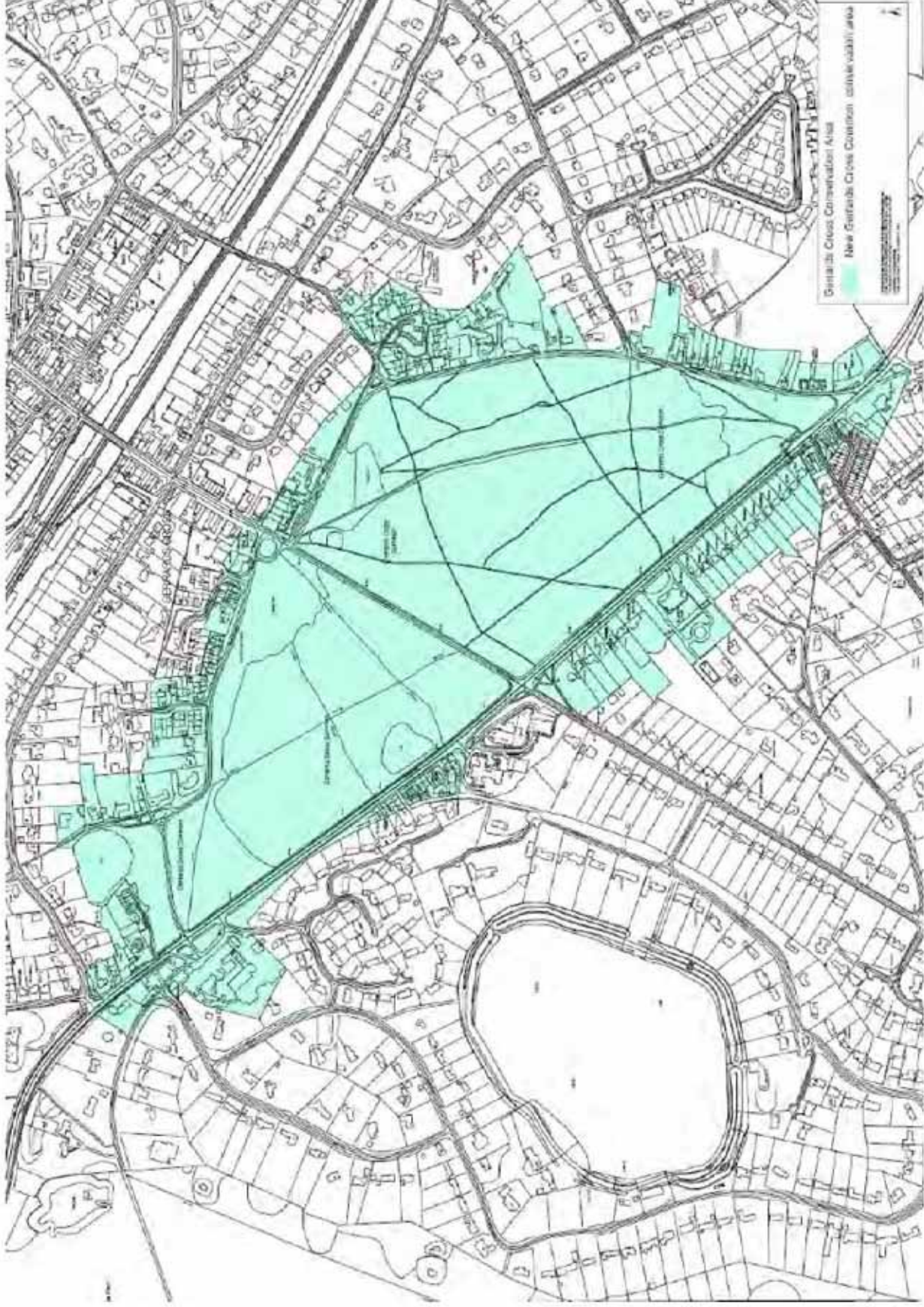
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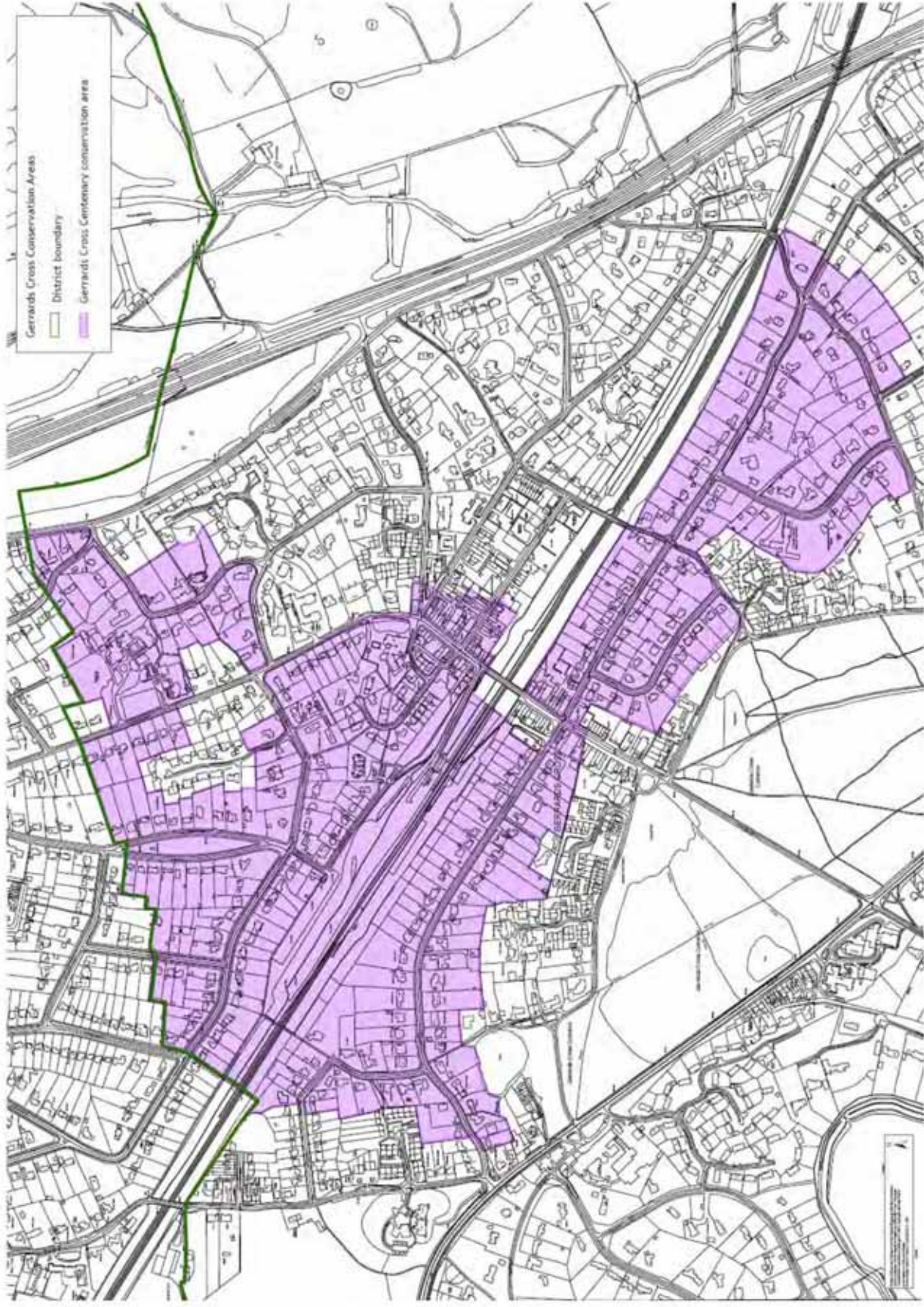
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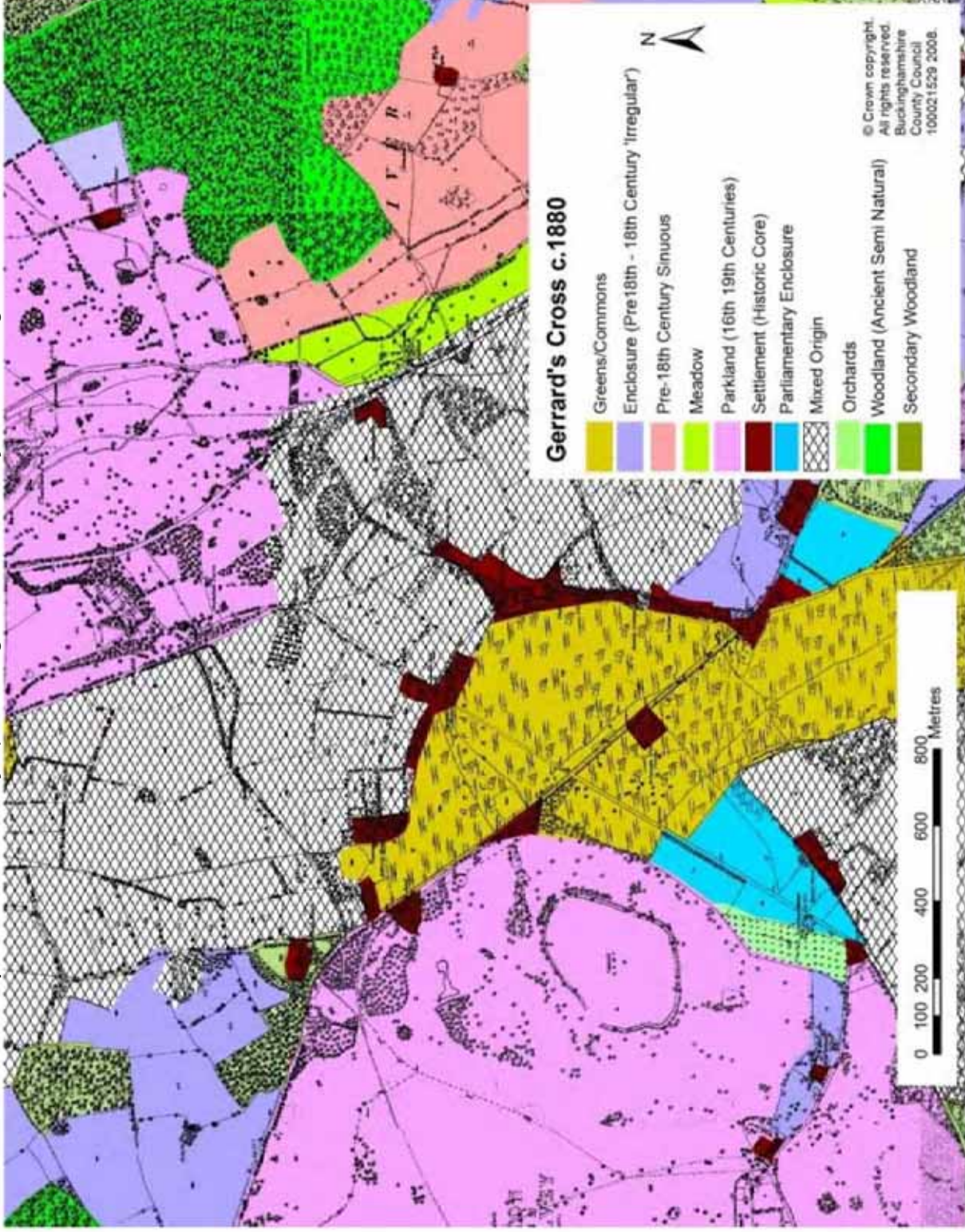
Robin Morrison

GX 2006



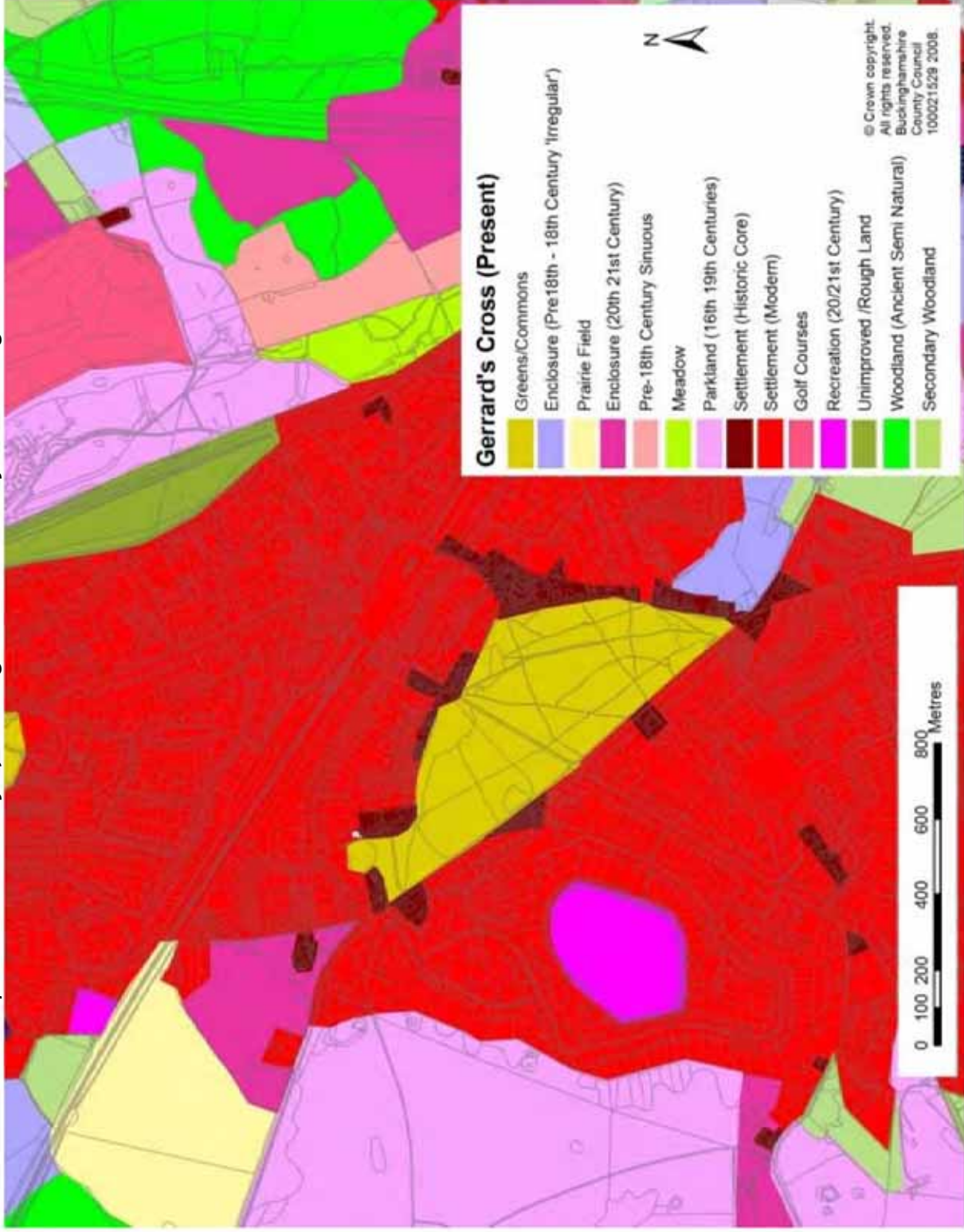


Historic Landscape Characterisation map c.1880  
Reproduced courtesy of Buckinghamshire County Archaeological Service



Historic Landscape Characterisation map - the landscape in 1880

Historic Landscape Characterisation Map - the present  
*Reproduced courtesy of Buckinghamshire County Archaeological Service*



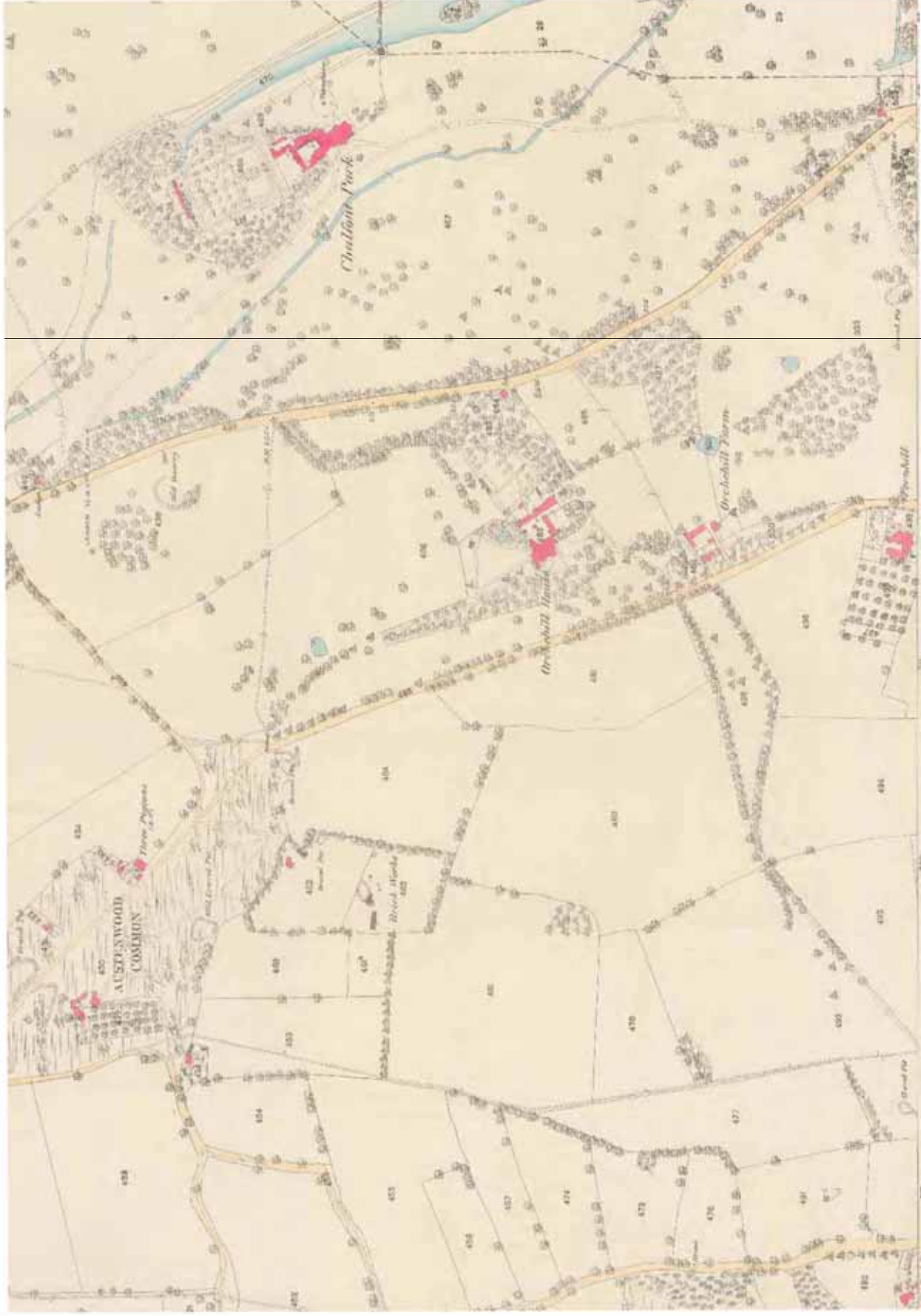
Historic Landscape Characterisation map - the present landscape  
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Ordnance Survey one-inch map 1886 showing Gerrards Cross in its setting



