

**BUCKINGHAMSHIRE GARDENS TRUST
RESEARCH AND RECORDING PROJECT SITE REPORT
PETERLEY MANOR**

BASELINE INFORMATION

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| Site Name | PETERLEY MANOR | | |
| Included in BCC Register Review? 'A' or 'B' list | B list | HER Number | 0219102000 |
| Type of Site | Modest country house (early C20) on an earlier site with mature garden and small park | | |
| Address | Peterley Manor, Peterley Lane, Prestwood HP16 0HH | | |
| Ownership | Private/divided | | |
| Parish | Great Missenden | | |
| Former District | Chiltern, now East Area | | |
| Grid Reference | SP 881 995 | | |
| Prompt for Assessment | BCC Register Review | | |
| Type of Assessment | Desktop, site visit to public vantage points | | |

STATEMENT OF SIGNIFICANCE

Overview

This modest Chiltern country house (built c.1900 and now divided into three residences) stands on a site which has been occupied since the Dormers built a house in the C17. The 24 ha estate comprises a mature garden at the south-east corner, enclosed by a small park developed during the C18 and C19 for its predecessor. The construction of modern structures in the garden, the core of the design, has damaged the focal part of the layout established by the mid-C20, although the drives, lodge, wider paddocks, enclosing belt of trees and Peterley Wood survive. Potential exists for lost features related to the previous house and its associated grounds.

SHORT SITE DESCRIPTION

Location, Area, Setting

The 24 ha. site lies 2.5 km SW of Gt Missenden, 1km N of Gt Kingshill. Generally level ground in a Chiltern setting. The house stands on NW side of Peterley Lane behind thick hedging.

Historic Development

Manor originally held by Missenden Abbey: granted on dissolution (mid-C16) to Dormer family.

C17 Dormer family built a house

1770 (Jefferies) house with clearing to NW with wood further to NW pierced by axial avenue, and perimeter planting to NE and SW. Axial track approaching (but not reaching) Peterley Lane from SE from Heath End Rd which is parallel to Peterley Lane.

1812 (OSD) Clearing to NW in two fields. Perimeter trees continue round to S of house on Peterley Lane frontage. SE axial track continuing to Peterley Lane with avenue stopping one field short and with roundels either side of track.

1824 (Bryant) clearing and nearer half of NW wood indicated as park (dark green tint). Also shows incomplete axial track from SW entitled 'Coach Rd.

c.1864 Original Dormer C17 house had been allowed to fall into decay; 1864 demolished (VCH).

1883 (1st Edn 6" OS) axial front drive replaced by 2 drives from E and W (lodge at entrance to W approach) meeting at circular sweep in front of house (corresponds to replacement of C17 house). Grey tint applied only to immediate garden to E and S of house. 2 groups of trees in E rear field with scatter of trees N of house. Square orchard garden to NW of house with buildings against S and NW perimeters. Square pond to SW of enclosure and round pond to W of E entrance. Cigar-shaped pond between them.

1900 (2nd Edn 6" OS) as above but roundels have disappeared.

1925 (25" OS) New buildings between Square and cigar-shaped ponds and W of main house.

No trees now in orchard but glasshouses in NW corner. Orchard trees in large rectangular enclosure running across to N of main house. Dog-legged service access to NW corner of main house and to small yard to N. Building noted to SE (?origins of 'The Old Chapel').

1946-7 (RAF APs and HER) WW2 military camp in fields to NW. Access from Peterley Lane past W lodge. Access turns NW away from house and serves two culs-de sac filling whole of W field with further cul-de-sac running E and filling S end of E field.

1980 (AP and 1:50,000 OS) tracks for camp still in evidence, Huddle of buildings in S end of W field (?beginnings of Peterley Wood Farm) Peterley Manor Farm established on S side of Peterley Lane straddling former axial track. 5 enclosures noted at S end of E field. Building to SW ('The Old Chapel') is extended with separate drive from Peterley Lane.

