

Winslow Conservation Area

Conservation Area Appraisal and Management Plan

April 2026



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1.Introduction

1.1.What is a Conservation Area?

Conservation areas are designated by the Local Planning Authority due to their special architectural and historic interest.¹ There are many different types of conservation area, which vary in size and character, and range from historic town centres to country houses set in historic parks. The National Planning Policy Framework regards conservation areas as designated heritage assets.

To be worthy of designation, a conservation area must have both architectural and historic interest. These values can be summarised as:

Architectural interest: An interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures.

Historic interest: An interest in past lives and events.²

1.2.What does Conservation Area designation mean?

The 1990 Planning (Listed Buildings and Conservation Areas) Act specifies the general duty of local authorities in the exercise of planning functions (Section 72). The 1990 Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Conservation area designation introduces additional planning controls and considerations, which exist to protect an area's special character, appearance, and the features that make it unique and distinctive. For example, changes to the external appearance of buildings or changes to external materials and finishes may require planning permission from the Local Planning Authority, as certain permitted development rights are restricted. Some conservation areas are covered by an Article 4 Direction, which brings certain types of permitted development back under the control of the Local Planning Authority. This allows potentially harmful proposals to be considered on a case-by-case basis through planning applications (For further information on Article 4 Directions, see page 40).

¹ 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.' Section 204, The National Planning Policy Framework, The Department for Levelling Up, Housing and Communities, December 2024

² Paragraph 006, ref: 18a-006-20190723, 'Historic Environment', *National Planning Policy Guidance*, Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government, 2019

1.3.Winslow Conservation Area

The Winslow Conservation Area was designated in 1969 and includes the historic market town, as well as areas of nineteenth-century and twentieth-century development to the north and south. Winslow Conservation Area is recognised as "an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance".³

1.4.Purpose and Scope of the Conservation Area Appraisal and Management Plan (CAAMP)

This document is to be used as a baseline to inform future change, development and design with regard to the sensitivities of the Conservation Area and its unique character.

The appraisal recognises designated and non-designated heritage assets within the area which contribute to its special interest, along with their setting. It considers how the area developed, and its building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities are highlighted within the appraisal document and their contribution to the special character and significance of the Winslow Conservation Area is explained in more detail in Section 5. This assessment is based on information derived from documentary research and analysis of the individual character areas.

This appraisal will enhance understanding of the Winslow Conservation Area and its development, informing future design. Applications that demonstrate an understanding of the character of a conservation area are more likely to produce appropriate design and positive outcomes for agents and their clients, as a higher quality of design and materiality is required within conservation areas.

It is expected that applicants for planning permission will also consult and follow the best practice guidance outlined in the bibliography. Further details and guidelines for developers, applicants, and homeowners are given in the Management Plan in Section 6.

1.5.Consultation

As part of the preparation of the CAAMP, enquiries were made to local stakeholders for opinions, including Winslow Town Council and community groups. Residents of Winslow were also consulted at public consultation events.

³ Planning (Listed Buildings and Conservation Areas) Act 1990.