APPENDIX

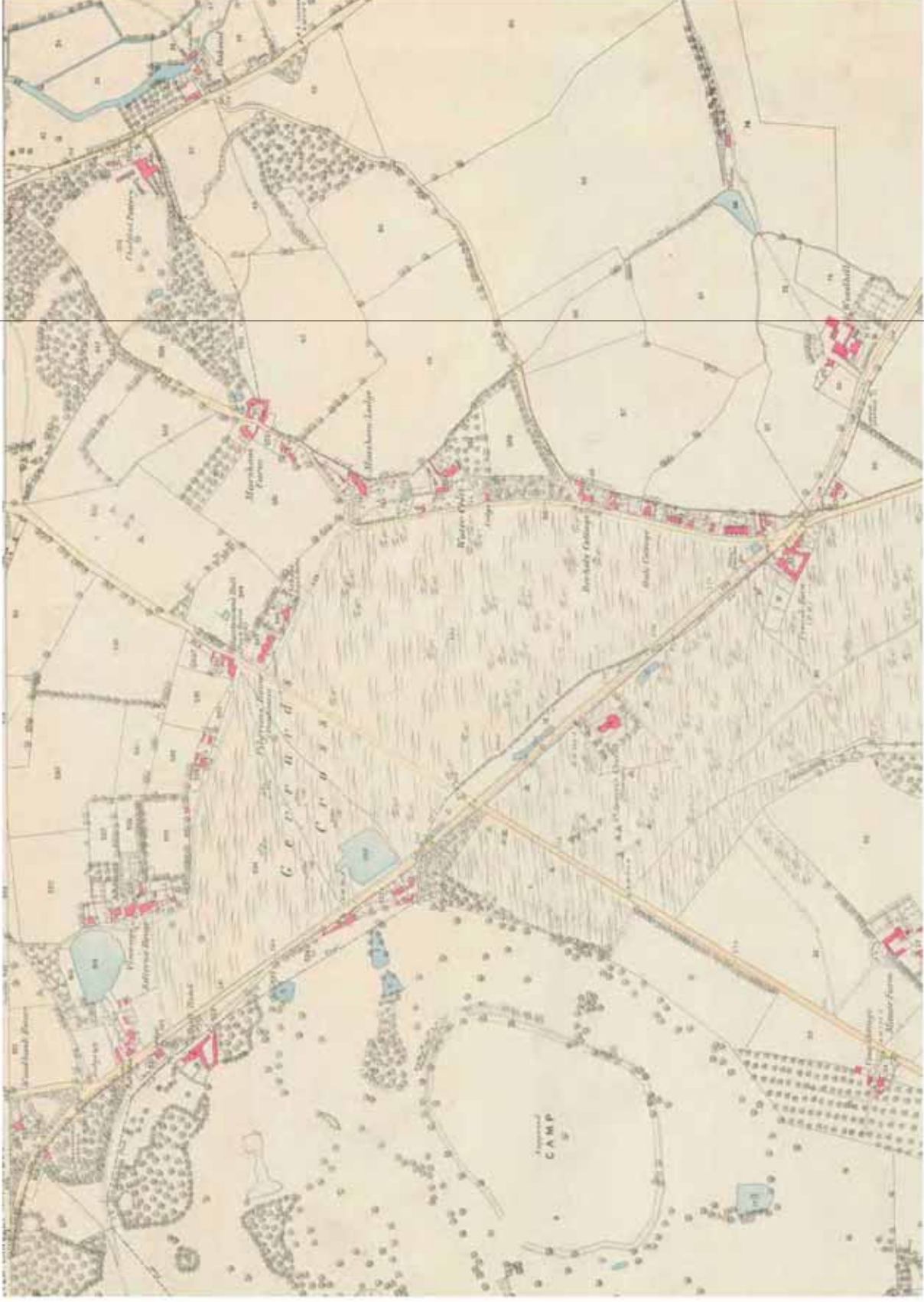
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Ordnance Survey map 1876 - Gerrards Cross north of the Ethorpe Hotel (then called "Fernhill")

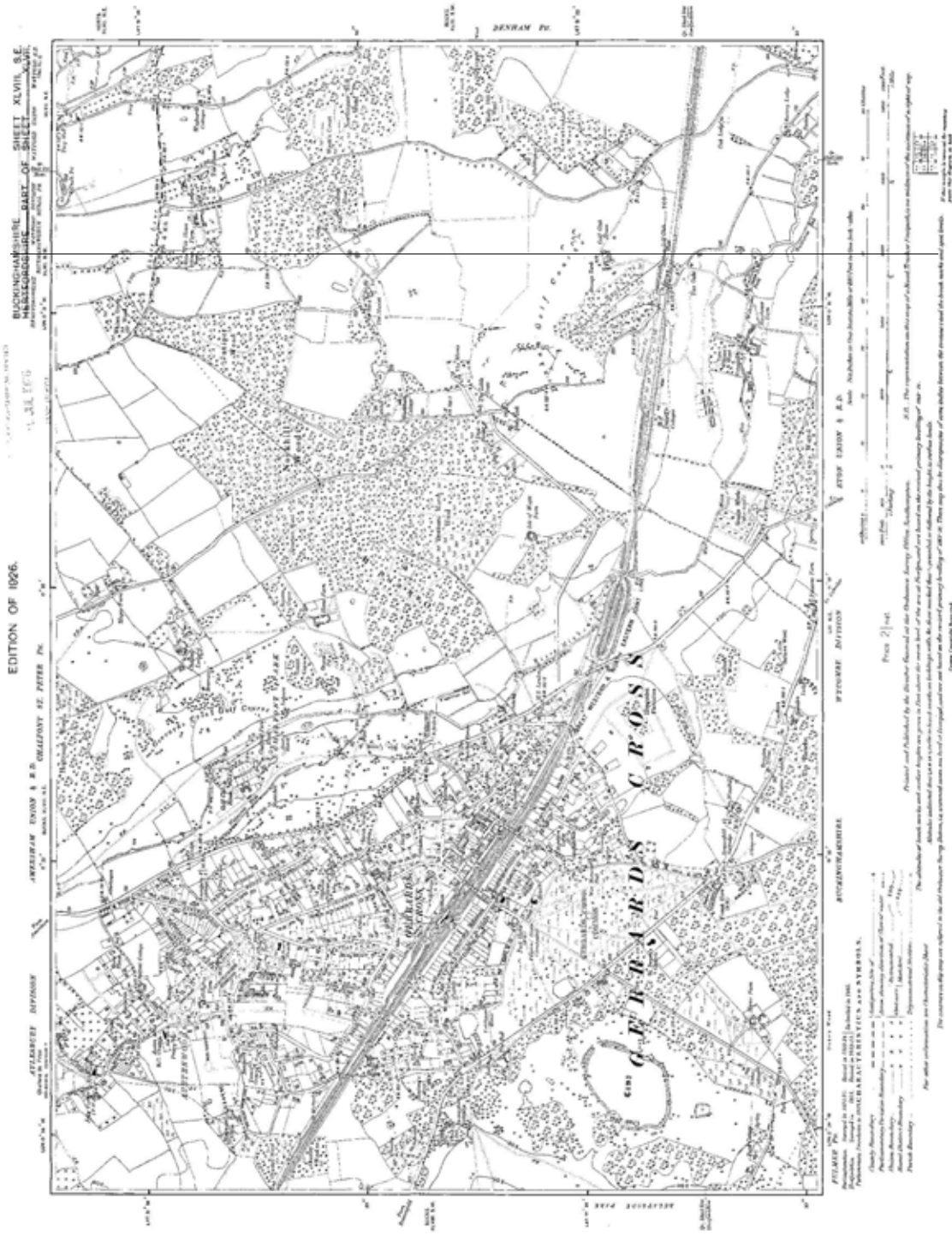


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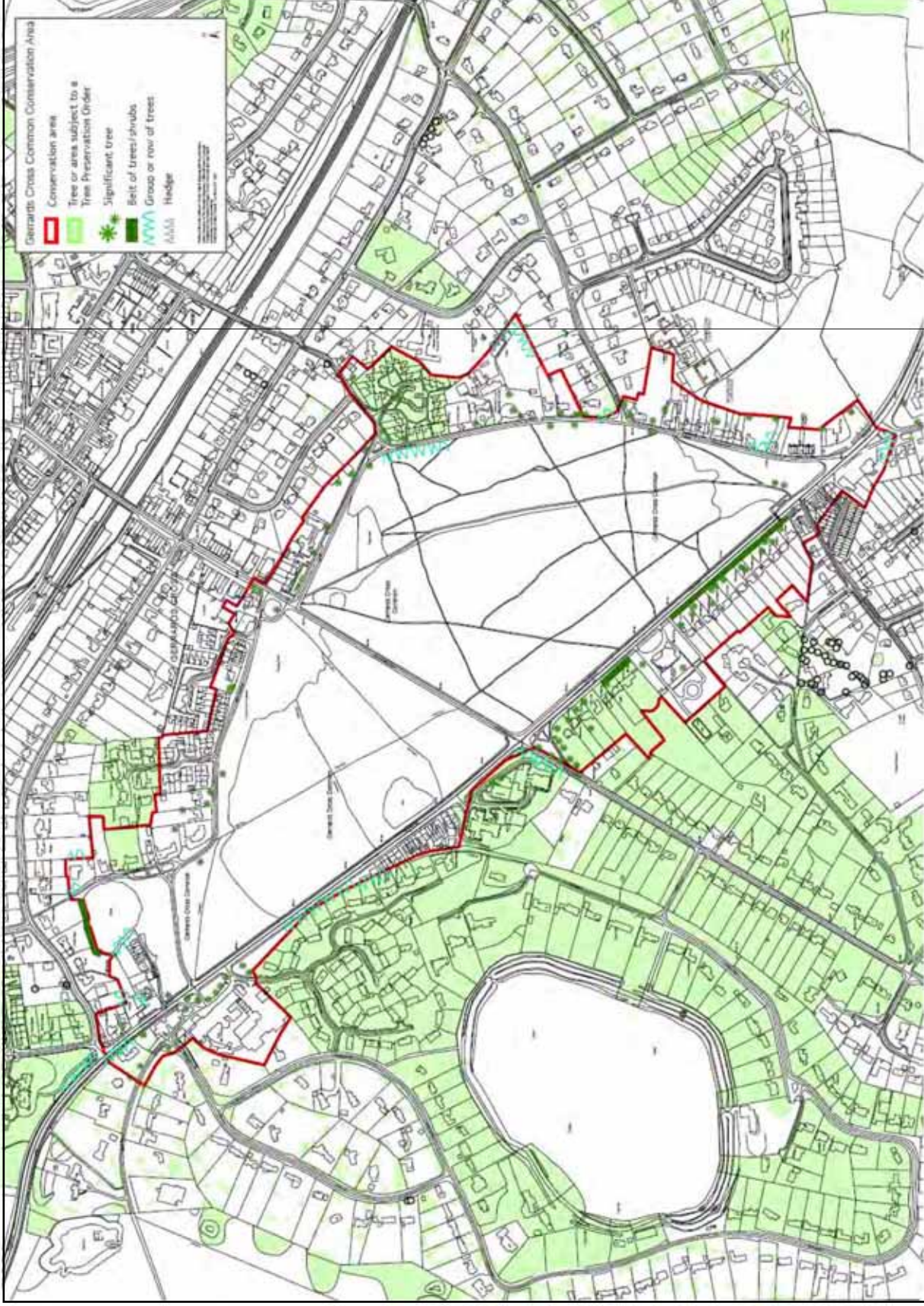
Historic maps

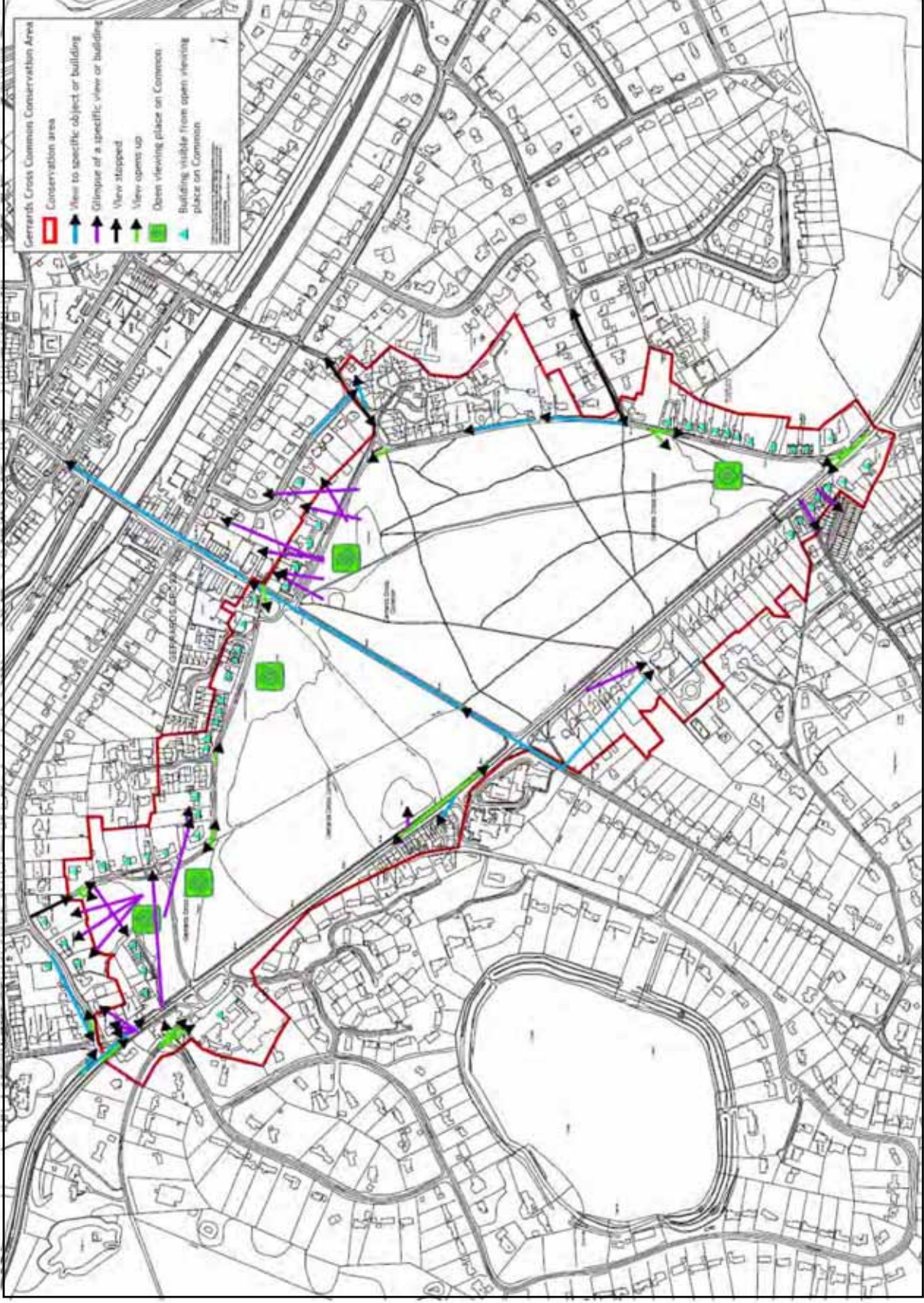
Ordnance Survey map 1876 - Gerrards Cross south of the Ethorpe Hotel