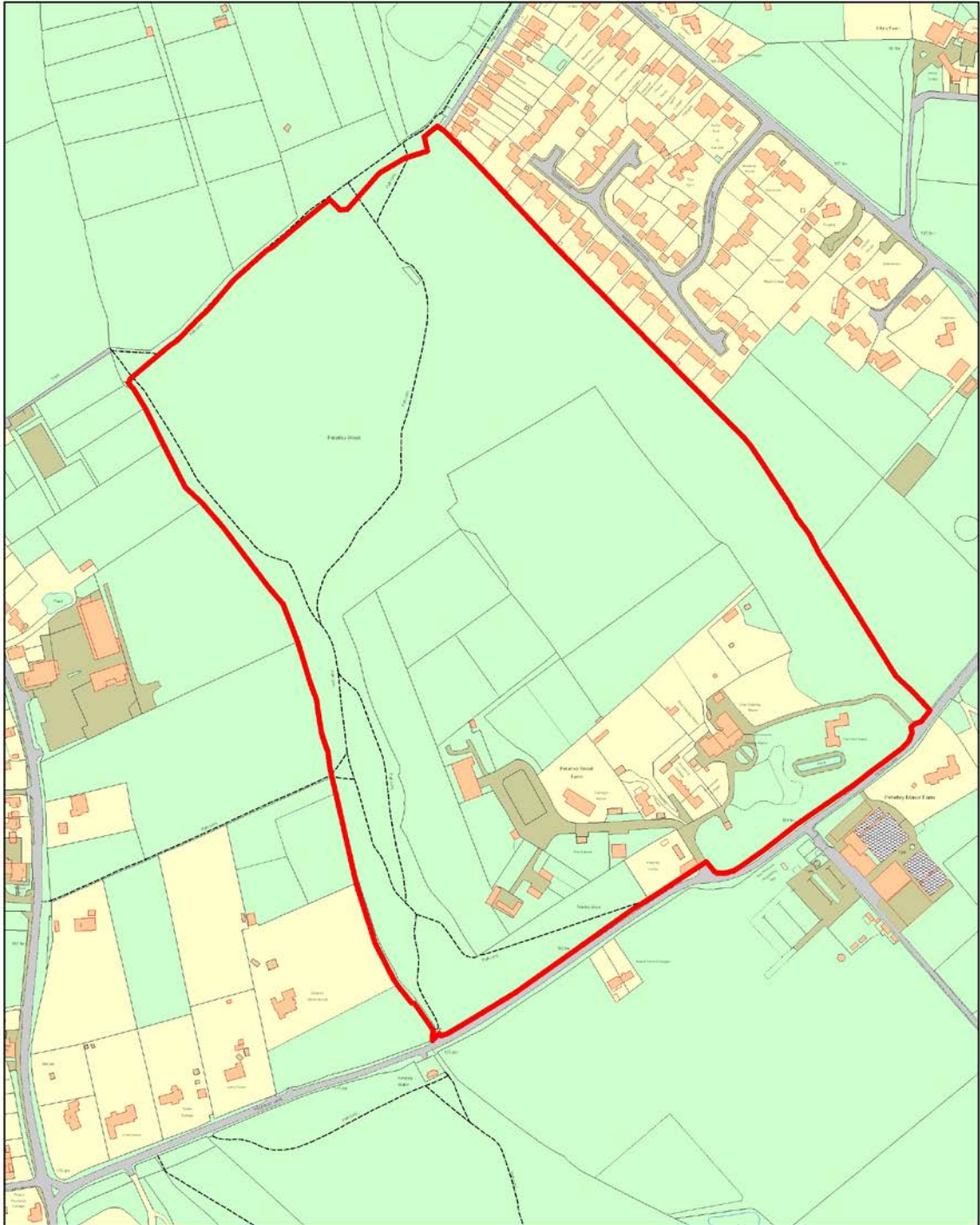
1989 Division between E and W fields developing as a hedge with maturing trees. Separate house to SW further extended.

Nov 2021 secluded lawns to E and S of main house with mature planting and tall wall to N. 'The Old Chapel' is a modern house (no interest)– the cigar-shaped pond may survive in its garden.

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| <p>Principal Building</p> <p>C.1900 current house built - L shaped plan – now divided into three houses. Two storeys: Rendered with slate hipped roofs. Canted bay windows. Homely appearance – no apparent architectural style.</p> <p>House at centre of gardens filling SE corner of site. Entrance front to S, service yard to N. Central division (now called ‘Peterley Manor’) takes in most of entrance frontage. ‘East Peterley Manor’ occupies long east wing extending to rear to NE. ‘West Peterley Manor’ fills west part of main block and stub rear wing to NW. No surviving historic service structures.</p> |
| <p>Approaches</p> <p>The main approaches are from SE and SW which join to S front of house in carriage sweep. A lodge marks the entrance to the south-west entrance. A further approach formerly led from the north, off Nairdwood Lane, the entrance marked by the rear of the lodge to Prestwood Lodge to the north (apparently gone). From here it led south-west along Church Path public footpath into Peterley Wood, and south through the wood into the belt on the west side of the paddocks, emerging onto Peterley Lane south-west of the Manor.</p> |
| <p>The Garden</p> <p>The garden has been largely occupied by modern structures but still retains various features and is focussed on a lawn to E and S with mature and perimeter planting. Area to SE in now the garden of ‘The Old Chapel’ an extensive modern house. Former orchard to N of house subdivided and occupied by small modern garden structures.</p> |
| <p>The Park</p> <p>This survives largely intact except for new structures in the SW corner of the paddocks. The thick perimeter planting formerly (C19 to mid-C20) contained a network of paths leading from the garden around the two paddocks into Peterley Wood to the north. Trees in boundary between paddocks. One isolated tree group still in eastern paddock (2020 AP).</p> |
| <p>Kitchen garden</p> <p>The kitchen garden occupies a square enclosure west of the house. It survives as a grassy space and contains some trees and perimeter historic structures (2020 AP).</p> |
| <p>Key Sources</p> <p>VCH Vol 2 (1908), 347-53. 1770 Jefferies Map of Bucks 1812 OSD 1824 Bryant Map of Bucks Ordnance Survey: 1st Edn 6”1883; 2nd Edn 6”1900; 1:2500 Edn of 1925; 1980 1:50,000, Aerial Photos: 1946, 1947, 1980, 1989, 2020.</p> |
| <p>CONCLUSIONS</p> |
| <p>Reason for Interest (i.e., type of site, age, named designer)</p> <p>Noted on BCC register review. Much of landscape survives.</p> |
| <p>Issues / Threats</p> <p>CONSERVATION STATUS (e.g., LBs, Conservation Area, Scheduled Monument)</p> <p>No conservation status.</p> |

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| <p>Survival - percentage of historic site? 80%, but the small core is compromised by modern houses etc</p> | <p>Condition The wider paddocks enclosed by a belt of trees survive and woodland. The historic approaches to the house seem to survive but garden at the core now contains modern structures and is of historic interest as an attractive and mature setting for the historic core group of buildings.</p> |
| <p>RECOMMENDATION</p> <p>Local listing for buildings (group value only).</p> | |
| <p>PRIORITY</p> <p>Low</p> | |

GH February 2022, edited SR September 2022



Peterley Manor: boundary of historic designed landscape interest

Produced by the Council Archaeology Service
April 2022



Scale: 1:3,952 at A4



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Peterley Manor: 2020 aerial photograph

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