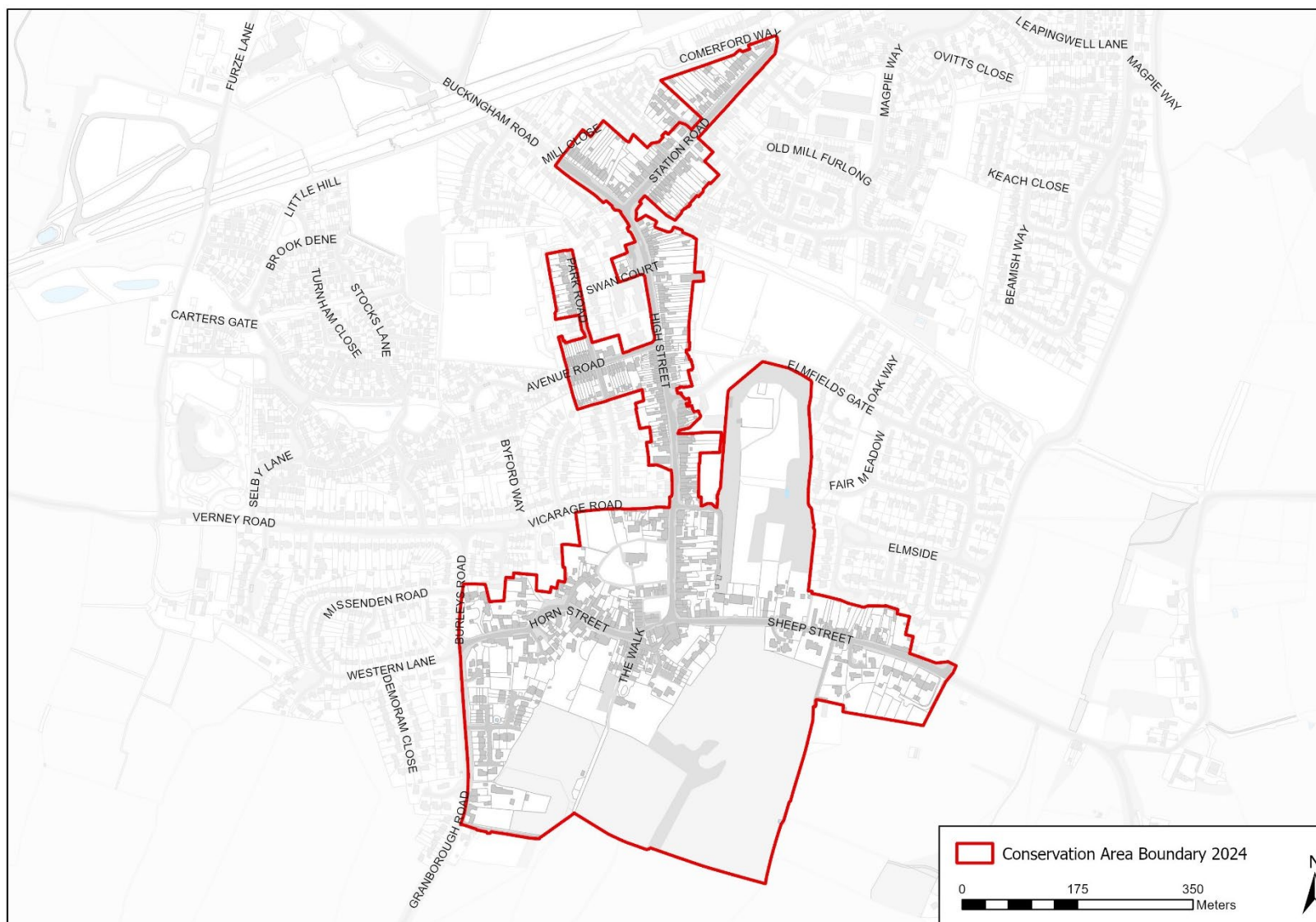


Figure 1 Map of the 2025 Conservation Area boundary

2.Summary of Special Interest

The historic and architectural special interest of the Winslow Conservation Area is derived from:

- The historic market, formally established in the twelfth century with a market charter
- The surviving medieval marketplace, street pattern and burgage plots in the southern part of the Conservation Area
- The nineteenth-century expansion of the town to the north with the arrival of the railway.
- The quantity of historic buildings including statutory designated and non-designated heritage assets
- The importance of Winslow as a centre for local commerce spanning several centuries
- The surrounding countryside which contributes to the understanding of the historic rural town that was supported by agricultural land.

Winslow is a historic market town set within the countryside. The Conservation Area was first designated in 1969 and later reviewed in 1990. The earliest focus of settlement was around the church and perhaps also along Horn Street and to the western end of Sheep Street. It was first mentioned in a royal charter of AD 792 and secured a market charter in 1235.



Figure 2 A selection of views which demonstrate Winslow's historic character

The medieval road layout of the town survives largely intact with a picturesque High Street and Market Square. The town experienced great prosperity from the seventeenth to nineteenth centuries, becoming an important local commercial centre. It is from this period that most of Winslow's historic buildings derive. The town has a wealth of historic buildings including Winslow Hall, possibly designed by Sir Christopher Wren, the medieval Church of St Laurence, and the seventeenth-century Keach's Meeting House, as well as many historic shopfronts, public houses and dwellings.

The historic and architectural interest of Winslow Conservation Area is derived from its Anglo-Saxon origins and from its development as a medieval market town that evolved over the subsequent centuries. Winslow has a medieval street plan that is still evident today, which includes roads, lanes and passageways.

Evidence from its early phase includes the road layout of Horn Street and Sheep Street and the medieval layout of the Market Square, as well as evidence of burgage plots on the east side of High Street. Many of the buildings date from the seventeenth century onwards, but the medieval layout within the historic core is still clearly defined. High Street and Market Square remain the centre of commercial activity within the town. There is a good number of surviving historic shops and properties within Winslow, indicative of the significant role the market played in the prosperity of the town. It was an important place for local trade, not just for Winslow but also for the wider area.