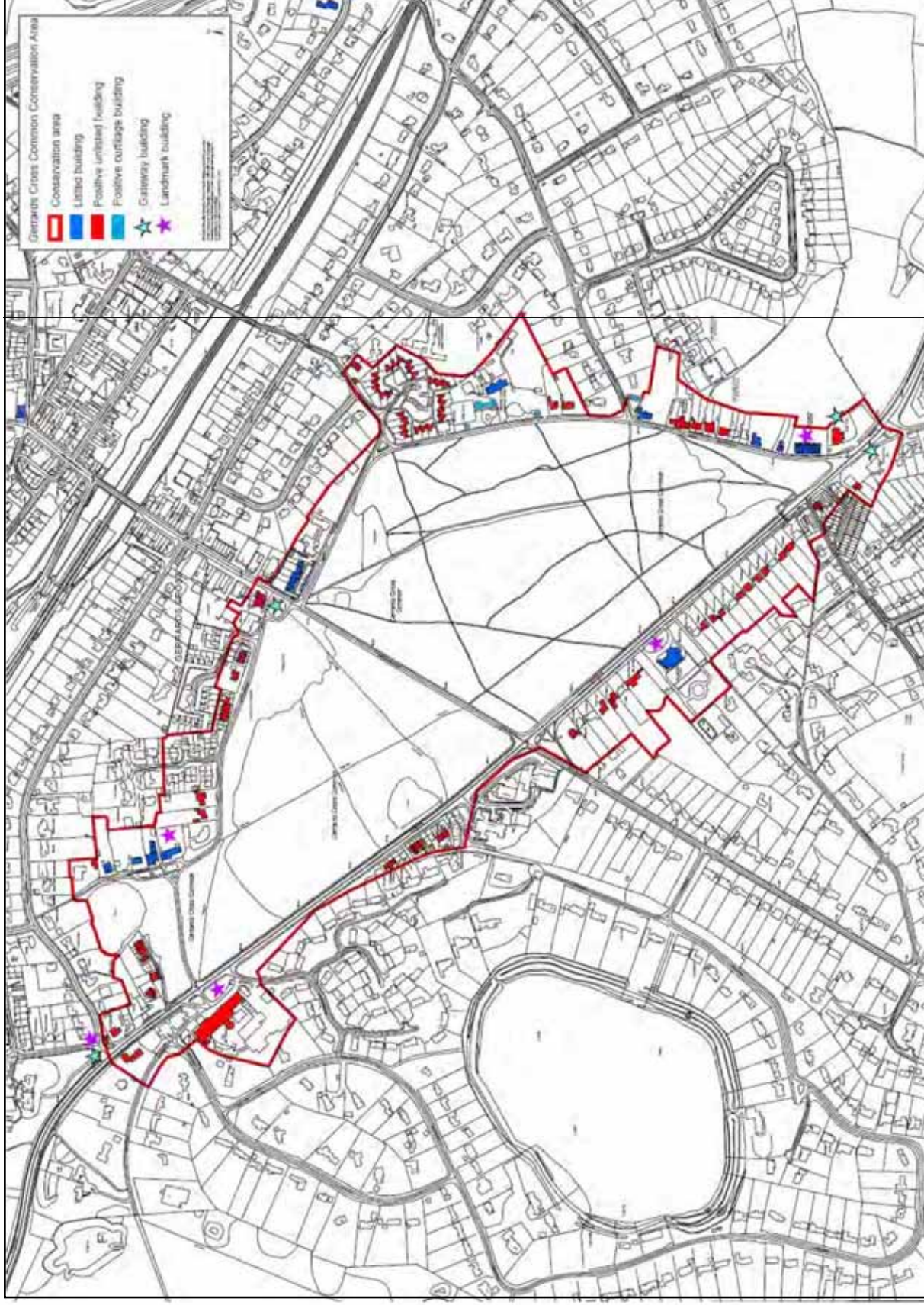


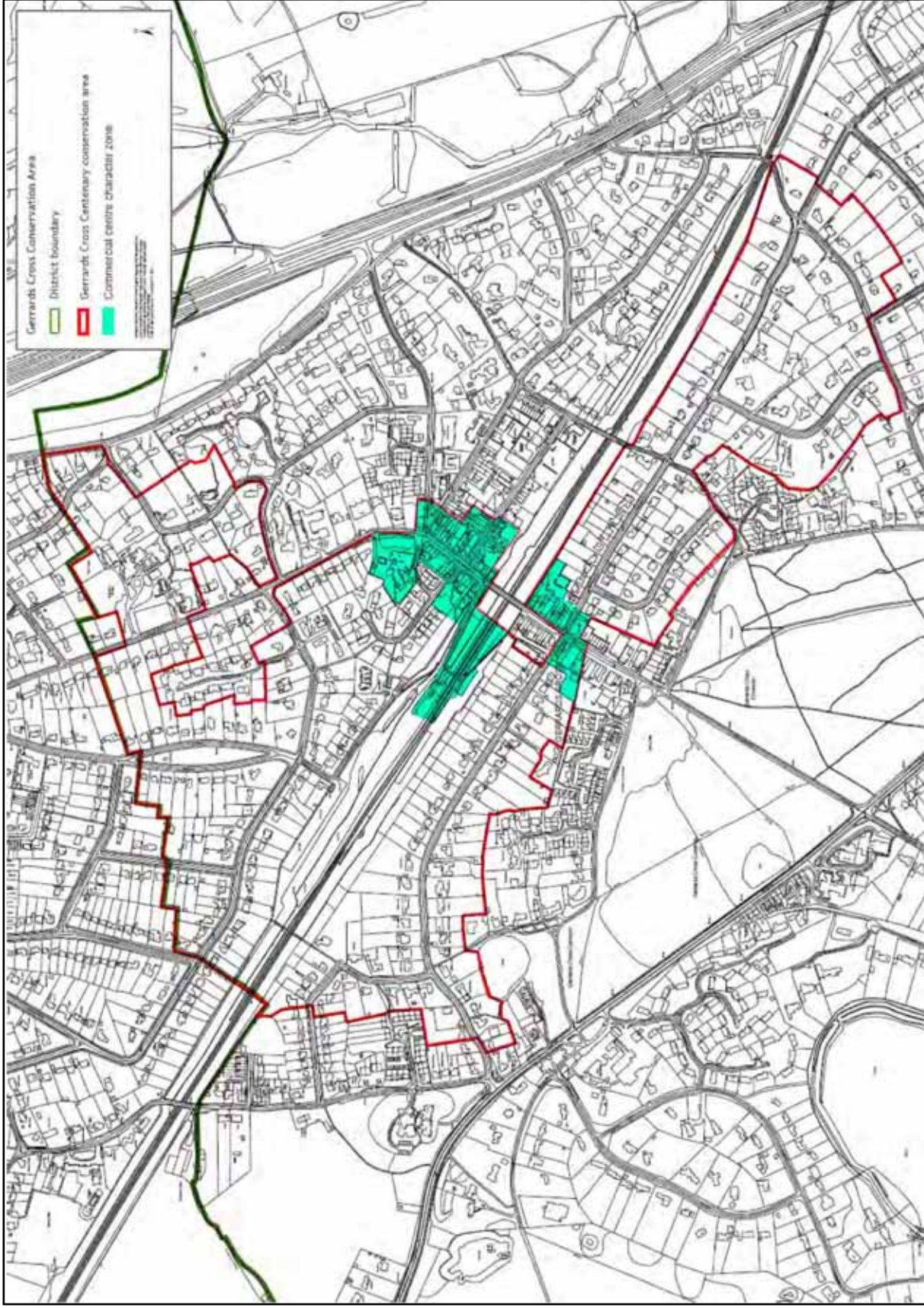


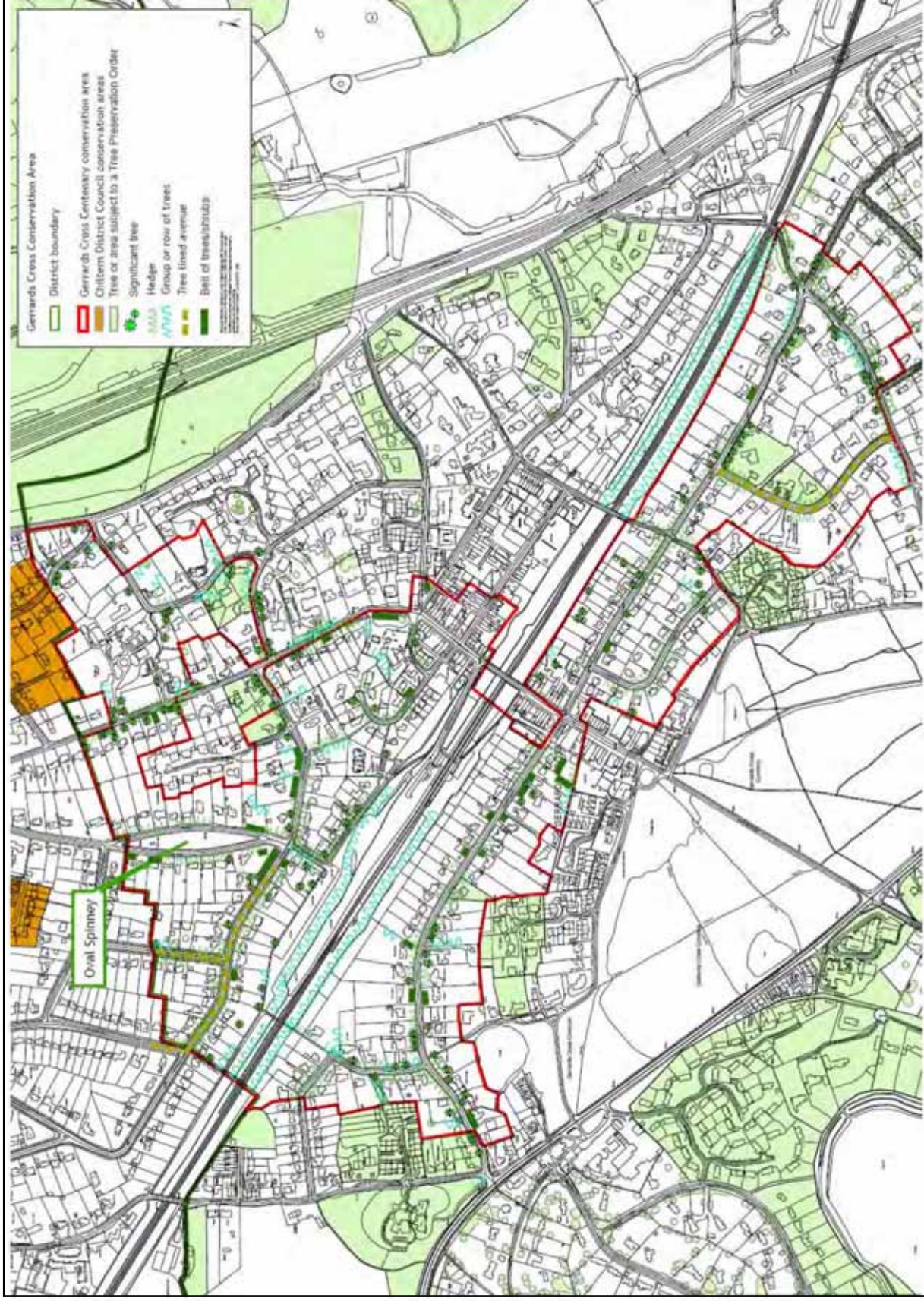
Historic maps 1926 Ordnance Survey

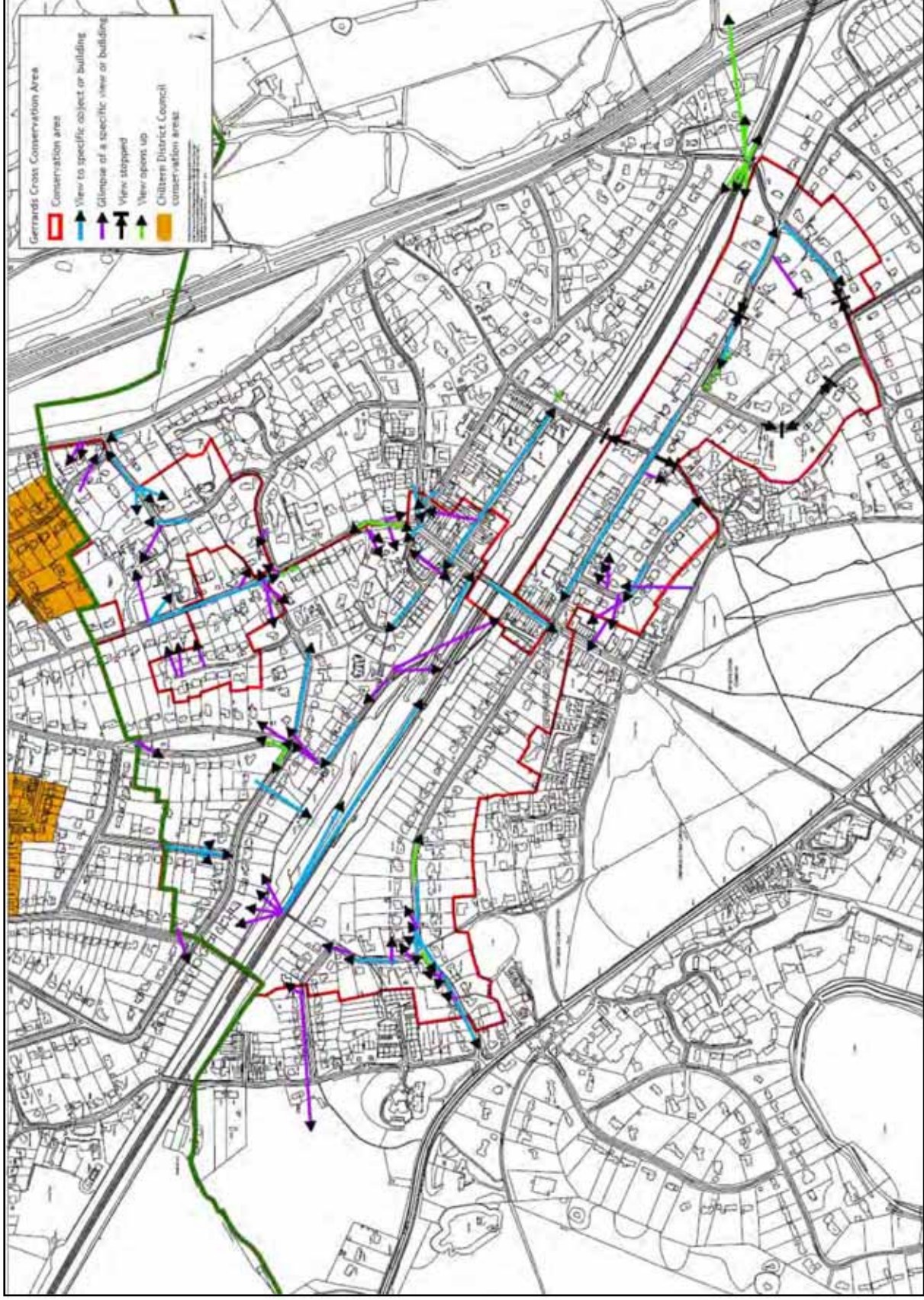












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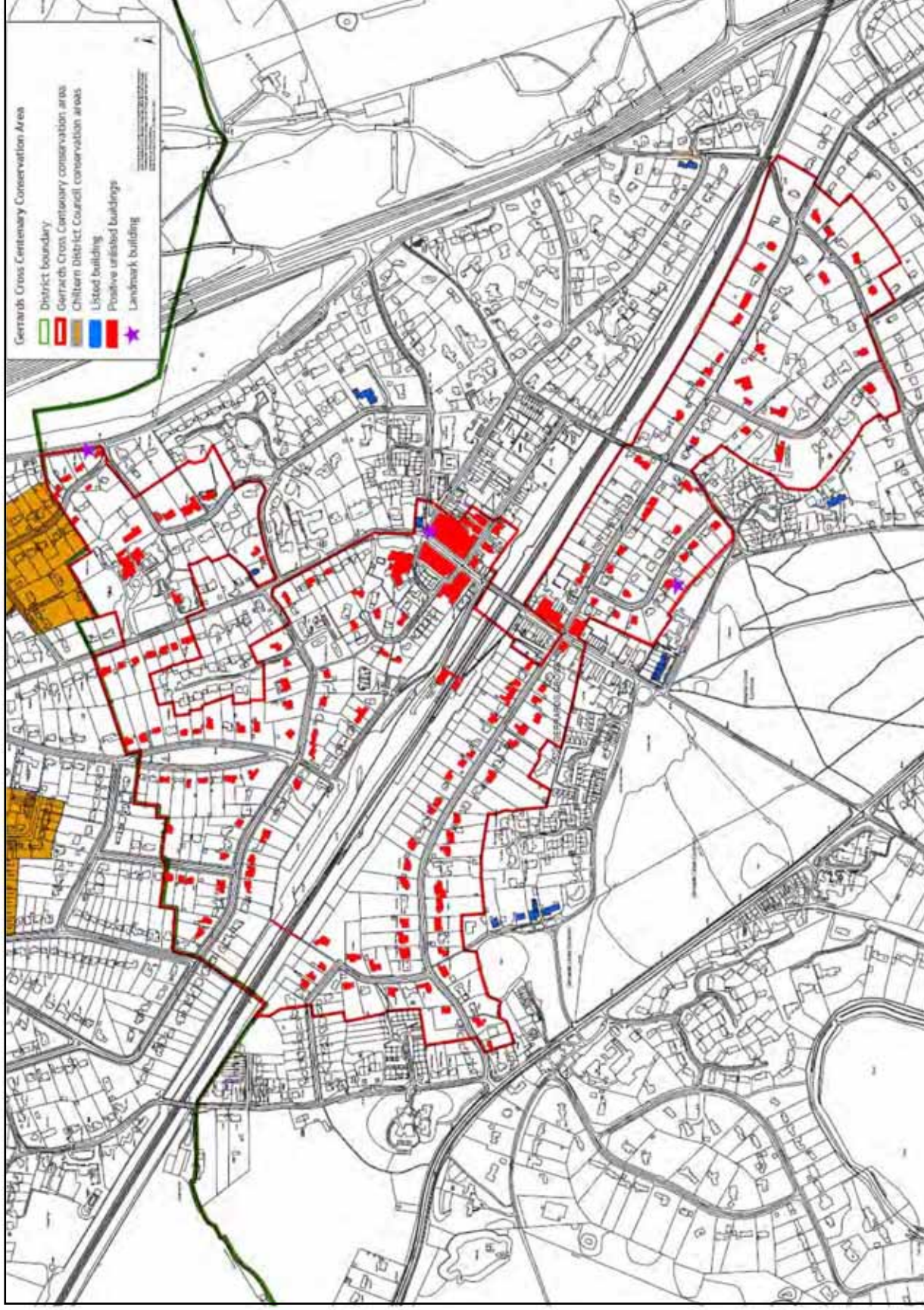


TABLE OF LISTED BUILDINGS

Road	Address & Page reference	Grade	List no.	Short description (This is not the list description)
East Common	St. Huberts Cottages Nos 1 to 9 (consec) pages 8,23,24	II	5/484	Landmark row of buildings with prominent central gable on an important site on the common-edge. Now nine cottages but originally eight, with a Reading Room in the central gabled portion. Built c.1866 by the author and adventurer, Thomas Mayne Reid (1818-1883), (pseudonym Charles Beach) a flamboyant character who also built a Mexican style house on Oxford Road, the Rancho, since demolished. Pevsner writes "charming late C19, with a taller gabled former reading room at the centre. Scalloped bargeboards to the gabled porches and decorative guards to the arched windows." A photograph of about 1930 shows the building with a prominent lantern on the roof of the Reading Room. The loss of this original feature is detrimental to the building's character as are the rectangular windows inserted to the first floor of the former Reading Room and at number 1. The original round-headed windows have been retained on the other cottages. Old photographs also show that the roofs of the main building and porches were originally covered in plain clay tiles, some apparently scalloped, with ridge crests.
East Common	Gerrards Cross Cottage and Woodbank page 21	II	5/485	Early C19 pair of cottages, but shown as one on the 1840 Tithe Map - apparently divided into two by 1876. They have retained their symmetrical composition with identical extensions at each side to accommodate garages and rooms above. Red brick - tile hanging on extensions - with fully hipped, almost pyramidal roof, with stack at apex. Blind windows in centre. Small front gardens.
East Common	Heatherside page 26	II	5/486	C18 two storey cottage. Brick painted white with old clay tile roof. A photo of c.1900 shows a central porch with half-timbered gable, since enclosed and covered with small balcony with insertion of central French window to first floor. This work may have been done in 1937 when plans for alterations and additions were submitted. It seems unlikely that the cottage was ever two since it was a single dwelling in the 1840 Tithe Map. The 1900 photo also shows a picket fence to the front.
East Common	Berkeley Cottage pages 7, 24	II	5/488	The Old Berkeley's huntsman, Thomas Oldacre, built this house in 1818. Originated as encroachment on Chalfont Heath. Most distinctive feature is its ornate porch which Pevsner says is fabricated of imported pieces of C19 cast ironwork. Front boundary of iron railings set on a low brick plinth compliments the porch. Attractive red brick in Flemish bond. Hipped slate roof is shallow but has deep overhanging eaves.

East Common	Gerrards Cross Memorial Centre (formerly Vicarage)  pages 24,27,28	II	5/489	<p>This building would have had its origins as an encroachment on Chalfont Heath. Originally called Walters Croft House, then Watercroft, it became Gerrards Cross Vicarage when Miss Louisa Reid (one of the founders of St. James's Church) gave it to the Vicar in exchange for the old vicarage near Latchmoor Pond (the house listed as Latchmoor - see below). The central part is late C18 - wings and two lodges early C19. In 1922 the Vicar presented the stables and north lodge for conversion to a village hall as a war memorial. In 1945 house bought and given as a village centre by Eric Colston, son of Gerrards Cross's first school-master. Centre opened in 1949. Tall with three storeys and chimneys at gable ends. The building has lost some of its character by the enclosure of the off-centre Doric porch and the loss of a French window in the centre. Pevsner says the stables were converted by Lutyens into the War Memorial Building and describes it as an elegant pavilion with a columned portico <i>in antis</i> sheltering a handsome war memorial tablet.</p>
East Common	Nos 1-5 Hartley Court (formerly listed as Aged Pilgrims Home)  pages 23,24,28	II	5/490	<p>Built by the Aged Pilgrims' Friend Society in 1874 to designs of London architects, Habershon and Pite. The home originally accommodated 15 old people and was endowed with £250 a year by Sir John Wallis Alexander in memory of his brother who was attorney-general to the Prince of Wales. It has now been divided vertically to form five homes. In a Tudor style, the building is on a prominent site at the corner of East Common and Packhorse Road and with its matching wall and pumphouse/shelter would be a landmark if it were not partially hidden by trees, There are still glimpses of its polychrome brickwork, religious inscriptions, ornate chimneys, bargeboards and ridge-crests. Pevsner describes it as a robust High Victorian composition.</p>
East Common	Garden wall and shelter to Hartley Court	II	5/491	<p>See above. The windows of the shelter have regrettably been boarded up for security reasons. The brickwork of the wall reflects the building and has recently been sympathetically repaired in lime mortar.</p>
Oxford Road	Church of St. James  pages 8,23,27	II*	5/498	<p>Built 1856-9. Architect Sir William Tite the architect of the Royal Exchange in London (demolished). Tite seems to have been chosen since he was a friend of the Misses Reid who had the church built as a memorial to their brother, Major-General Alexander Reid, M.P. for Windsor. The design is unusual, especially since it departed from the fashionable Gothic of the High Victorian period. Pevsner quotes the Literary Gazette's view that the style was probably "suggested by that modification of Byzantine found in the neighbourhood of Venice and Padua". The mixture of Byzantine and Italian influences is evident in the combination of dome and Italianate campanile, but there seems to be no evidence for the explanation that one Miss Reid favoured a dome and the other a tower so both were built! T. Hardy &amp; Sons of Cowley, Uxbridge were the builders. The gravestone in the</p>

				<p>churtyard of the principal stone-mason, John Walpole, has an inscription from Chronicles - "The men did the work faithfully". The building is a landmark by virtue of its scale, form and materials. The brickwork of three colours - white, yellow and red - has now weathered but must have looked startling when new. Ornamentation is provided through the polychrome and gauged brickwork. The church was enlarged in the 1950s with further alterations in the 1970s and new disabled-access arrangements in 1997. The church stands in a spacious churchyard which was enlarged in 1878 with a further donation from Louisa Reid of 5 acres of land and contains graves of many notable people who made their homes in Gerrards Cross, including the Duke of Somerset and the actress Margaret Rutherford. The 1984 vicarage and recent hall of contemporary design, timber-clad to suit the woodland setting, are outside the conservation area.</p>
West Common	Walpole House pages 3,22,27	II	4/510	<p>Landmark three storey building. Once called Belleview or Belleview Farm, then Latchmoor House, renamed Walpole House by its Dutch diamond-merchant owner after HMS Walpole, which, during World War II, escorted ships taking Dutch diamonds to safety in England. The story was made into a film in 1959 - <i>Operation Amsterdam</i>. Earliest part of the house is C17. Refronted in C18 and enlarged in C19 when the distinctive two-storey flat-roofed canted bay with a tall chimney on its eastern side was added. Later still the main house was joined to the neighbouring cottage (on the east side) which already joined the stable/coach house. Farm use probably ceased late C19.</p>
West Common	The Old Vicarage, Bailiff's Cottage, The Studio and Cullens pages 3,22	II	4/511	<p>Early C19 probably originating as a cottage. Listed as Latchmoor Flats and Latchmoor, the property was altered, repaired and sub-divided during the 1980s. The name Cullens comes from previous artist-owners. The studio had been added by artist Peter Grayham who lived here in the 1881s and painted the highland cattle he grazed on the Common. When the Misses Reid had the church built they bought Latchmoor and lived here whilst they supervised the project, and then donated the house to the church to serve as the vicarage. Interesting group of linked buildings; Bailiff's Cottage is set back and has a hipped slate roof. The porch stands forward to create a link with the Old Vicarage which has an interesting double sloped slate roof behind a parapet and flat-roofed canted bays. Whitewashed walls contribute to the Georgian appearance. Wrought iron railings to front boundary and balcony over porch.</p>
West Common	Latchmoor House pages 3,22	II	4/512	<p>Another farmhouse converted into a genteel residence. A brick façade was added probably in the early C19 so the attic storey is partly obscured by a brick parapet. The front has been made asymmetrical by an addition designed by Forbes &amp; Tate in 1911. This gives the house an uncharacteristic wide, flat appearance. Interesting</p>

West Common	Waterside with garden railings pages 3,22	II	4/513	brick, mainly brown, but some purple stock bricks at rear. Old photographs show a white picket fence with pollarded trees forming the front boundary which contributed to the picturesque rural scene, now replaced by railings.	Formerly called Latchmoor Villa. Another former farmhouse which was shown on the Bulstrode estate map of 1789 and probably rebuilt in the early C19. Fully hipped roof covered with plain clay tiles and a prominent corbelled chimney stack on the front roof. Modillion cornice. The eastern rear section has a pyramidal roof. Originally the door would have been in the centre where there is now a window. Sash windows with glazing bars. Picturesque appearance with colour-washed walls, shutters to upper windows and tiny hoods over ground floor windows. The wrought iron garden railings are specifically included in the listing.
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Table of positive buildings within the curtilage of listed buildings

Road	Address & Page reference	Short description
East Common	No 7, North Lodge & No 9 Lodge - Parish Council Office	Within the curtilage of the listed Gerrards Cross Memorial Centre. These small, single-storey entrance lodges to the former Vicarage probably date from the mid C19. Their closeness to the road and white stuccoed walls (with fictive ashlar - lined to make the walls look like stone) make them distinctive features along East Common. Regrettably the view of them is often partly obscured by parked cars. Slate pitched roofs with pierced barge boards.
East Common	War Memorial pavilion page 30	Also within the curtilage of the listed Gerrards Cross Memorial Centre. In 1922 the vicar gave the north lodge and stables for conversion into a village hall as a memorial to the men of Gerrards Cross who died in World War I. The carefully designed conversion is by Lutyens. Facing the Common the Memorial takes the form of a pavilion with a central tiled portico fronted by four Tuscan columns. A carved stone memorial tablet is on the back wall. To either side is a door leading to the pavilions rooms, with two sash windows with glazing bars to each front. The whole is in brick with carefully whitewashed panels leaving red bricks to look like quoins and window dressings. Deep slate covered roof of a relatively low pitch.
East Common	Stables/coach house at Berkeley Cottage	On its sale in 1906 the listed Berkeley Cottage included a coach house and two-stall stable. This white painted timber-clad building can still be seen in the grounds and makes a positive contribution to the character of the area in its own right.

Table of positive unlisted buildings

Road	Address & Page reference	Short description
Bulstrode Way	No 75, Raylands Lodge page 25	Landmark and gateway building at western end of the conservation area at the junction of Oxford Road with Bull Lane and Bulstrode Way. Single-storey flint lodge with stone dressings and slate roof. Originally one of three lodges to Orchehill House (now St. Mary's School) built during the 1840s after Orchehill had been bought by William Blount and his new wife, Lady Charlotte, daughter of the Duke of Somerset. Plans to alter the building were approved in 1908. The tall chimneys form an important element in the street-scene. Its setting would be improved by removal of the wooden fence at the front. The name is presumably taken from "Raylands Mead" the large house which stood to the north (originally "Woodbank") whose ornate gate is another landmark on the opposite side of Bulstrode Way (outside the conservation area).
East Common	No 10 Dargle page 30	Three bay detached house in "stockbroker Tudor" style apparently very little altered. Plans by Simmons & Coward, architects of London, were approved in 1931. A Mr Coward is shown living in Dargle in the 1929 street directory and it seems likely that he had this house built in 1931 and transferred the name from the house which is now number 11, The Bolt. Ground floor in red brick - some herringbone patterns - with upper storey rendered and painted white with applied black half-timbering. The front door is set back behind a porch with timber posts with the upper-storey oversailing the porch. The gable over the entrance with the hipped wing to the west forms a carefully designed picturesque composition. Interesting plaster medallions on the front.
East Common	No 11 The Bolt page 29	Probably the house originally called Dargle (see above) plans for which were approved on 27 <sup>th</sup> June 1922 for Mr Coward, designed by the prominent West End practice of Hoare & Wheeler. A picturesque house, rendered and colourwashed pale pink with white quoins. Hipped Welsh slate roof and projecting west wing. Door set behind a gable timber porch with lattice sides. Sash windows with glazing bars. The front railings have recently been replaced with a white picket fence which contributes to the rural Common character. Later but sympathetic detached garage with pitched slate roof, two doors separated by a post to retain the vertical emphasis and with an oculus in the gable.
East Common	No 15 Grove House page 29	Picturesque early C19 brick cottage painted white. Shallow hipped Welsh slate roof. Central porch with gabled roof and finial, scalloped barge boards, timber lattice sides and integral wooden seats. 12-pane sash windows without horns, and six-panel front door. Comparison of the 1840 Tithe and 1876 OS maps shows it had been extended. Y J Lovell submitted plans for alterations/additions in 1936/7. Prominent chimney to left-hand side helps balance the house with its larger neighbour to the east.
East Common	No 16 The White House	Built c.1908. Two storey house with full-height canted bay with white painted hanging tiles above ground floor window. Bay has half-timbered gable with carved brackets. Arch on right hand side with

		recessed garage. Red brick, painted white at front and plain clay tiled roof. Casement windows with an open lower part and multi-paned upper part typical of the period. Set closer to road than number 15 with no room for a front garden.
East Common	No 17 page 26	Built c.1890. Formerly used as a butcher's shop and slaughter house. Now used as solicitors' office. Probably contemporary with number 16 and also set close to the road with no front garden. Two storey house with full-height canted bay to left. Stock brick with red brick segmental window arches and bands. Slate roof with pierced ridge crest. Two chimney stacks on ridge. Carriage entrance on right hand side. 12-pane sashed windows with horns. The overlarge bow shop-window, door with fanlight and fascia all in neo-Georgian style are out of character with essentially late-Victorian style building.
East Common	No 18, Galleywood & No 19, Avondale	Pair of semi-detached houses built 1920s. Pebbledashed painted white. Plain clay tiled hipped roof with dormer to each side. The flat-roof dormer at Avondale could be enhanced by a hipped roof like that at Galleywood. Full height bay windows under pebbledashed gables which appear to break through the roof. Plain clay tile hanging between ground and upper bays. Central chimney stack on ridge. Small triangular oriel window with stained glass on shaped bracket at side of each front door. Hipped tiled door canopies on shaped timber bracket. Casement windows, altered at Avondale although it does retain stained glass window to landing at side. Galleywood extended to side in 1920s with garage and first floor with oriel window; Flemish bond red brick. Header bond beneath bay windows.
East Common	No 20, Rose Cottage & No 21, High Trees	Formerly called Oak Cottages. It is surprising that this pair of cottages is not listed. Early C19, rendered and painted white with fictive ashlar (lined to look like stone). Hipped slate roof with central ridge chimney stack. Doors set in open porches at each side with set-back upper storey. Central blind windows. Windows 12-pane sashes without horns. Small front garden behind metal railings. Garages set behind houses to side; that at Rose Cottage with hipped slate roof to match house.
East Common	No 22, Magpies	1920s house in Stockbroker Tudor style typical of Gerrards Cross. Mixed red and brown brick with two gables, one half-timbered, the other with a lozenge shaped tile decoration and gable-springers or kneelers of thin stacked tiles. Casement windows with leaded lights. Brick arched porch with stained glass which has gable-springers or kneelers of thin stacked tiles. Stained glass window above porch roof. Plain clay tiled roof.
Main Drive	No 2, Park House (formerly Bulstrode Cottage)	Picturesque white painted rendered house with thatched roof and eaves dormers built at the entrance to the former drive of Bulstrode Park. Built in the 1930s to plans submitted by Messrs Campus of Gerrards Cross. Although not a local characteristic thatched houses were a feature of the Arts and Crafts movement. The Thatched House in Marsham Lane, designed by A. Jessop Hardwick in 1908 has since been demolished. Lovells exhibited a thatched house at the Ideal Home exhibition.
Marsham Lane	2 & 4 Marsham Lane Marsham Lane Cottages and southern outbuilding at front.	Double cottages probably built in the early 1920s and remarkably unaltered. Symmetrical composition with twin front gables seeming to frame the central chimney stack on ridge. Casement multi-paned windows painted black and white in Edwardian style. Pebbledashed walls painted white contrast with plain clay tiled roof. Flat-roofed porch with room to side under single-storey gable. Note in particular the high curving red brick boundary walls of the former Marsham Lodge and the timber outbuilding close

Marsham Lodge	The whole of Marsham Lodge	to the road, perhaps a relic of the former Marsham Lodge, which makes a significant contribution to the street-scene reinforcing the rural and historic character of the Common. 25 houses of contemporary design completed in 1969 by Span Developments. Designed by architects Eric Lyons and Ivor Cunningham with garden design by Preben Jakobsen. The quality of work by Span, regarded as somewhat revolutionary in its day has been recognised by an RIBA retrospective exhibition. More detail about the Span philosophy and Marsham Lodge is available from <a href="http://www.marshamlodge.co.uk">www.marshamlodge.co.uk</a> . Restrictive covenants enforced by the Residents Society have helped maintain the houses and grounds in accordance with that philosophy. The development has matured well to blend in with its surroundings. See also Chapter 4, part 4, page 31.
Oxford Road	One Stop Shop - original building to rear of modern shop extension page 25	Red brick building probably C18 or early C19 unfortunately truncated by the loss of its eastern end - presumably when the French Horn was redeveloped in the 1940s. A range of buildings to the rear shown on old aerial photographs has also been lost. Hipped old clay tiled roof - brick in Flemish bond. Windows altered. Original doorcase at western end. Study of this building has potential to yield evidence of the history of this part of Gerrards Cross.
Oxford Road	8 & 9, Boscombe & Woodside	Pair of semi-detached cottages built in 1912 by local builder John Bailey who built the 18 cottages on the south-side of Pinewood Close in the same year. Set further back than numbers 5-7. Pitched roof covered with machined plain clay tiles and a chimney stack at each end of the roof. The stack on the western elevation is a significant feature in an exposed situation at the junction of Oxford Road and Dukes Wood drive. Pebbledash walls painted white. Front bay windows to ground floor with plain clay tiled hipped roofs. The picket fence and informal ivy hedge to front add character. John Bailey also built much larger houses in Gerrards Cross, including his own house, the Rowans, and Badminton House, both in Marsham Way. He also built the NatWest bank on the corner of Station Road.
Oxford Road	12, Bredon; 13, Badgers (formerly Minstead); 15, Whinthorpe; 16, Glendevon; 17, Woodend; 20, Brackenwood; 21, Woodlands; 22, Walden.	Houses built by Henry Brown whose most notable achievement in Gerrards Cross was the shop development in Station Parade. He also built North Park (part of which is included in the Gerrards Cross Centenary Conservation Area with the greater part in Chiltern District's North Park conservation area). In the 1920s Brown bought land south of the Common from the Bulstrode estate and the plans for these houses were approved around 1925-7. Dinas is set closer to the road but all the others are set well back behind long front gardens with generous planting of shrubs and trees. Rhododendrons in these front gardens make a particularly colourful contribution to the streetscene and are said to be the vestiges of cover planted for game for the benefit of St. Huberts. The houses are in Arts and Craft style - all detached and two-storeys in height. Attic accommodation at number 16, Glendevon, is lit by an eyebrow dormer. Some are in stock-broker Tudor with black and white half-timbering. All have pebbledash render. Roofs are pitched or hipped, covered with plain clay tiles. Most also have gables and prominent chimney stacks are a feature. Windows are casements, usually with leaded lights and there is some stained glass, usually in long staircase windows. All have the character of "garden village" houses, only glimpsed at a distance from the road, along curved drives (most have retained the

Oxford Road	18, Ladylaw page 27	traditional gravel surface) lined with trees and/or shrubs, set in spacious, green plots. Plans were approved in 1926 for a house designed by architect G.E.Clare, LRIBA, of Harrow. Whether this is the George E. Clare who was resident architect for the Rothley Garden Suburb in Leicestershire or who worked on buildings at the famous 1920s Crittall village, Silver End, in Essex, has not been substantiated. This twin-gabled house has retained its character well with its original windows, an oak front door, and half-timbered porch with herringbone brick infill. White-washed pebble dash with red brick detailing and plain clay tiled roof. Attached garage set back from the house-front has sloping roof. A typical garden-village house set behind shrubs and a lawn, reached by a gravel drive.
Oxford Road	26, Silver Birches, 28 Newlands & 29 Oak Croft	Three detached houses developed by A Ayres in 1935/6. Silver Birches is all red/brown brick in a broadly Arts and Crafts style with central gable. Hipped roofs covered in plain clay tiles. Crittall windows (original?). Although still set back from the road these houses are somewhat closer to the road than those east of the church. They have the similar characteristics of spacious plots with mature trees and shrub belts next to the road. Newlands is rendered and whitewashed. Casement windows with small leaded lights and brick lintels and sills. Hipped plain clay tiled roof with overlarge but early flat-roofed dormer. Two prominent chimneys. Recessed porch with stacked tiled surround typical of Arts and Crafts style. Oak Croft (formerly Santusa) is in a Tudorbethan style with red/brown brick ground floor and black and white applied half-timbering to upper storey. Large extension at front to form an L-shaped composition, well-matched. "Garden village" character affected by apparent sacrifice of front garden to hard-standing.
Oxford Road	32 Four Lane Ends. page 27	Designed and built by J Bailey in 1926. The hipped main roof is echoed by the hipped-roof gable over the enclosed porch. White painted pebble-dash and red brick windows lintels and sills give this house quite a picturesque appearance. Tall chimneys on both side walls.
Oxford Road	Newpond Cottages	Row of four cottages so called since they are opposite New Pond which is almost hidden from view by grass and reeds. Probably early C19 since they are shown on the Tithes Map of 1840 and again in 1876. Once owned by the Bulstrode Estate which may have had them built. In 1932 no 1 was described as including a shop. Hipped plain clay tiled roof. Whitewashed pebbledash but no 1 is whitewashed brick.
Oxford Road	Birch Cottage, Ash Cottage, Gorse Cottage and Lochnagar	Row of four cottages built by the Bulstrode Estate shortly after 1898. Mainly whitewashed pebbledash or render with some red brick. All have plain clay tiled covered hipped roof canted bay windows and sloping roofed door-hoods supported on rather ornate wooden brackets.
Oxford Road	1,2 & 3 Woodbank Cottages pages 24,28	Built between 1840 and 1876 by the Bulstrode Estate. Stock brick and hipped slate roof. Some extensions to front.
Oxford Road	The Bull Hotel pages 7, 25,27	There are many modern extensions at the rear of the hotel which are not regarded as making a positive contribution. The central historic core and the ranges either side of it which front onto Oxford Road do make a positive contribution. Pevsner describes the Bull as "long, white and rambling and C18 in its tall central parts." Formerly called the Oxford Arms and featured on the 1686 Bulstrode Estate map in a form with three gables facing the road. There is documentary evidence that the building was altered

		and extended around 1735. Not a true coaching inn but used by visitors to Bulstrode and private coach travellers. After 1918 it was used as staff accommodation for Bulstrode. There were extensive alterations during the 1930s after the building was sold off with the rest of the Bulstrode estate, and it reopened as a hotel. Expansion continues with a recent programme of extensions and alterations.
Oxford Road (north side)	Greystones	Designed 1911 by surveyor G F Duck. Built by Claude Baldwin for himself; he built several Gerrards Cross houses in partnership with Duck, particularly in Layters Way. Two storey house with projecting west wing which has first floor jettied over bay window. White painted pebbledash with red brick window lintels and sills. Wide front porch under sloping roof. All roofs plain clay tiled. Original casement windows. The stone gate post with its conical head is important since it marks the old position of the driveway to Orchehill House. The driveway was diverted to the west to follow part of what is now Bulstrode Way, in order to make way for this house. The house was originally called Hillcrest since it stands at the top of the rise in the Oxford Road where it meets Bull Lane and is therefore in a gateway location to the Common and the conservation area.
Oxford Road	The Apple Tree page 25	Formerly the Fox and Hounds, presumably for the hunting connections. There was previously a cottage at the back which was demolished probably in the early 20 <sup>th</sup> century. The original building (perhaps late C18-early C19) has recently been sympathetically extended. Plain clay tiled roofs. Colourwashed render and modillion cornice and Georgian style front door with small flat door hood on wooden brackets giving the main building a modest Georgian appearance. The garden and car park are nicely landscaped.
West Common	1, 2 & 3 West End Cottages - 30/31/32 West Common page 24	Three cottages built c.1870 by the Bulstrode estate. High Victorian style with decorative brickwork. Red brick laid in Flemish bond. Blind brick arches over ground floor windows leave little room for first floor windows. Slate roof with ridge crest and two prominent corbelled ridge chimney stacks. Brick modillion cornice. Central gable with pierced barge boards. Three gabled porches - one for each cottage with similar pierced barge boards and timber finials. Raking brick window sills. Stone keystones to arches over windows and stone at sides of some window sills. Casement windows - some altered. The set-back of these cottages diminishes their visual impact.
West Common	Seaton Cottage, 33 West Common page 29	Late C19 picturesque house - very prominent in views of West Common. Rendered and painted white; Welsh slate roof with ridge stacks at each end. Symmetrical composition with canted bay windows either side of the front door set in arched recess. Three upper windows have Venetian slatted shutters. The most distinctive feature is the hipped glass verandah added in 1907 which extends across the whole of the ground floor front. Sash windows.
West Common	Devon Cottages, 35 West Common page 27	Two cottages now combined into one and renamed by Thomas Westacott, builder of the adjacent Devon Villas who had been born in Devon. Probably early C19 - rendered and colourwashed with shallow hipped slate roof with central four-pot chimney stack and modillions at eaves. White picket fence contributes to picturesque appearance.
West Common	Devon Villas, 37, 38, 39 & 40 West	Built in 1907 by Uxbridge builder, Thomas Westacott, who had been born in Devon. Central date stone. Row of four two-storey cottages. Stock brick to ground floor with red brick bands. Upper storey