The construction of the railway in the mid-nineteenth century and the northward expansion of the town had a major impact on Winslow. The important phases of development are identifiable, affording a distinctive local identity. The historic buildings, open spaces, layout and land use create a distinctive sense of place.



Figure 3 A selection of views which demonstrate Winslow's historic character

3. Heritage Assets

A heritage asset is defined in Planning Policy Legislation as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.’⁴

3.1. Designated Heritage Assets

Designated heritage assets are those that have been listed on the National Heritage List for England (NHLE)⁵ due to their special historic and architectural interest under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The NHLE provides an up-to-date register of all nationally protected or designated historic buildings and sites in England, including listed buildings, scheduled monuments, protected wrecks, registered parks and gardens, and battlefields.

There are currently 79 designated heritage assets within the Winslow Conservation Area boundary which are predominantly Grade II listed buildings, except for the Grade II* listed St Laurence Church and Keach’s Meeting House and the Grade I listed Winslow Hall.

The designated heritage assets are predominantly concentrated in the centre of the historic settlement around the High Street, Horn Street and Sheep Street. There are a variety of buildings of high significance such as timber framed dwellings with thatched roofs, historic public houses and shops, as well the most notable buildings including Winslow Hall and the Church of St Laurence.

⁴ NPPF Annex 2 Glossary



Figure 4 The thatched cottages on Sheep Street



Figure 5 The Church of St Laurence

All buildings, features and planned landscapes within a conservation area make a contribution to its significance. These can be measured on a sliding scale of positive, to neutral, to negative contributors.

Listed buildings are protected by government legislation and there are policies in place to ensure that any alterations or extensions to a listed building will not affect its special interest. Proposals affecting a listed building or structure generally require listed building consent, and any scheme requires careful consideration to ensure that there is no resulting harm to the heritage asset’s significance.

A map showing designated and non-designated heritage assets within the Winslow Conservation Area is provided on the following page.

⁵ National Heritage List for England. <https://historicengland.org.uk/listing/the-list/>