	Common page 17	pebbledashed and whitewashed. Front doors set in recessed porches. Four gables with black and white half-timbering. Slate roof with ridge crest. Three chimney stacks on ridge - one in centre and one at each end of the roof. Sash windows with two arched upper panes with 4 smaller arched panes above those. Particularly important to retain the harmony of the composition, windows, doors and decorative treatment of this row.
West Common	20 The Paddock House & 19 Widenham House pages 26,27,59	Two substantial detached houses both designed by the important London architects, Forbes & Tate. Both two storeys plus attic The Paddock House was featured in the Studio Yearbook 1914. Its windows are particularly interesting with unusual full-height bay windows - a narrow canted bay either side of a non-projecting window. Hipped plain clay tiled roofs - hipped gable and hipped dormers. Widenham House is flat-fronted in a broadly Queen Anne style with a steeply pitched hipped roof and flat-roofed dormers. Both are in red-brown brick with brick being used as decoration. Both also have prominent pierced chimney stacks.
West Common	9/10/11/12 West Common (1,2,3 & 4 Langstone Villas)	1908 datestone on this row of four cottages. Built by James Langstone to the designs of William Eves, FRIBA, surveyor to Uxbridge District Council, who also designed semi-detached houses in Bulstrode Way and Marsham Way. Stock brick with red brick dressing, regrettably white-washed on 11 & 12. Slate gable-ended roof with ridge crest and pierced barge boards. Three ridge chimney stacks - one in centre and one at each end. Only number 12 retains its sash windows. All have canted bay windows to ground floor under hipped plain clay tiled roofs. Front doors recessed in round headed porches with keystones. Ornate wrought gates and fences at 9, 10 & 12. Restoration of such a fence at number 11 would help to restore harmony to the row.
West Common	8 Ivy Cottage	Picturesque two storey cottage in red brick with vitrified headers and slate roof. Attached to Tree Cottage which is regarded as too altered to include in this table. Date 1811 on the cottage which is shown on this site in the 1840 Tithe Map as belonging to William Langstone. Ground floor windows have relieving arches. One lateral chimney stack and ridge stack shared with Tree Cottage.
West Common	6 Heath Cottage pages 26,27	1830 datestone. Maps and documents show there were three cottages here, perhaps until the 1920s. Now one large altered and extended cottage, rendered and colourwashed with slate hipped roof. Style consistent with early Victorian date. Picturesque appearance particularly in spring with wistaria on front wall. Set in spacious plot with attractive gardens and mature beech-hedge to front.
West Common	2,3,4 & 5 (1-4 Broom Cottages) page 26	Date stone 1880. Row of four cottages. Rendered and whitewashed. Slate roof with three ridge chimney stacks. Old photographs show continuous verandah over ground floor. Now each door has sloping slate roofed hood supported on wrought iron brackets but whether these are parts of original is not known.
West Common	The Packhorse (now Wildwood Restaurant & Bar)	According to the <i>History</i> the deeds show the original Packhorse was built in 1707. The building was much altered by Benskin's brewery in 1931 to the plans of J C F James, ARIBA. The extent of the original building left standing is not known but the roofs to the east end appear old. There were

	pages 21,25	cottages at the rear which were demolished in the 1930s. Here were the new kennels and a house for the huntsman, "Huntsman's Hall", built by the Berkeley Hunt in 1796. The centuries-old link with the Packhorse name has recently been broken by the renaming of the building.
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TABLE OF LISTED BUILDINGS

Road	Address & Page reference	Grade	List no.	Short description (This is not the list description)
Packhorse Road	Westminster House (former Barclays Bank) pages 41, 45	II	5/508	Now estate agent's offices. Designed by Windsor architects Edgington & Spink, whose plans for the original building were approved in 1911. The same architects had plans for alterations approved in 1928. The firm which originated as Edgington & Son in 1856 undertook work at Windsor Castle and for the nobility and gentry. Herbert Spink became a partner in 1907 and Edgington & Spink designed many buildings in East Berkshire. The firm continues today in Datchet as Edgington, Spink and Hyne. Built by Y.J Lovell for Barclays Bank, the third bank to be built in Gerrards Cross which marked the northern limit of the commercial centre. Its position on the bend of Packhorse Road, at its junction with South Park and Oak End Way and opposite the Ethorpe Hotel makes it a gateway building. Its location and distinctive appearance also make the building a landmark and it draws the eye when travelling north up Packhorse Road. All four elevations can be seen from the public realm, making the building particularly sensitive to alteration. The architectural style is one quite commonly used for public buildings in the Edwardian period and draws its influence from the English Baroque architects. This style is called "Wrenaissance" and it contrasts with the generally Tudorbethan style prevalent in the commercial centre. Features of the style found on this building include the mansard roof, dormer windows, rusticated brick quoins and in particular, the "handsome stone doorcase" remarked upon by Pevsner. The mixture of mellow red and grey brick, the twelve-pane sash windows, slate roof, ridge chimney stacks, gauged brick window surrounds and aprons, stone dressings, carved keystones over the ground floor windows, dentilled wooden cornice and symmetrical, harmonious composition make the building a decorative but dignified addition to the streetscene.
South Park Crescent	The Priory	II	5/498	One storey plus attic picturesque cottage. Plans for additions (nod. 8594) by architect Robert Muir approved in 1937. Red brick with plain clay tiled gable-ended roof with two gabled dormers to front; large scalloped bargeboards. Two prominent ridge chimney stacks. Small-paned casement windows. Name plaque says c.1590. Pevsner says its C16 date is "given away by the steep roof's long wavy roofline and big chimneystacks". The <i>History</i> states that Wm. Blount acquired The Priory Farm when Latchmoor Field was enclosed in 1846. On the 1876 map the buildings are marked as Orchehill Farm. They later appear to have become a pair of cottages and were presumably subsequently united into one house and altered. The house is listed in directories of 1915 and subsequent years as the Priory, home of Arthur J. Dege.

Road	Number/name	Date of plan	Architect	Comments
Bulstrode Way (north side)	2 Ingleside	29 January 1907	Hooper & Nash, Gerrards Cross	One of the earliest houses in Bulstrode Way. Full height canted bay window under black and white half-timbered gable. Wide balcony at first floor level with timber balustrade. Sash windows - multi-paned to upper sections. Hipped plain clay tiled roof. Brick and pebbledash.
Bulstrode Way (north side)	page 63			Particularly well-preserved example. Original pebbledash, two-toned painted casement windows and prominent chimneys typical of the Edwardian Arts and Crafts style. Red-brown brick in Flemish bond to ground floor. Built end-on to road. Off-centre bow window to ground floor with particularly wide first floor window set under a tiled string course. Lateral chimney stack with interesting brickwork demonstrates how these houses were designed to be seen from the sides as well as the front.
Bulstrode Way (north side)	6	28 July 1908	Johnson, John Graham	Unusual in being semi-detached. Both pebbledashed but no. 10 not painted. Original flat-roofed dormers to front. Oriel window to first floor. Each has small gable - half-timbered. Original rainheads. Recessed front door but porch at no. 8 has been altered. Generally well-preserved character apart from wide garages which give uncharacteristic horizontal emphasis, particularly at no. 10 which has an unsympathetic flat roof.
Bulstrode Way (north side)	8 Denver & 10 Wensley	18 June 1907	Eves, Wm L, FRIBA, Uxbridge	Large house appearing crowded onto its plot but included for its unusual design. A mass of gables, tall chimney stacks and differing rooflines and shapes. Tile hanging and pebbledash - some original windows.
Bulstrode Way (north side)	14 Crosford House	19 May 1908	Eves, Wm L, FRIBA, Uxbridge	Formerly called Penally. Well-preserved example. Pebbledash. Hipped plain clay tile roof with rafters projecting from eaves and large chimney which helps to hide modern rooflight. Wide porch and canted bay window. Sash windows with multi-paned upper parts. Sympathetic timber greenhouse on side.
Bulstrode Way (north side)	20 Rivendale	21 May 1907	Tilley, R J, 24 Grove Ave., Hanwell	

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Bulstrode Way (north side)	22 Appletree House	23 February 1909	Johnson & Boddy	Formerly called Katerina. Much extended and plans for alterations by London architect Harold Goslett were approved in 1928. Original house has twin gables with sprocketed eaves. Original door with dormer over. Multiple chimney pots on pebbledashed stacks. Mainly pebbledashed with tile-hanging in gables. Multi-paned casement windows.
Bulstrode Way (north side)	24 Roseleigh	21 April 1908	Fair & Myer, 39 Furnival St., Holborn, London EC	Pebbledash with interesting red brick banding. Porch with balustrade at corner of house under hipped roof. Tall corbelled chimney stack above porch and another stack on ridge. Character rather compromised by replacement windows.
Bulstrode Way (north side)	28 Holmbury	29 December 1908	Fair & Myer, 39 Furnival St., Holborn, London EC	Formerly called Rondebosche. White painted pebbledash with red brick dressings to look like quoins. Similar treatment adopted by same architects at 7 Layters Way. Gable at west end with full-height canted bay - smaller gable at east end. Character rather compromised by replacement windows.
Bulstrode Way (north side)	30 Liaside	15 November 1910	Duck G F, GX	In 1931 drawings for an extension by Y J Lovells were also approved. Whitewashed render - plain clay tiled roof. Projecting east wing with first floor slightly jettied over canted bay window. Original door and windows at front enhance character.
Bulstrode Way (north side)	photo on foot of page 57 36 Sherwood House	16 April 1912	Duck G F, GX	Built by Claude Baldwin who was in partnership with the surveyor, Duck. Unusual house for Gerrards Cross in being symmetrical with two gables either side of the front door. Gables are tile-hung with the first floor rooms jettied over the ground floor canted bay windows. Front clad in wistaria. With the simple matching garage with pitched roof and timber doors, gravel drive and front hedge the whole ensemble is typical of the garden village.

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Bulstrode Way (north side)	38 Mead House	08 July 1913	Thomas & Thomas, 221 Edgware Road, London	Formerly called Repton. Two storeys plus attic. Large central gable with window and tile-hanging in apex. Painted pebbledash to upper storey. Otherwise red/brown brick with plain clay tiled roof. Oval window to side of door. Flat roofed dormer does not look too obtrusive on this large roof. Ridge chimney stacks.
Bulstrode Way (north side)	42 Rosemullion			Architect not known since an approved 1910 plan appears not to have been built. Interesting design with large gable and roof sloping down over porch with recessed front door. Ornamental brick tympanum over front window. Pebbledash with ornamental red brick quoins. Ridge chimney stacks. Replacement windows have reduced original character.
Bulstrode Way (north side)	page 63 48 West Lodge	17 November 1908	Prevost S J, La Moye, GX	Apparent symmetrical composition belied by off-centre front door (original). This house was featured in a <i>Live in the Country</i> promotional leaflet. Render and red brick with red brick ornamentation in gables. Replacement windows have rather compromised original character. 3 chimneys add interest to roofscape. Gravel drive and privet hedges.
Bulstrode Way (north side)	page 61 50 Wyke House	20 October 1908	Prevost S J, La Moye, GX	A particularly imposing, even dramatic, house with its height and scale emphasised by the projecting gable with large central window and hipped roof with large bracketed eaves overhanging two-storey high canted bay windows. The gable and the gap between ground and first floor windows are tile-hung. Also prominent lateral chimney stacks and whitepainted pebbledash. Sweeping gravel drive.
Bulstrode Way (north side)	52 Bulstrode House	21 February 1911	Prevost S J, La Moye, GX	Similar in style to number 50 this house on the bend in Bulstrode Way is something of a landmark. It has a more horizontal emphasis than number 50, with a balcony between the bay windows, with a nicely carved timber balustrade. Prominent chimneys. Sweeping gravel drive.

Bulstrode Way (north side)	56 Farleigh	09 December 1913	Davis & Boddy, GX	Designed by Charles Davis. The tall corbelled chimney stacks are a notable feature - two lateral and one a ridge stack. Hipped plain clay tiled roof with a hipped dormer. Projecting gable with roof sloping down over porch. Half-timbering to gable with herringbone brick infill. Roughcast painted cream. Replacement stained timber casement windows.
Bulstrode Way (north side)	58 The White Cottage	19 October 1909	Duck G F, GX	Picturesque house which has retained its character particularly well. Another house built by Baldwin, in partnership with Duck. White painted pebbledash with red brick quoins. Original casement windows with two-tone paintwork. Half-timbered gable and prominent chimneys. Set in generous well-planted garden plot.
Bulstrode Way (south side)	17 Ravenscroft & 19 Ashmead	24 April 1906	Piggot CA & Oxley, Swan Chambers, St. Leonards on Sea	Plans for 3 but only 2 houses built. Only examples by these architects in Gerrards Cross. Plans were approved for new stabling (1908) and alterations (1935) at Ravenscroft. Attractive Flemish bond red brick and white painted pebblecash. Both have flat door hoods supported by ornate brackets. Both appear to have retained their original doors and windows. Gravel drives enhance the garden village character.
Bulstrode Way (south side)	21 Fair Oak	30 June 1908	Holmes, C, 64 Minster Street, West Hampstead, London NW	The larger set-back from the road permits a grander entrance to this two storey plus attic house with ornate half-timbering in gable and a particularly impressive corbelled chimney stack. Round window to side of front door with hipped porch. Hipped dormer with tile-hanging. Red brick to ground floor with pebbledash above.
Bulstrode Way (south side)	23 Treetops	19 May 1908	Johnson, John Graham, Station Approach GX	Formerly called Littlehaye. Interesting shape. Much of house is one storey plus attic but western gable is two storey plus attic. Oriel window lighting stairs. Half-timbering in gable. Hipped and half-hipped plain clay tiled roofs. White painted pebbledash.
Bulstrode Way (south side)	29 Ballykiddoo	Possibly 6 July 1915.	Possibly CC Baldwin	An apparently complex structure with two attic storeys with hipped dormers. Extensive tile hanging. Painted pebbledash. Re-used brick in Flemish bond to front extensions - use of re-used brick not in character.

Bulstrode Way (south side)	page 59 35 Oldhurst	23 February 1909	Morley Horder, P FRIBA, 148 New Bond Street, London W1	Designed by nationally important architect P. Morley Horder (1870-1944) who was articulated in the offices of George Devey and who designed numerous country houses. This is a building of local note. Two storeys plus attic. All red/brown brick. Western gable and porch have ornamental dovescotes. This gable roof slopes down over porch rather like a catslide roof. Round headed front door. Segmental arches over windows.
Bulstrode Way (south side)	41 Langness	18 May 1909	Lee F Lovell, 22 Gilston Rd., London SW	Formerly called Humeswood. Plans for additions by Wood, Sarvis & Muir approved in 1914. Pebbledash to upper storey and brick to ground floor has also been painted white. One and a half storeys with gables breaking through eaves - one is half-timbered with upper floor slightly jettied on brackets. Hipped roof over porch. Replacement windows have eroded character somewhat.
Bulstrode Way (south side)	page 62 43 Stonesdale	25 February 1908	Gibbs T Harry, ARIBA, 23 Devereux Court, Strand, London	Very well-preserved house. A flat-roofed canted bay window with bracketed eaves is flanked by two gables. Mainly white painted pebbledash with red brick laid in English bond. Circles of glass bottle-end set as decoration in apex of gables on house and garage. This was a form of decoration sometimes used on Chiltern brick and flint houses so may be a reference to the local vernacular. A gravel drive completes the garden village character.
Bulstrode Way (south side)	45 The Haven	16 July 1907	Fair & Myer, ARIBA, 39 Furnival St., Holborn, London EC	Another example of Fair & Myer using brick quoins as decoration combined with pebbledash. Despite its replacement windows the design remains strong enough to make a positive contribution to character. Particularly strong outline with the building gradually stepped back from the road suitable for this site on the bend in Bulstrode Way. Long stair window with tympanum over.

Bulstrode Way (south side)	page 59 51 Blewbury House	25 February 1908	Fair & Myer, ARIBA, 39 Furnival St., Holborn, London EC	Formerly Feltrim Lodge. Plans for alterations by Wood, Sarvis & Muir approved in 1912. Large, imposing house with strong appearance. A series of hipped roofs seemingly climbs up the front wall, from the porch, then over the long staircase window and finally a half-hipped roof over the front attic window. The plain clay tiled roof slopes continuously down to the porch making a strong line. All red/brown brick. Chimney stacks have pierced pots.
Bulstrode Way (south side)	page 59 53 Allendale	25 February 1908	Fair & Myer, ARIBA, 39 Furnival St., Holborn, London EC, altered to plans of Sir Arthur Hay Bart., 45 Onslow Sq, SW7 c. 1934	Formerly Wiltshire House. 1934 extensions by Sir Arthur Hay. Another strong design, albeit with some character erosion by replacement windows. Two storeys plus attic with flat-roofed dormers. Double front door has semi-circular fanlight over and decorative brick panel above that. Also a semi-circular brick panel over one upper floor window. Interesting roofshape with roof extending down to form a hip over one small gable.
Bulstrode Way (south side)	page 64 55 Harewood Lodge	19 December 1906	Bird, Hugo R, St. Thomas's Gate, Brentwood	Formerly Garston Lodge and one of the earliest houses in Bulstrode Way. Well-preserved character. Its multi-paned casement windows are a particularly strong feature. These include a lunette window in gable, oval oculus and a flat-roofed first floor bay window. Cherry red brick to ground floor with white painted pebbledash to upper floor. Gravel drive.
Bulstrode Way (south side)	59 Moranside	22 September 1908	Lovegrove & Pepworth, 374/8 Old St., London EC	Originally a small cottage with historical associations since it was built for the antiquarian and publisher W P Phillimore. Original part had mansard roof still visible in western end. Hipped roofs with large ridge tiles. Lunette attic window echoed in modern garage. Recent extension in character but replacement windows not.

					Formerly called Fircroft. Troup was a well-known Arts and Crafts architect who designed the Art Workers Guild extension. Plans for alterations in 1926. Not a typical Arts and Crafts house. Plain appearance. Rendered walls with, unusually for Gerrards Cross, a Westmorland slate roof. however such slate roofs were fashionable with architects such as Voysey. Porch has wrought iron posts. Prominent lateral chimney stack. Included in this table because it represents the work of a leading architect although the replacement windows have compromised the historic character. This house backs onto Latchmoor Pond and closes the view southwards out of Layters Ways and thus is in a sensitive location.
Bulstrode Way (south side)	61 Latchmoor End	28 July 1908		Troup, FW, FRIBA, 14 Grays Inn Square, London WC	Formerly called Sunnyside. Historically interesting since it originated as the Victorian schoolmaster's house and predates the construction of Bulstrode Way. Altered in 1913 to the designs of Davis & Boddy. Pierced barge boards and spiral patterned chimney pots. Rendered and painted white with fictive half-timbering. The wide garage door fronting the road is not in sympathy.
Bulstrode Way (south side)	69 Springdale			Constantine & Vernon, F/ARIBA, 82 Mortimer St., London W1	Unusual house in dark mainly brown brick with hipped pantiled roof. Projecting gable with tiled springers. Brick and tile patterns include herringbone bricks between upper windows and tympani over two front windows with wavy tiled/brick patterns. Also some tiles projecting from walls. Casement windows with leaded lights. Front garden wall has unusual pantile coping, presumably to match house. House set close to road. Three chimney stacks, two on ridge.
Bulstrode Way (south side)	73 Redriff	23 October 1928		Lovell, Y J & Sons, Marsham Lane Gerrards Cross	Formerly Grouville. Interesting small triangular oriel window either side of steeply pitched half-timbered gable over front door.
Ethorpe Close	8 Across the Pond	02 July 1929		Lovell, Y J & Sons, Marsham Lane Gerrards Cross	Canted oriel over front door. Plain white rendered walls and casement windows with several transoms show 1930s modernist influence. Ogee arch over solid timber front door with chevron pattern..
Ethorpe Close	9 Upholland	24 April 1934	page 61		

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Ethorpe Close	13 Winscombe	30 March 1926	Lovell, Y J & Sons, Marsham Lane Gerrards Cross	1932 plans for alterations also by Lovell. Tile-hanging, a half-timbered gable, pebbledash to upper floor, red brick and plain clay tiled roof make this typical of the area and the retention of original windows and door has preserved this character.
Ethorpe Close	15 Broad Eaves	30 March 1926	Muir, R G, FRIBA, 1 Raymond Buildings, Grays Inn, London WC	Robert Muir designed this house for himself. Tile hanging, broad, overhanging eaves (hence the name) and tall corbelled chimneys are typical of his style.
Ethorpe Close	page 61 17 Hollycroft	25 September 1928	Muir, R G, FRIBA, 1 Raymond Buildings, Grays Inn, London WC	Similar stylistic elements as at number 15, Broad Eaves
Ethorpe Close	19 Prior House	02 February 1926	Lovell, Y J & Sons, Marsham Lane Gerrards Cross	Similarities to nos, 15 & 17 indicate this house was probably designed by R G Muir. The stained timber replacement casement windows with leaded lights look in character with this house. They match the door and sit well with the palette of red/brown brick and tile-hanging.
Ethorpe Crescent	Extension to Ethorpe Hotel			Please see entry for Ethorpe Hotel under Packhorse Road
Ethorpe Crescent	pages 37,40,44,50 cinema	28 April 1925	Beard, J Stanley, MSA, 52 Baker St., London W1	Plans for a far more ornate building were apparently dropped in favour of this restrained design with a hexagonal turret marking the entrance. Modern treatment of a deep blue fascia and blue tiles diminish its character and there is room for enhancement here. An internal inspection would be required to see how far the original interior has been preserved.
Ethorpe Crescent	page 37,44 2A and 2B	29 May 1923	Beard, J Stanley, MSA, 52 Baker St., London W1	Part of Beard's cinema complex with dance hall above shops. The plans also included 61-63 Packhorse Road. Visually striking Dutch gable. Red brown brick with some bricks projecting to make patterns in the gable. The modern shop fronts are not sympathetic and present an enhancement opportunity.
Fulmer Way (north side)	1 The Lodge	16 November 1909	Johnson, John Graham	Built by Lovells. Formerly called Corner House. A prominent "Stockbroker Tudor" building with an interesting roofscape.

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Fulmer Way (north side)	11 Doulima	13 July 1909	Johnson & Boddy, MSA, Station Gates, Beaconsfield	Formerly L'Abri. Interesting catslide roofs. Very strong vertical emphasis. Replacement stained timber casement windows. Pebbledash with brick quoins, a popular Gerrards Cross decorative characteristic. A timber gate would sit better with the garden village character.
Fulmer Way (south side)	2 Blandings	19 September 1911	Johnson & Boddy, MSA, Station Gates, Beaconsfield	Prominent location at junction of Fulmer and Marsham Ways. Two strong lateral chimney stacks in brick and render and narrow catslide roof over door, plus gables make for interesting roofscape. Modern railings have urban appearance.
Fulmer Way (south side)	4 Lawnside	23 August 1910	Johnson & Boddy, MSA, Station Gates, Beaconsfield	Formerly Sherborne, later Kayes. With its side elevation facing the road this house addresses the Common to the south, but Colston House now intervenes. Pebbledash, tile-hanging and gables (some later additions). Gravel drive with timber five-bar gate and garden enclosed by high laurel hedge.
Fulmer Way (south side)	6 Silverhurst	23 August 1910	Johnson & Boddy, MSA, Station Gates, Beaconsfield	Formerly called Glenthorne. 1937 plans for additions by Lovells. Original large hipped gable with wide bracketed eaves over canted bay with tile-hanging. Otherwise pebbledash. Prominent chimney stack between gables.
Fulmer Way (south side)	page 63			Imposing landmark house designed by John Graham Johnson which addresses the Common from where it can be seen over the undulating brick wall which provides privacy whilst allowing a view of the building. The Common elevation has two large two-storey bow windows under tile-hung gables with attic windows. Prominent chimney stacks and sympathetic conservatory. The Fulmer Way elevation is also interesting with a dominant tile-hung gable. Hipped roof over garage. This building was in the Gerrards Cross Common Conservation Area designated in 1987.
Fulmer Way (south side)	12 Heathside	17 March 1914	Davis & Boddy, Station Approach, GX	Another John Graham Johnson designed house which addresses the Common. Whitewashed pebbledash; two-storey plus attic and eponymous gables. Recent extension in sympathy except rooflights which are rather visually intrusive when viewed from the east.

Fulmer Way (south side)	18 Wessington	02 March 1926	Built by H Brown & Son	Another Fulmer Way house which addresses the Common so the back of the houses faces Fulmer Way. Brown built Station Parade and most of the houses in North Park. Red/brown brick to ground floor and pebbledash to upper storey. Hipped roof with sprocketed eaves.
Fulmer Way (south side)	page 64 22 Somersby	16 May 1911	Johnson & Boddy, MSA, Station Gates, Beaconsfield	Pebble dash painted white ornamented by quoins of stacked tiles. Two strong stacks on eastern elevation. Sympathetic extension to south. Prominent building on junction of Marsham Lane and Fulmer Way. Gravel drive - picket fence - recent good work on garage which has half-timbered gable to echo porch. Hipped dormer over long staircase window. Neatly clipped cypress hedge along Marsham Lane frontage rounding the bend to East Common is a significant feature in the streetscape.
Latchmoor Grove	1 Pebworth	28 January 1908		Formerly Eaglehurst, 26 Orchehill Avenue. Architect not known. Built for J C Richards, promoter of the Latchmoor Estate. Landmark building with its corner full-height bay windows crowned by a tiled turret. Prominent lateral chimney stack on Latchmoor Grove elevation. House was extended and divided into two - other house is now Cherry Croft, 26 Orchehill Avenue.
Latchmoor Grove	3 Mulgrave	17 July 1906	Kerkham Burgess & Myers, Orchehill Estate Office, Gerrards Cross	Probably designed by Leonard Kerkham for J C Richards. Pebbledash with red brick dressings, notably segmental arches over windows and a blind round window on south wall. Door recessed behind open arched porch with tile or brick voussoirs. Extensions to both sides are set-back and in keeping. Ridge chimney stack with six chimney pots.
Latchmoor Grove	5 The Square House	28 August 1906	Kerkham Burgess & Myers, Orchehill Estate Office, Gerrards Cross	Unusual house, ostensibly neo-Georgian with flat-roofed Doric porch yet an asymmetrical front. Original front door. Hipped plain tiled roof and sash windows. Whitewashed render. Gravel drive, neatly clipped low hedge and has retained the central pedestrian wooden gateway.

Latchmoor Grove	7 Woodgate	26 March 1907	Kelly & Dickie, 466 Oxford St., London W	Large asymmetric front gable. Canted bay with pebbledashed balcony above (with no apparent access). Incongruous flat-roofed extension to north. Front door recessed in open arched porch with decorative voussoirs. Chimney stacks set at angle. Kelly & Dickie were in partnership from 1905-1911. Archibald Cambell Dickie was elected ARIBA in 1895 and worked on churches and mosques in the Middle East. In 1911 he became professor of architecture at Manchester University. Claude Kelly was Master of Design at the Architectural Association.
Latchmoor Grove	2 Rosslyn		not known	Edwardian house shown in 1914 directory. Makes good use of its corner site with half-timbered gables facing Latchmoor Grove and Orchehill Avenue. Flat roof dormer with tile hanging not too obtrusive next to return of roof. Red brick and pebbledash with original casement windows and prominent chimney stack. Glimpse of sympathetic greenhouse over hedge which bounds garden.
Latchmoor Grove	8 Hedgerow	21 May 1907	Kerkham Burgess & Myers, Orchehill Estate Office, GX	Secluded house set well back from road in well-wooded garden. Pebbledash with clay tile/red brick dressings. Original casement windows and upper floor slightly jettied over porch.
Layers Way (east side)	page 59 2 The Old Tile House	23 August 1910	Kemp & How, 6 Bloomsbury Sq., London WC	Formerly called Sennen. By the architects of Gerrards Cross Post Office. Very colourful house with half-timbering, herringbone brick and mix of red/brown and grey brick. Prominent and decorative chimney stacks. Original leaded light casement windows. Decorative slits in apex of gables. Altered by Lovells in the 1920s.
Layers Way (east side)	4 Gresham	23 August 1910	Ackworth & Sheppard, 5 York Buildings, Adelphi, London WC	Originally called Treffgarne. Sympathetically extended - plans were approved in 1915. Similar to Old Tile House in use of red and black bricks making this house visually attractive. Interesting roofscape with mix of hipped roofs and pitched gables. Prominent chimneys. Segmental arches over ground floor windows. Set back from road in spacious garden plot.

Layers Way (east side)	6 Little Orchards	23 February 1909	Johnson & Boddy, MSA, Station Gates, Beaconsfield	Designed by John Graham Johnson. Originally Orchard Leigh. Photograph of original house in the <i>History</i> - p.86. One storey plus attic with dormers - on two levels. Half-timbered hipped gable on western elevation. Built side on to road on large, secluded plot.
Layers Way (east side)	railway footbridge linking footpath between 6 & 8 Layers Way with footpath running behind houses on south side of Orchehill Avenue (p.54)			This bridge would have been built contemporaneously with the railway c.1906. Original good wrought iron railings currently in need of decoration.
Layers Way (east side)	8 Cedar House	26 January 1909	Ackworth, Wm, 5 York Buildings, Adelphi, London WC	Named for large cedar in front garden which is prominent in the streetscene. Another house which makes good use of corner plot with gables facing south and east. Red brick and pebbledash with jetty over front door. Some tile-hanging with tiles forming pattern. Out of character low reconstituted stone garden wall and block-paved drive giving open aspect.
Layers Way (east side)	10 Ashleigh	25 January 1910	Moore, H W, 44 Rectory Rd., Barnes	Red brick and pebbledash with flat roofed two-storey bay window. Also flat roofed door hoods. Gravel drive and wooded garden plot set behind laurel hedge.
Layers Way (east side)	12 Newlyn	20 April 1909	Green, L, Withers, Northwood, Middx	Built for local builder, E H Burgess. Tile hanging on whole of first floor and dormers. Flat roofed two-storey canted bay window. Two prominent chimney stacks.
Layers Way (west side)	3 Voewood	10 June 1913	Hannaford, A, The Rest, Oak End Way, Gerrards Cross	Same architect as 75 Marsham Way. Pebble dash painted white with tile string course. Corbelled chimney stack on roof slope. The front garden with its hedge, trees and low wooden pedestrian gate epitomise the garden suburb character.
Layers Way (west side)	7 Cranford	20 March 1909	Fair & Myer, 39 Furnival St., Holborn, London EC	The architect has dealt with the corner site location with a canted south-east corner. Ornamental details include bracketed eaves, porch and brick quoins contrasting with pebbledash. Prominent chimneystack. Uncharacteristic paved-over front garden with wide entrance; also replacement windows.

	page 59				Building of local note designed by Stanley Hamp. Striking appearance with large front gable, close-studding (non-structural) and tall, corbelled chimney stacks. The garage also makes a positive contribution. Pevsner describes Abbotsmead as "more cosily Arts-and-Crafts in a cottage idiom".
Marsham Lane	5 Abbotsmead	27 August 1907	Colcutt & Hamp, 36 Bloomsbury Square, London EC	Originally Marsham Farm extended and altered to plans of Stanley Hamp and featured in the <i>Studio Yearbook of Decorative Art</i> 1912. Similar detailing to number 5, Abbotsmead.	
Marsham Lane	page 59	26 February 1907	Colcutt & Hamp, 36 Bloomsbury Square, London EC	Formerly Selby. Designed by John Graham Johnson. Built by Lovells. Brown brick, pebbledash and half-timbering in gable. Brick used for decoration with brick quoins and herringbone brick tympanum over ground floor window. First floor jettied over bay window.	
Marsham Way (north side)	25 Studley Lodge	12 December 1911	Johnson & Boddy, MSA, Station Gates, Beaconsfield	Formerly Beverley. Designed by John Graham Johnson. Attic window in tile-hung gable. Pebbledash with exaggerated brick relieving arch over ground floor window as decoration. Flat door hood on brackets. Two prominent chimney stacks on side elevations.	
Marsham Way (north side)	27 Linton	23 August 1910	Johnson & Boddy, MSA, Station Gates, Beaconsfield	Interesting dormer, apparently original, between two lateral chimney stacks. Front gable with roof sloping down over porch, the enclosure of which is not in character. Pebbledash with brick quoins. Original casement windows. Balcony over verandah at side.	
Marsham Way (north side)	51 Merrydown	21 September 1909	Banfield, Ernest W	Originally St. Fillans. Two storeys plus attic. Mainly pebbledash with brick quoins and tile hanging between upper and lower bay window, on dormer and on side gable. Flat roofed porch on brackets.	
Marsham Way (north side)	photo on page 58	13 December 1910	Johnson & Boddy, MSA, Station Gates, Beaconsfield	Principal feature is porch with tall hipped roof filling return between wing and main part of house. Small round attic window in gable on east side. Pebbledash with brick quoins and jettied upper storey over bay window.	
Marsham Way (north side)	57 Shire House	24 January 1911	Johnson & Boddy, MSA, Station Gates, Beaconsfield		
Marsham Way (north side)	59 Tremarne				

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Marsham Way (north side)	61 Alanhurst	18 March 1913	Army & Navy Auxilliary CS Ltd., Francis St., Westminster	All red brick with tile-hung central gable. Main feature is Queen Anne style porch with arched, leaded roof. Rusticated brick quoins. Two-storey bow window and decorative cornice.
Marsham Way (north side)	67 Lyle House	07 March 1922	Muir, R G., 1 Raymond Buildings, Grays Inn, London WC	Interesting roofscape with three ridges end-on to road. Door set back in open porch with tiled floor and sloping roof. Decorative slits in gables. Ground floor bow windows. Brick but mainly pebbledash - ridge chimney stacks.
Marsham Way (north side)	69 Arkley	30 May 1922	Muir, R G., 1 Raymond Buildings, Grays Inn, London WC	Large house with trademark Muir characteristics of hipped gables, broad eaves, large chimney stacks, tile hanging and red/brown brick. Front boundary is low brick wall; with large paved drive gives uncharacteristic open frontage.
Marsham Way (north side)	73 Lyndhurst	02 May 1922	Lane, F W, Hill Crest, Chalfont St. Giles	Well preserved character. Unusual shape to roof of main house and over bay window with sprocketed eaves. Recessed porch with brick round arch. Tile-hanging, pebbledash and red brick. Corbelled chimney. Crazy paved drive. 1920s house with Edwardian appearance.
Marsham Way (north side)	75 The Holt	29 June 1920	Hannafor, A, The Rest, Oak End Way, Gerrards Cross	Two storey plus attic - end-on to road. Lateral chimney stack with corbelling. Tile-hanging and pebbledash and unusual tile bands under windows. Staircase window in projection next to front door. Sloping tiled roof of this projection has corbels. Gravel drive and garage with half-timbering in gable matches house well.
Marsham Way south side)	10 Sundial	18 May 1909	Lee F Lovell, 22 Gilston Rd., London SW	Overhanging first storey on brackets is pebbledashed. Recessed porch over entrance to side. Front garden mainly paved but trees retained behind low picket fence.
Marsham Way south side)	14 Marston		not known	Unusual blind (no front window) gable at eastern end. That gable has eaves dormer on east side. Attractive porch with herringbone brick is later addition. Red brick in Flemish bond with pebbledash over brick string course to upper floor which is jettied over bay window. Garage also has herringbone brick.