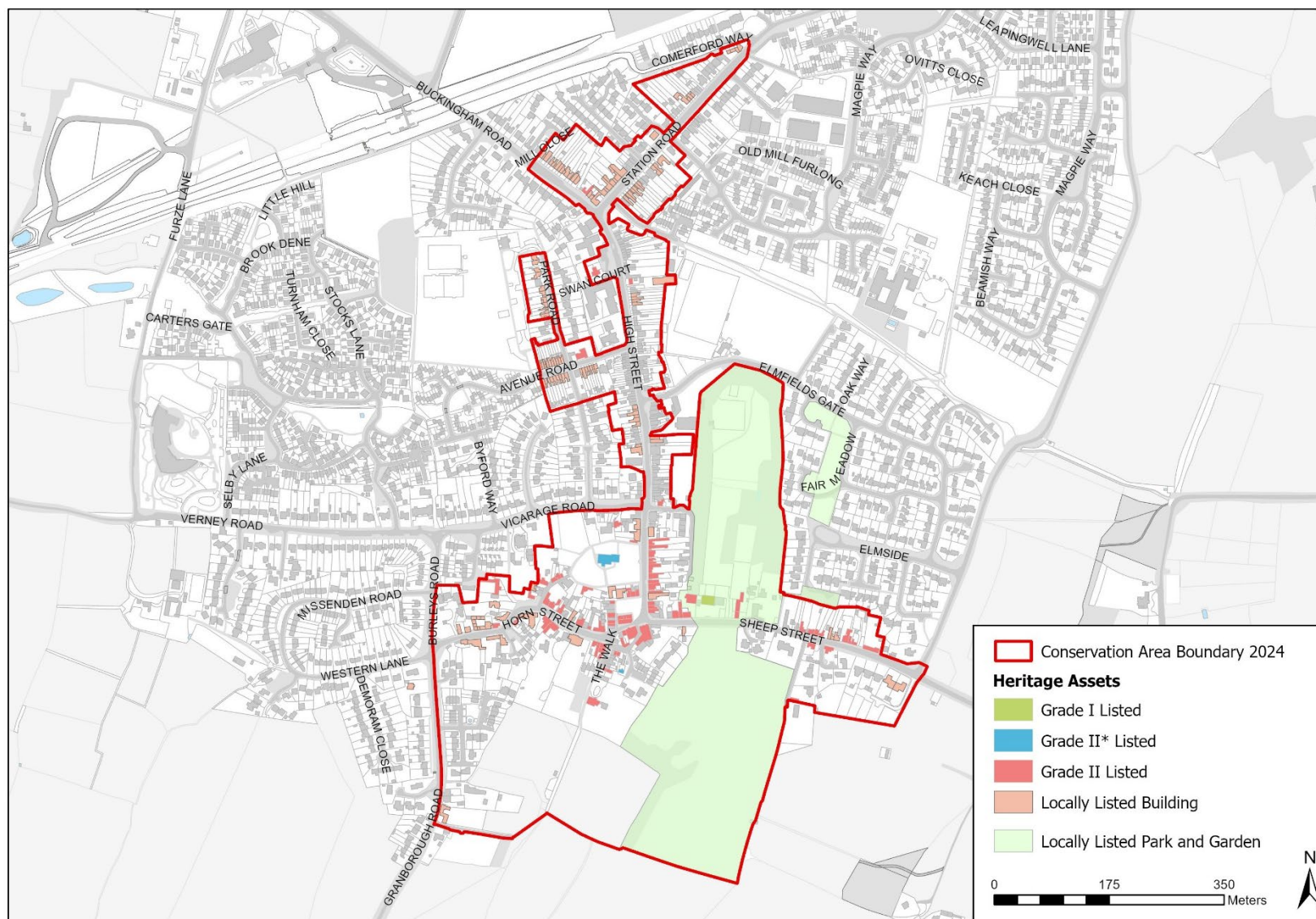


Figure 6 A map of all known heritage assets within the Conservation Area and its setting

3.2. Non-Designated Heritage Assets (NDHAs)

Not all heritage assets are designated, yet although a building may not be included on the list, this does not mean it is of no heritage value. Planning Policy Guidance states NDHAs are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance which merits consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

Local listing is an important tool for local planning authorities to identify non-listed buildings and heritage assets which make a positive contribution to the locality. However, not all NDHAs may be included on the Local Authority's adopted local list.

Non-designated heritage assets can be identified through a number of processes, including neighbourhood plan-making processes and conservation area appraisals. In addition, NDHAs can be identified through the decision-making process on planning applications.

Should a building, area or structure be considered a potential NDHA by the Local Authority, its heritage significance is assessed and its age, level of survival, historic, communal, aesthetic, architectural and archaeological values are considered.

Historic England have published guidance on identifying and conserving local heritage and provided criteria for the assessment of NDHAs.⁶

⁶ Historic England 2021. Advice Note 7. Local Heritage Listing: Identifying and Conserving Local Heritage <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

If a building sufficiently fulfils these criteria, it is considered to be an NDHA. Any NDHA is then considered to have sufficient heritage significance to warrant an assessment of the effect of any planning application on that significance to be taken into account in the planning application's determination. In weighing applications that affect NDHAs, a balanced judgement is required by the local authority having regard to the scale of any harm or loss and the significance of the heritage asset.

Buckinghamshire Council maintains a formally adopted Local Heritage List of NDHAs.⁷ As part of the appraisal of the Conservation Area, NDHAs which make a positive contribution to the Conservation Area have been identified and these assets will be automatically added to the Local List on adoption of the Conservation Area Appraisal.



Figure 7 Former Baptist Church, High Street



Figure 8 Chapel House

⁷ Buckinghamshire Local Heritage List: Home - Buckinghamshire's Local Heritage List <https://local-heritage-list.org.uk/buckinghamshire>

3.3. Archaeological Potential

There is little evidence for prehistoric or Roman settlement within Winslow's historic core, and the evidence from the area around the town is very sparse.

There is documentary and archaeological evidence for a Late Saxon and medieval settlement at Winslow, when the town was owned by St Alban's Abbey. There has only been limited excavation within the historic core, but this has identified surviving archaeological deposits dating to the medieval and post-medieval period, which was a time of expansion. The archaeological resource for the medieval and post-medieval periods comprises the surviving street plan, upstanding historic buildings, and belowground features and deposits. The wetter areas to the south of the settlement near the Claydon Brook, where there are alluvial and river terrace deposits, are likely to have higher potential for greater preservation and possibly waterlogged deposits. There have been two archaeological investigations which have shown that animal and human bone survives well in the soil conditions.

3.4. Heritage at Risk

Historic England publishes a yearly list of Heritage at Risk. To be included on the list, listed buildings must be Grade II* listed or above, with the exception of Grade II listed places of worship and Grade II listed buildings in London.