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Marsham Way south side)	20 Marsham Cottage	23 February 1909	Johnson & Boddy, MSA, Station Gates, Beaconsfield	Much extended at west end but in character. One storey plus attic with dramatic half-timbered gables contrasting with whitewashed pebbledash. Four chimney stacks add interest to roofscape. Small round window at front. House roof extends down to form porch.
Marsham Way south side)	22 The Rowans	21 May 1907	Kerkham Burgess & Myers, Orchehill Estate Office, Gerrards Cross	Alterations approved to plans by Lovell in 1924. This house is a particularly striking addition to the streetscape because of its height (two storeys plus attic) and tall lateral chimney stack with diaper brick work, and herringbone brick half-timbered porch. This house is also close to the road and more visible since the front garden has been paved over and there is no boundary to the street frontage.
Marsham Way south side)	30 Sowton	17 May 1910	Duck G F, Gerrards Cross	Although this house has a wide frontage with extensions at either end it retains its interest through the many projections with bay windows and an oriel on brackets and a projecting front porch under a sloping tiled roof. Rendered with red brick, notably as decorative quoins, tile hanging and some decorative half-timbering in gables. Interesting small triangular dormer on ridge. Also a first floor extension to the east end with a rounded end supported on Doric columns. Gravel drive but lack of a front boundary gives an uncharacteristic open look to the frontage.
Marsham Way south side)	38 Badminton House	10 June 1913	Wood, Sarvis & Muir, Gerrards Cross	Building of local note. Designed by Robert Muir and built for William E Preston, a leading bank manager. Trademark Muir hipped roofs and chimney stacks but on a larger scale. Sash multi-paned windows. The modern Doric porch and large window to the left of the door are out of character and have spoiled the composition. Previously a hipped roof porch. Now subdivided. Former coach house is 1 Vicarage Way.

Marsham Way south side)	46 Montrose	19 August 1913	Prevost S J, La Moye, Gerrards Cross	Neo-Georgian was a popular Edwardian style but not common in Gerrards Cross. Features of the style here are 12-pane sash windows, hipped roof with flat-lead covered dormers, and a Doric porch over the central front door. Pebble-dash and red brick are however typical for the area. Set in wooded plot.
Mill Lane (east side)	28 Larkfields	14 September 1926	Catley, Norman H, Ravenswood, Gerrards Cross	Neo-Georgian style with white painted cornice, flat-roofed dormers and 12-pane sash windows with segmental heads. Rounded lead-covered hood over off-centre door with round window to left of door.
Mill Lane (east side)	32 Cornhill	21 July 1925	Sullivan, L S, 158 Fenchurch St., London E6	Formerly Mamand. Extended sympathetically. Strong Stockbroker Tudor emphasis with tile hanging and close-studded decorative timber framing with jetty forming porch.
Mill Lane (east side)	36 Gainford	18 September 1923	Muir, R G, FRIBA, 1 Raymond Buildings, Grays Inn, London WC	Muir's plans for additions were approved in 1927. Formerly Upwey. Particularly prominent chimney stack next to front door. Red/brown brick laid in English bond. Large gables with tile hanging and slit decoration. That to the north has broad eaves supported on two brackets over bay window.
Mill Lane (east side)	38 Cornerways	05 June 1928	Masercrop [Young] F C, 111 Jermyn St., St. James, London SW1	1930s extension by Lovells. Set askew on its plot at entrance to the Woodhill estate. Long staircase window. Half-timbering with wind-brace decoration. Pebbledash with some red brick dressings.
Mill Lane (west side)	21 Mill End	16 February 1915	Beard, J Stanley, 76 Westbourne Grove, London W1	Large, decorative house with close studded half-timbering, tile hanging and red/brown/black brick. Secluded by virtue of tree and hedge cover. Appears to have retained most original windows.
North Park	64 Holm Oak	20 January 1914	Brown, H. 329 Harrow Rd. London W	1920s additions by Lovells. Two storeys plus attic with flat roofed tile-hung dormer. Roof extends down over a staircase projection. Two-storey canted bay with tile hanging under gable and between ground and upper floors. Pebbledashed painted yellow. Beech hedge at front. The historic wall of the former Orchehill estate forms the south-eastern boundary and is itself a positive feature.

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North Park	68 Wall Cottage	01 May 1923	Rolf & Peto, 1 Belmont, Bath	Originally a gardener's cottage associated with "The Old Garden", 21 South Park Drive (recently demolished). Both of these properties were built in the grounds of Orchehill House. One storey plus attic with tile-hung gable. Uncharacteristic flat-roofed extension to side.
North Park	43 The Dormers	13 December 1927	Hall R C, 1 & 2 Sloane St., London SW	Picturesque cottage style with three eaves dormers with gabled roof and tile-hanging. Main roof is hipped+E95ed. Half-timbering to upper storey which is partly jettied. Recessed front door with oval window - appears original. Pebbledash currently painted pink with brick window dressings. Two tall chimney stacks.
North Park	45 Sun Hollow	20 September 1927	Woodley, A, Lexham Gardens, Amersham	Built end-on to road on site which slopes away from road and partly obscured by laurel hedge. Hipped roof dormers - one to south is in extension. Picturesque appearance with brick and render all whitewashed with some half-timbering in gable. Shutters to upper windows.
North Park	47 Thimble	22 September 1936	Smith C, Ockham Dr., East Horsley	Additions by Lovells. Thatched roof and porch. Also thatched dormers. The only thatched house in this conservation area. First floor windows break through eaves. Picturesque house regrettably partly hidden by high wooden gates.
North Park	49 High Gables	04 July 1916	Wells Bros, 7 Grimscott St., Bermondsey, London SE	Altered in the 1930s by Lovells. Good example of tile-hanging with some scalloped tiles. Brickwork also decorative with brown and red bricks. Two small hexagonal windows in porch. Two "overlapping" gables make for interesting roofscape. Low garden wall not characteristic but its brick does match house.

	page 43			Nos 4-10 form a row of modest single-storey shops, some of which have retained their original shops fronts and black and white tiled entrance floors. The hipped roof and canted shop window at number 10 make an elegant turn of the corner. No 2 is attached to the rear of Station Parade in Packhorse Road and two storeys high but its roof and eaves are lower. This lack of height in 2-10 allows a view of the complex and interesting roofscape of Station Parade. These buildings are also opposite the listed 70 Packhorse Road and so affect its setting. The row would benefit from sensitive alteration of the modern shop fronts.
Oak End Way	2 to 10 even nos inclusive		Percy Alfred Hopkins	Formerly "Highwood". Designed for the builder Aubrey Wright. Much extended but in character. The half-timbering on gables has been painted white instead of the usual black. Whitewashed pebbledash. Gable with attic window with brackets over double height bay window. Balcony over front porch
Orchehill Avenue (north side)	6 Montana House	22 October 1907	Kerkham Burgess & Myers, Orchehill Estate Office, Gerrards Cross	One of the earliest houses built in Orchehill Avenue. Character well preserved. Plans for alterations approved in 1933. Whitewashed pebbledash with tile hanging on hipped dormer between two gables. Half-timbering to gables. Small circular window next to door recessed in open porch. Red brick window dressings.
Orchehill Avenue (north side)	8 Apperley	18 December 1906	Robinson & Roods, 8 New Court, Lincolns Inn, London	Pair of semi-detached houses; unusual for the conservation area which has mainly detached houses. Screened from road by vegetation. Two storey plus attic. Red brick and upper storey pebbledashed. At no. 12 the porch at side can be glimpsed with interesting round window and a small triangular oriel window above.
Orchehill Avenue (north side)	10 Brendon & 12 Malmsmead	25 January 1910	Robinson & Roods, 8 New Court, Lincolns Inn, London	Also obscured by trees and hedges in its leafy garden plot. Prominent lateral chimney stack. Hipped roof to west wing with sprocketed eaves. Tile hanging on bay window under gable with bracketed eaves. Mainly pebbledashed.
Orchehill Avenue (north side)	14 The Brambles	13 June 1911	Davis, Chas, 58 Pennard Rd., Shepherds Bush	

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Orchehill Avenue (north side)	20 Crawford Lodge	17 July 1906	Kerkham Burgess & Myers, Orchehill Estate Office, Gerrards Cross	Built for Sidney Prevost, joint developer of the Latchmoor Estate. Blind circular window in gable flanked by small rectangular windows. Two-storey canted bay window on corner under hipped roof topped by a gablet. Lunette window with brick dressings. Character rather eroded by replacement windows and paving over of front garden. The site looks rather overdeveloped.
Orchehill Avenue (north side)	26 Cherry Croft	04 November 1919	Wells & Taula, 3 Southampton St., London WC1	Originally built as an extension to Pebworth, 1 Latchmoor Grove. High proportion of glass to wall with large ground floor front bay window under tiled roof. French window at side like a Venetian window with arched centre flanked by flat topped windows. Small circular window in apex of gable.
Orchehill Avenue (north side)	32 Northolme	28 January 1908	Richards J C & Co, Gerrards Cross	J C Richards was the promoter of the Latchmoor Estate. This house was probably designed by Leonard Kerkham. Formerly called Glendalough. Plans for a new motor house approved in 1909. The site is relatively narrow, hence the depth of the house but this is kept interesting by the use of gables. These are half-timbered; pebbledash with porch formed by jettied first floor. Brackets to eaves of gable. Windows appear original. Gravel drive and hedge to front. Good example of garden village property.
Orchehill Avenue (north side)	34 Chiltern House	12 December 1922	Abbott, A L, 31 Craven St., Strand, London WC2	This was the first house designed by Abbott in Gerrards Cross. He went on to design several more. He designed several local authority schemes and became well-known for his stockbroker Tudor architecture. Whilst the design is in keeping with its neighbours the plainer influence of the 1920s style is evident, when compared with the exuberance of no. 32.
Orchehill Avenue (south side)	1	09 March 1920	Muir, R G, FRIBA, 1 Raymond Buildings, Grays Inn, London WC	A simpler cottage style from Muir. Rendered; plain clay tiled roof with tile-hung gable over front door. Roof forms a catside at western end. Rendered chimney stacks. Windows appear original.

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Orchehill Avenue (south side)	15 Littlefield	20 January 1914	Burgess & Myers, Beaconsfield	Red and grey brick. Original garage at east end has been converted to residential use with modern separate garage. Three hipped gables. Oval window to side of front door. Important lime trees in front garden.
Orchehill Avenue (south side)	19 Rampos Edge	24 June 1924	Muir, R G, 1 Raymond Buildings, Grays Inn, London	Red/brown brick. Tile hanging on gable. Roof sweeps down over front bay window and door. Prominent chimney stack on west side. Appears to have original windows.
Orchehill Avenue (south side)	23 Lynton Hill	01 June 1920	Muir, R G, FRIBA, Gerrards Cross	Later plans for additions by Muir. Rather austere design with small windows including an oriel over the front porch. Lateral stack very prominent on front wall. Two ridge stacks. Original casement windows. Red/brown brick.
Orchehill Avenue (south side)	25 Dunelm	19 September 1922	Bucknell, L H, FRIBA, 34 Bedford Sq., London	Large house on prominent corner site. Two storeys plus attic with dormer. Sympathetic recent extension in special narrow red/brown bricks. Cast iron rain heads.
Orchehill Avenue (south side)	29 Westholm	08 June 1915	built by F Green.	Polygonal corner turret containing door within round arched brick doorcase. Whitewashed render with tiles above ground floor windows. Windows appear original. Tile-hung front gable. Prominent chimney stacks.
Orchehill Avenue (south side)	37 Russets	17 February 1914	Davis & Boddy, Gerrards Cross	Formerly Greenholme. One storey plus attic. Extended c.1919 by London architect A P J Cotterell. Large tile-hung gable over porch. Hipped roof dormer. Prominent corbelled chimney stacks, one on roof slope. Pebbledash and red brick. Gravel drive and privet hedge.
Orchehill Avenue (south side)	41 Redmarley	23 June 1925	built by Y J Lovell	Architect not known. A more sombre 1920s design in red/brown brick but with interesting lateral stack and roofscape.
Orchehill Avenue (south side)	43 Little Compton	18 June 1907	J C Richards & Co, Gerrards Cross	Formerly Brynmawr. Built by promoter of Latchmoor Estate. First floor slightly jettied with large timber brackets over porch and bay window. Slit decoration in gables. Windows and door appear original. Whitewashed render.

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Orchehill Avenue (south side)	45 West Dene	23 April 1907	Dakers, W Sydnie, 13 Queen Annes Gate, Westminster	Tudorbethan style with half-timbering to central section which includes porch and round upper window with long staircase window. 1930s additions in character. Whitewashed pebbledash. Prominent chimney stacks at eastern end.
Orchehill Rise	3 Southdown & 4 Grasmere	29 June 1920	Burgess Holden & Watson, Beaconsfield	Although built together they appear quite different. No 3 has unpainted pebbledash in traditional fashion. Tile-hung gables with bracketed eaves. No 4 is classic Stockbroker Tudor with black and white timbering. Small round window with red brick surround next to door.
Oval Way (east side)	2 Hillsborough Lodge	18 May 1909	Robinson & Roods, 8 New Court, Lincolns Inn, London	Comparison with old photo shows the tile hanging in the gable has replaced original half-timbering. The enclosure of the porch and replacement windows have also eroded character but the design is strong enough for this house on a spacious corner garden plot to make a positive contribution. Unusual feature of hipped roof on brackets projecting from wall over two-storey canted bay overlooking Oval Way.
Oval Way (east side)	4 Woolton House	18 April 1911	Davis, Charles 58 Pennard Rd., Shepherds Bush	Originally called Wayside. Built end-on to road. Rendered and colourwashed with hipped roof and gables with half-timbering. Prominent chimneys.
Oval Way (east side)	6 Fen Court	15 April 1913	Davis & Brady, Station Approach, Gerrards Cross	Red brick to ground floor with pebbledash and sturdy looking half-timbering to two front gables. This house has retained its original type of wooden fence with a gate opening onto the garden path leading to the front door. Hipped roof with tall chimney stacks.
Oval Way (east side)	10 Glendruid	12 December 1911	Davis, Charles, 58 Pennard Rd., Shepherds Bush	Formerly called Arden. The original plan of this house is reproduced in the <i>History</i> p.11. Red brick with a tile-hung gable to south and sturdy half-timbering to front gable. Built end-on to road. Ridge chimney stack with pierced chimney pots and tall stack towards rear.

Oval Way (east side)	12 Estia	11 May 1915	Not known.	Buit by local builder, F Green. A plainer house with the interest coming from the brick - a narrow red/brown mix laid in Flemish bond. Also prominent corbelled and panelled chimney stacks and eaves dormers with hipped roofs. Brick combined with plain clay tiles makes attractive use of local palette. Appears to have original casement windows and front door - under flat door-hood.
Oval Way (east side)	14 The Warren	21 March 1911	Acworth & Sheppard, 5 York Buildings, Adelphi, London WC	Picturesque cottage style. Central front door with lattice glazing bars in top part of door. Original casement windows with frames painted in two colours, typical of the Edwardian period. Hipped dormer to front. Pebbledash with exaggerated brick quoins and brick beneath windows. Open verandah at southern end of front. White picket fence. The whole reminiscent of New England perhaps?
Oval Way (east side)	18 Malham	08 May 1928	Muir, R G, FRIBA, 1 Raymond Buildings, Grays Inn, London WC	The Muir hallmarks of red/brown brick, tile-hanging, wide eaves and prominent corbelled chimneys.
Oval Way (east side)	20 Eggardon	21 September 1920	Robson, W C, 50 Charles St., Greenhills, Kent	Typical suburban house with two gables, tile-hung, pebbledash and brick quoins. Appears to have retained original casement windows with two-tone paintwork. Gravel drive and mature garden with hedge at front.
Oval Way (east side)	22 Kimberley	19 May 1908	Forbes & Tate, 38 St. James St., London	Two storey plus attic with oriel window in gable with tile hanging above. Looks rather like a mill with a sack-hoist. Tiled roof with sprocketed eaves. Appears to have original door and casement windows with leaded lights. Attractive mixed red/brown brick. Flat porch roof suspended on iron stays. Ridge stack.

	page 59				<p>Leading London architects designed this home for Harold Raffety the promoter of Oval Way. Their plans for alterations were approved in 1913. Built by Jesse Mead of Chesham. Butterfly shape with hipped roofs, eyebrow dormers and tall chimney stacks. Rendered walls. Pevsner describes it as "in a fussy version of Voysey's most intimate style". Nonetheless this is a building of local note. On a corner site, its setting could be improved by the continuation of the fine yew hedge fronting Oval Way in place of a non-characteristic brick wall fronting Orchehill Avenue.</p>
Oval Way (west side)	3 The Pollards	26 March 1907		Forbes & Tate, 38 St. James St., London	<p>Colourwashed pebbledashed bungalow with gables and hipped slate roofs with clay ridge tiles. Two tall chimney stacks and recessed oval dormer in roof. Pevsner says the bungalow was enlarged in 1983-4 by CZWG, a leading London practice. The most striking features are the glass canopies and metalwork which Pevsner describes as "à la Guimard". (Hector Guimard (1867-1942) was prominent in the French art nouveau movement. The entrance to the Porte Dauphin station on the Paris Metro has glass canopies similar to that at the Bourne).</p>
	pages 60			Clark, Charles A, Rm 50, Metropolitan Offices, Baker St., London	
Oval Way (west side)	5 The Bourne	21 September 1920			
				Lee, John S, ARIBA, 28 Theobalds Rd., London	<p>A simple Arts and Crafts style gabled house made striking with large chimney stacks and tiled details such as window sills and arch over recessed porch contrasting with colour-washed render. Small round window with tiled arch.</p>
Oval Way (west side)	9 The Pool House	29 December 1908		Rowntree, Fred & Son, 11 Hammersmith Terrace, London	<p>Designed by nationally known architects. The house has been extended in well-matched "Tudor", i.e. narrow, red and brown bricks. Lateral stack with three chimney pots. Multipaned sash windows.</p>
Oval Way (west side)	11 Claverham	09 September 1919			
	page 59			Forbes & Tate	<p>Designed for Harold Raffety, promoter of Oval Way. Forbes &amp; Tate's plans for alterations approved in 1919. Central half-hipped dormer with eyebrow dormers either side. Two large chimney stacks, one on ridge and other on roof slope. Original casement windows. Brown brick.</p>
Oval Way (west side)	15 Brown Cottage	23 April 1907			

	pages 46, 50			<p>The photograph on p.59 of the <i>History</i> shows how the character of this elegant red brick building has been eroded by the replacement of original sash windows with uPVC and the clutter of telephone kiosks, signage and street railings. However the building retains its essential character. Notable features are the door at its southern end set in a carved wooden doorcase with flat door hood on scrolled brackets with an oval window by the side, the modillioned cornice, the prominent chimney stack and the brick string course. The bay shop window next to the junction with Marsham Way also adds interest to the streetscene.</p>
Packhorse Road (east side)	Post Office on corner of Marsham Way	1912	Kemp & How, 6 Bloomsbury Sq., London WC	<p>The building at the corner of Marsham Way and Packhorse Road (now an estate agents) was built in 1907 for Arthur Matthews and was originally the Post Office which moved here from Oxford Road, and a tailor's shop. The remainder of the parade of shops was promoted by George Francis Duck and built by George Baldwin in 1913. Two storey plus attic. Tudorbethan style with prominent half-timbered gables, dormer windows and chimney stacks all giving vertical emphasis and prominence in the streetscene. These shops are set closer to the road than those opposite and so the sense of enclosure is increased. Some shop fronts, particularly that on the corner with Marsham Way, would benefit from more sympathetic treatment.</p>
Packhorse Road (east side)	16 to 30 even numbers inclusive including accommodation over shops			
Packhorse Road (east side)	page 51  40, 42 & 42a (includes the western end of Holland & Barrett's shop)	22 October 1907	Robinson & Roods, 8 New Court, Lincolns Inn, London	<p>Former London &amp; South Western Bank on corner of Station Road and Packhorse Road with corner turret topped by copper dome. Two storeys plus attic with prominent chimney stacks. Shop fronts have retained character with polished black and pink granite columns and stall risers. Character eroded through replacement windows to upper floors.</p>

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Packhorse Road (east side)	pages 48,49 44 National Westminster Bank	14 May 1912	Cheston & Parkins, 5 Union Court, London WC	Two storeys plus attic with three storey corner tower with conical roof and tall chimney. Brown brick to ground floor with stone dressings. Round headed windows set deep in brick arches with differently coloured brick voussoirs. Original casement windows to upper floor. Pebbledash to upper floors.
Packhorse Road (east side)	pages 43, 47 46-50 (even nos. inclusive including shops (Katies and Cargo) and accommodation over)	19 April 1910	Hall Jones & Cummings, Parliament Mansions, Victoria St., Westminster	Three storeys high with shaped gables. Bay windows to upper floors with decorative profiled metal (possibly zinc) panels in between. Katie retains black granite shop front columns and stall riser. Upper floors retain original windows. A hint of Osbert Lancaster's "Pont Street Dutch" style.
Packhorse Road (east side)	52/54 and Orchehill Chambers	27 August 1907	Kerkham Burgess & Myers, Gerrards Cross	Pair of shops either side of entrance to offices above (Orchehill Chambers). Upper floors have oriel windows and jetty similar to 3-9 Station Road. Original wooden doors to Orchehill Chambers with stone lintel and brass name plaques.
Packhorse Road (east side)	pages 41,43,44,47 56-66 (even nos. inclusive)	24 September 1907	Kerkham Burgess & Myers, Gerrards Cross	Polygonal turret at 66 on corner with Oak End Way is local landmark. Three storey row with multiple gables, jettied at second floor level with brackets. Oriel windows to first floor. Pebbledash. Original multi-paned casement windows. Prominent ridge chimney stacks.
Packhorse Road (east side)	pages 53,55 St. Mary's School			Previously Orchehill House (name contracted from Orchard Hill). Began as a large farmhouse converted to a gentleman's residence c.1780. Programme of extensive additions and alterations when bought by William Blount c.1840. Further alterations to designs of Colcutt & Hamp approved in 1909. Comparison with 1900 photo in the <i>History</i> p.21 show these had significant effect. In particular many chimneys have been lost and the building now has a much more horizontal emphasis. Later alterations to accommodate present school use. Building of significant local interest.

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Packhorse Road (east side)	St. Mary's Junior School	29 December 1908	Johnson & Boddy, Station Approach, Gerrards Cross	Built as a large house called Kynance, for a doctor. Two storeys plus attic. Pebbledash with rusticated brick quoins. Two lateral chimney stacks with pebbledash panel. Some tile hanging and bay windows. Plans for additions by Stanley Beard approved in 1924. Large modern extension is not a positive building.
Packhorse Road (west side)	page 46 27 & 29 (at junction with Bulstrode Way)			Built in 1922 by William Payne. Two shops in Arts and Crafts style. Two storeys plus attic with pebbledash, red brick quoins, oriel windows, and a particularly prominent chimney stack between dormer windows on the Bulstrode Way elevation.
Packhorse Road (west side)	pages 37,40,44  59-63 odd nos, inclusive and including flats over	29 May 1923 & 28 April 1925	Beard, J Stanley, MSA, 52 Baker St., London W1	Three storey shopping parade including flats over the shops. Decorative use of red/brown brick. Cantled ends at 59 (Smiths) and 63 (Veritas) to round the corners at junctions. Two gables and hipped roofs at terrace end. Chimney stack. Vertical emphasis. Plans included buildings around corner on south side of Ethorpe Crescent. Downpipes hidden in brick/tile consoles. Cast iron rainheads. Herringbone brick patterns, gauged brickwork and rusticated quoins all add to visual interest. Some original doors in Ethorpe Crescent. Also some original casement leaded light windows retained.
Packhorse Road (west side)	pages 39, 40, 41, 44  65-83 odd nos, inclusive and including flats over. Excluding Florist's shop at 1 Ethorpe Crescent	5 February 1924 & 11 May 1926 with other dates for approval of alterations	Beard, J Stanley, MSA, 52 Baker St., London W1	Parade of shops with flats over. 65 is HSBC bank which extends round corner into Ethorpe Crescent. 83 is Robert Newby estate agents which rounds corner into the northern end of Ethorpe Crescent, opposite the Ethorpe Hotel. Similar in style to 59-63 but central section has two half-timbered gables with bay windows to echo Tudorbethan parades opposite. Eye-catching features are the oval windows at either end of the parade in the cantled ends. The end buildings (65 & 83) have stone dressings. Bank has carved stone doorcase and cornice. Robert Newby has stone cornice and shop front.

Packhorse Road (west side)	pages 9, 36, 38, 39, 45		Originally a gentleman's residence called Fernacre Cottage. Built early C19 - shown on 1840 Tithe Map. The name was changed to Ethorpe in the late 1800s. The grounds and meadow land extended to 7 acres. When the estate was sold in 1923 the house was converted into a hotel, Ethorpe Crescent was laid out in what had been the gardens and the shopping parades on the west side of Packhorse Road, between the railway and Ethorpe were developed. The main building has a number of shallow hipped roofs with some flat roofed 1920s extensions. Two storeys high, a parapet serves partly to obscure the roofs and chimney stacks and the hotel has a generally horizontal emphasis. Rendered and whitewashed. Portico with open pediment. The hotel has been extended. During the 1920s and 1930s several plans were approved drawn by the architects R G Muir and Robinsons & Roods. The building in Ethorpe Crescent is significant. It was designed by R G Muir in Tudor style with three steep gables facing the road and tall shaped chimneys. All in red/brown brick laid in English bond.
Packhorse Road (west side)	Ethorpe Hotel (including Ethorpe Crescent extension)	95 Draycott	Built 1924. Two storey house with half-timbered gable taking up most of the front elevation with roof sloping down over porch. This has an oriel window on timber brackets with a long, narrow window to side. Gravel drive, tall hedge to front.
Packhorse Road (west side)			One storey plus attic pebbledashed house. Atypical clay pantiled roof with flat-roofed dormer either side of central pitched roof gable which looks almost like a turret. Central front door with brick round arch over entrance now filled in with glass door. Flat roofed canted bay windows to ground floor. Window appear to be original. Gravel drive behind picket fence and shrubs/trees.

Packhorse Road (west side)	page 62 113 Beechlawn	24 August 1909	Almond, W J, 10 Union Court, Old Broad St., London EC	Large two storey house with attic lit by modern rooflight (not in character). Prominent front gable with sloping roof like a catslide. Front door recessed in round-arched open porch with tiled floor. Red brick and pebbledash. Oriel window. First floor window unusually rounds the south-east corner. A two-storey high rounded bay window rather like a turret. Hipped plain clay tiled roof. Front has original leaded light casement windows and door. Set back from road behind bank of shrubs and significant streetscape trees.
Packhorse Road (west side)	115 Turret House	24 August 1909	Franklin, Ernest J, South Road, Chorleywood	Something of a landmark with the eponymous turret with a long staircase window and ornate half-timbering under a conical roof topped by a metal finial. Red brick to ground floor with pebbledash and half-timbering above. Front gable and half-hipped main roofs with tall chimneys. Garage to match in front of house with small round window in gable.
Packhorse Road (west side)	117 Budeaux	20 April 1909	Franklin, Ernest J, South Road, Chorleywood	Red brick, pebbledash and half-timbering. Cantled two-storey bay window with tile hanging under half-timbered gable. Oriel window above door. Door and windows look original. Round window in side extension. Tall chimneys. Very vertical emphasis.
Packhorse Road (west side)	119 Selwyn	23 February 1909	Franklin, Ernest J, South Road, Chorleywood	Another half-timbered, gabled house. Porch with hipped roof. Gravel drive, picket fence and hedges and trees all contribute to character.
Packhorse Road (west side)	121 Burrows Croft	21 April 2008	Franklin, Ernest J, South Road, Chorleywood	Pebbledash with red brick under ground floor windows. Another tall thin chimney (which seem to be a favourite style of this architect). Particularly fine windows typical of period with multi-paned fanlights. Round window in half-timbered gable which has brackets under eaves. Door also looks original with round window to side. House has been sympathetically extended to south still leaving a spacious plot.

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Packhorse Road (west side)	123 Wayside	28 January 2008	Franklin, Ernest J, South Road, Chorleywood	Apparently unextended so this original house appears taller and narrower than some of its extended neighbours. Two storey canted bay windows under half-timbered gable. Tile hanging between bay windows and brick beneath. Oriel window. Windows appear to be original. Porch has been enclosed. Two tall, thin chimneys. Flat roofed garage not in character.
Packhorse Road (west side)	125 Belmont	24 September 2007	Franklin, Ernest J, South Road, Chorleywood	Belmont Dental Practice. One storey plus attic extension to south contemporary with original building. Pebbledash, half-timbered gable and gabled porch. Gravel forecourt and beech hedge to front. Large 8-light canted bay windows.
South Park Crescent	3 Ivy Tower	13 October 1925	Smith, W J, 18 The Market Place, Chalfont St. Peter	This house was built in the grounds of a large house, The Abbey, since demolished, hence the castellated outbuilding which was meant to match the Abbey. The house was designed also to be sympathetic to the neighbouring listed building, The Priory. Ornamental barge boards to gables and dormers but much of house obscured from view by greenery. Appears to have original windows.
South Park Drive	4 Shirley Holms	16 November 1909	Mercer & Saul, 10 Grays Inn Square, London WC	Pebbledashed house with plain clay tiled roof. Front door in projecting bay with bay window over under hipped roof. Weatherboard cladding between door and that window with wooden triangular pediment on brackets over door. Set in wooded plot and house partly obscured by greenery.
South Park Drive	6 Breydon	24 January 1911	Johnson & Boddy, MSA, Station Gates, Beaconsfield	Large two-storey pebbledashed house with large hipped gables with sprocketed eaves. Extended sympathetically. Long staircase window.

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South Park Drive	8 South Park House	28 July 1908	Johnson, J Graham, Station Approach, Gerrards Cross	This house was featured in <i>Modern Building Record</i> vol. 2, 1911. Comparison with that photograph shows the house apparently little altered except that the ground floor oriel windows are not original. Pebbledashed. Flat porch roof. Venetian staircase window. Lateral chimney stack on front in red brick with central pebbledashed panel. Two gables with slit pattern. Gravel drive - tall front hedge and spacious garden plot.
South Park Drive	10 Long Gable	25 January 1910	Lidbetter, H, 35 Berners St., London	Single storey house built as gardener's cottage for South Park House. Whitewashed render. Plain clay tiled roof - half-hipped. Original door with rounded arch. Replacement windows with external slatted shutters.
South Park Drive	17 Hampton Lodge	14 May 1912	Hopkins, P, MSA, 37 Mortimer St., London W	This building was the subject of a television house history programme which researched the building's fabric and documentary evidence. Former barn, possibly with C17 origins, later extended and used as a coach house/stables for Orchehill House. The 1912 plans were for the conversion into a private house in a Tudor style. The programme concluded that materials, particularly internal panelling, were reused from Orchehill House. A most unusual house with strong character which has been eroded by replacement uPVC window frames. Programme website reference in Sources.
South Park Drive	25 Waynefleete Lodge	24 September 1907	Robinson & Roods, 8 New Court, Lincolns Inn, London	Local landmark building. One of the three lodges to Orchehill House, built 1840s, two of which remain (the other is Raylands Lodge, Bulstrode Way in the Common Conservation Area). 1907 extensions/alterations. It faces Lower Road which was originally the turnpike road from London to Amersham. The large extension prevented the listing of this building but the work is in character and the building remains significant for its historic associations and picturesque appearance. Rendered with slate roofs with clay ridge tiles. Tall brick chimneys. The style matches that of Orchehill House.

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<p>Station Approach</p>	<p>pages 34, 42 Railway Station (buildings either side of the line and connecting footbridge) See also other footbridge under Layters Way.</p>			<p>Built in 1906 in standard GWR style except that it is unusual in being split-level, two-storeys high on the platform side and one storey on Station Approach (because of the slope of the railway cutting). Red brick with stone dressings, slate roof. Pevsner remarks on the handsome timber canopies. Remarkably unaltered when compared with historic photos.</p>
<p>Station Road (north side)</p>	<p>pages 42, 47, 49</p>		<p>Kerkham Burgess &amp; Myers, Orchehill Estate Office, Gerrards Cross</p>	<p>The first commercial development in the conservation area, these four shops were started in 1906. Built by J C Richards. Two pairs of semi-detached buildings - three storeys high with half-timbered gables facing the road. First floor projects over the ground floor shops and there are oriel windows on the first and second floors (at 3/5) with second floor slightly jettied so the buildings appear staggered forward rather like Elizabethan tall jettied buildings. Tall chimney stack on eastern wall. Black and white tiled floor preserved at 3/5 and no. 5 has a rare curved glass shop window, and has retained its recessed central shop door. Some original polished granite stall risers and columns. The console brackets either side of the sloping fascias are a feature of Gerrards Cross shops.</p>
<p>Station Road (south side)</p>	<p>pages 42, 43, 48</p> <p>4 &amp; 6</p>		<p>Kerkham Burgess &amp; Myers, Orchehill Estate Office, Gerrards Cross</p>	<p>Built in 1907 for the butcher Henry Bonsey. Date on metal rain head. Highly unusual buildings with Art Nouveau influence in the design. Three storeys high, with double loggia of Tuscan columns at first floor level with 2 semi-circular (thermae) windows set in the loggia. Round window between loggias. Central small rounded gable with pitched gables either side. Old photographs show that elements of the original interesting shop front survive (See <i>History pp.53 &amp; 54</i>) as does some of the original black and white tiled pavement. Buildings in need of repair.</p>

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Station Road (south side)	pages 43,48 12 -18 incl. Marsham Chambers			Built 1933 as car showrooms with flats over. Now shops on ground floor with flats above. Three storeys in all. Attractive red/brown with many overburnt header bricks in English bond with two storey high oriel windows on timber brackets with tile-hanging. Character well preserved.
Vicarage Way	page 66 1 Badminton Cottage	19 August 1913	Wood, Sarvis & Muir, Gerrards Cross	One and a half storey cottage built as chauffeur's accommodation with two garages and early glass canopied car-port. Hipped plain clay tiled roofs with curved roof eaves dormers. In need of repair.
Vicarage Way	7 Oaklands	19 August 1913	Prevost S J, La Moye, Gerrards Cross	Large two-storey house with attic, the largest in Gerrards Cross designed by this architect. Clever use of corner plot with house facing west and south. Hipped gables - half-timbered with red brick. First floor jettied over canted bay windows. Prominent chimneys. Gravel drive. No front boundary treatment with grass banks with trees almost merging with trees which line Vicarage Way.
Vicarage Way	19 Highlands		Not known.	Two storey plus attic, large house thought to have been built c1920. Aply named since its appearance is rather grand but stern. Tile hanging to upper storey. Brown brick with some stone mullioned windows and a stone porch with room above set into the return. Corbelled chimney stacks. Original windows.
Vicarage Way	4 Knoyle House	24 January 1911	Duck G F, Gerrards Cross	One of the earliest houses in Vicarage Way. Formerly called Elvaston. Character well preserved. Two gables. Oriel window and first floor jettied over bay window. Front door recessed in open porch with timber posts and braces. Tile window sills and relieving arch to window. Rendered and whitewashed.
Vicarage Way	8 Howard House	20 April 1909	Hill, R H Ernest, ARIBA, 60 Chancery Lane, London	The original house only, not modern extensions. Formerly Dinthill, a large gentleman's residence. Building of local note. Only the modern extensions can be seen from Vicarage Way but there is a view of the original building across the grounds of the Memorial Centre. Now used as a residential home.

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Vicarage Way	page 61 20 Kingston House	20 February 1912	Prevost, S J	Large house on corner plot. Two storeys plus attic with two prominent chimney stacks on Vicarage Way front flanking a gabled eaves dormer with stained glass window. Each of these chimney stacks has a tiled gabled roof joining them to the main roof and hence look like dormers with stacks protruding upwards. Tile hanging, pebble dash, gables, bay and oriel windows and bracketed eaves all make for a highly decorative, even extravagant appearance. Very strong design gives the house a strong positive character despite replacement windows.
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## CONSULTATION

Between 13<sup>th</sup> November 2008 and 9<sup>th</sup> January 2009 the following steps were taken to consult the local community on the proposals to re-designate the Gerrards Cross Common Conservation Area with revised boundaries and to designate a new “Gerrards Cross Centenary Conservation Area”:

A letter and consultation pack were sent to each property:

- within the present Conservation Area
- within the proposed extension of the Common Conservation area
- within the proposed Centenary Conservation Area
- close to the proposed conservation areas, i.e. properties which would be regarded as within the setting of the conservation area.

The consultation pack comprised:

- An illustrated leaflet outlining the proposals
- Leaflet entitled “Conservation Areas Guidance for Residents”
- A printed questionnaire.

The draft Character Appraisal was available for inspection at:

- the District Council’s offices
- Gerrards Cross library
- Gerrards Cross Parish Council offices.

The consultation pack and draft Character Appraisal were also published on the District Council’s website downloadable free of charge, together with an online version of the questionnaire.

The following organisations and individuals were also consulted:

- English Heritage\*
- Chiltern District Council
- Government Office for the South-East
- Buckinghamshire’s County Archaeologist
- Buckinghamshire County Council’s Highways Department
- Buckinghamshire Archaeological Society\*
- the Chiltern Society\*
- the Victorian Society
- the Rector of Gerrards Cross parish church
- Network Rail
- Chiltern Railways
- Major estate agents in Gerrards Cross
- Mr Colin Smythe (who allowed use of some photographs)
- Gerrards Cross and Chalfont St. Peter History Society
- The Managing Committee of Gerrards Cross Memorial Centre\*
- St. Mary’s School, Gerrards Cross\*
- Tesco
- Mr Harvey Parr, co-ordinator of GX2006
- Mr Julian Hunt, co-author of *Gerrards Cross - a History*

- Scottish & Southern Energy
- Thames Water Development Planning
- Thames Water Property Services Limited
- Three Valleys Water
- Waitrose plc
- Gas Connections Limited

Of these responses were received from those consultees marked \*.

### **Parish Council**

The Council's Conservation and Design Officer explained the proposals to members of Gerrards Cross Parish Council at a meeting on 10<sup>th</sup> November 2008 and distributed copies of the draft Character Appraisal.

### **Residents associations**

There are several residents associations in Gerrards Cross. The Conservation and Design Officer offered to have a meeting to discuss the proposals. None took up this offer.

### **Public Exhibition**

A public exhibition was held at the Gerrards Cross Memorial Centre on Saturday 29<sup>th</sup> November and Sunday 30<sup>th</sup> November 2008. The Council's Conservation and Design Officer was in attendance throughout to answer questions.

The exhibition was held jointly with representatives of the GX2006 Team who displayed historic maps and plans, photographs and films and answered many questions from residents on the history of Gerrards Cross. Almost 200 people visited the exhibition.

### **Results of the consultation**

Written responses were received from 326 individuals. There was a substantial majority in favour of the Council's proposals. Some corrections and amendments were made to the draft Character Appraisal as a result of those responses.

Having taken account of objections to the exclusion of 1-15 Miller Place and 15-18 West Common, the Council withdrew the proposal to exclude them from the Common Conservation Area.





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