Other designated heritage assets can also be included on Historic England's register, including Conservation Areas, Scheduled Monuments, Registered Parks and Gardens and Wreck Sites. Non-designated heritage assets and Grade II listed buildings outside of London are not considered by Historic England for inclusion on the Heritage at Risk Register, however Buckingham Council maintains a Local Heritage at Risk List.

The Local Heritage at Risk List identifies the following assets at risk:

- Wall with Gate and Stone Piers, Sheep Street
- 7 Market Square

4. Archaeology and History

The following section provides an overview of the history of Winslow Conservation Area and the surrounding area.

Prehistory (-500000 BCE – 43 AD)

The evidence for Prehistoric activity in the vicinity of Winslow is limited to the recovery of an Acheulian flint flake and late Iron Age pottery in the Magpie Farm area to the north of the historic town.

Roman (43 – 410 AD)

The evidence for Roman activity comprises the discovery of Roman pottery, metalwork and coins both within the historic core of Winslow and to the south-east of the historic town at Shipton Farm, but the evidence of a settlement within this period is limited.

Early Medieval (411 – 1065 AD)

The name Winslow (Wuineshauue) is likely to be of Old English origin, meaning 'the mound of a man called Wine'. During the eighth century, Winslow manor was in the possession of King Offa of Mercia and it has been assumed that he had a palace and a chapel in the area, likely situated on Dene Hill, the highest spot in the parish. Although no evidence of the palace has been found, Saxon coins have been found

⁸ Buckinghamshire County Council (2008), 'Buckinghamshire Historic Towns Assessment Report', Winslow, p.5 & 27

⁹ <https://heritageportal.buckinghamshire.gov.uk/Monument/MBC33171>

in the area. In AD 792 King Offa gave Winslow to the newly founded Abbey of St Albans.⁸

Late Saxon burials (radiocarbon dated) were amongst those excavated during the extension to St Lawrence Hall in 2010. These predate the laying out of burgage plot boundaries on the north side of the marketplace, presumably following the market grant of 1235. This report is extremely important to an understanding of late Saxon and medieval Winslow.⁹

Medieval (1066 – 1540 AD)

During this period, the earliest focus of settlement in Winslow was around the church and perhaps also along Horn Street and to the western end of Sheep Street. It was first mentioned in a royal charter of AD 792 and secured a market charter in 1235.

At the time of the Domesday survey, Winslow was in the ownership of the Abbey of St Alban's. It had a population of 25 households in 1086, putting it in the largest 40% of settlements recorded in the Domesday survey.¹⁰ In the early twelfth century (circa 1235), King Henry III granted a charter to Winslow, allowing the Abbot of St Alban's to hold a weekly market in the town on Thursdays. The market square was laid out south of the church in part of its churchyard. Burgage plots¹¹ were developed opposite Market Square on the east side of the High

¹⁰ Palmer, John. *Winslow. Open Domesday*, available at: opendomesday.org/place/SP7627/winslow/

¹¹ Usually a long, narrow, walled plot, garden or yard behind a narrow building fronting the street. These plots were sub-divisions of land made by the landowner for rental to burgesses (freemen) in the medieval period.

Street and remain discernible today.¹² Winslow is well documented because it belonged to a major abbey and detailed court books show that it was cultivated on an open field system. The land surrounding the small market town was predominantly arable with very little meadow or common land, evidenced by surviving ridge and furrow earthworks in and around Winslow.

St Laurence Church dates from about 1320 and comprises a chancel, nave, and tower with the north and south aisles enclosing the tower.¹³ There is evidence that the churchyard was in existence by the late tenth or early eleventh century, with an earlier church on the site. It is thought that the date for the annual fair was deliberately chosen to fall on the feast day of St Laurence, the patron saint of the church.

Post-Medieval (1541 – 1800 AD)

The earliest surviving map of Winslow is the 1599 map of the estates of Sir John Fortescue of Salden.¹⁴ This detailed map depicts the layout of Winslow as a rectangular settlement, with Horn Street and Sheep Street forming the east-west thoroughfare and the High Street extending north. It shows early enclosures and possibly a large house or row of houses on the site of the later Winslow Hall.

Jeffreys Map of 1770 shows the same street layout as the Salden map. The map shows St Laurence Church north of Horn Street and Winslow Hall north of Sheep Street. Small buildings are shown lining Sheep Street, Horn Street, the Market Square, and the east side of High

Street, laid out in a compact pattern. Winslow was a small town surrounded by rural land and accessed via three primary thoroughfares.

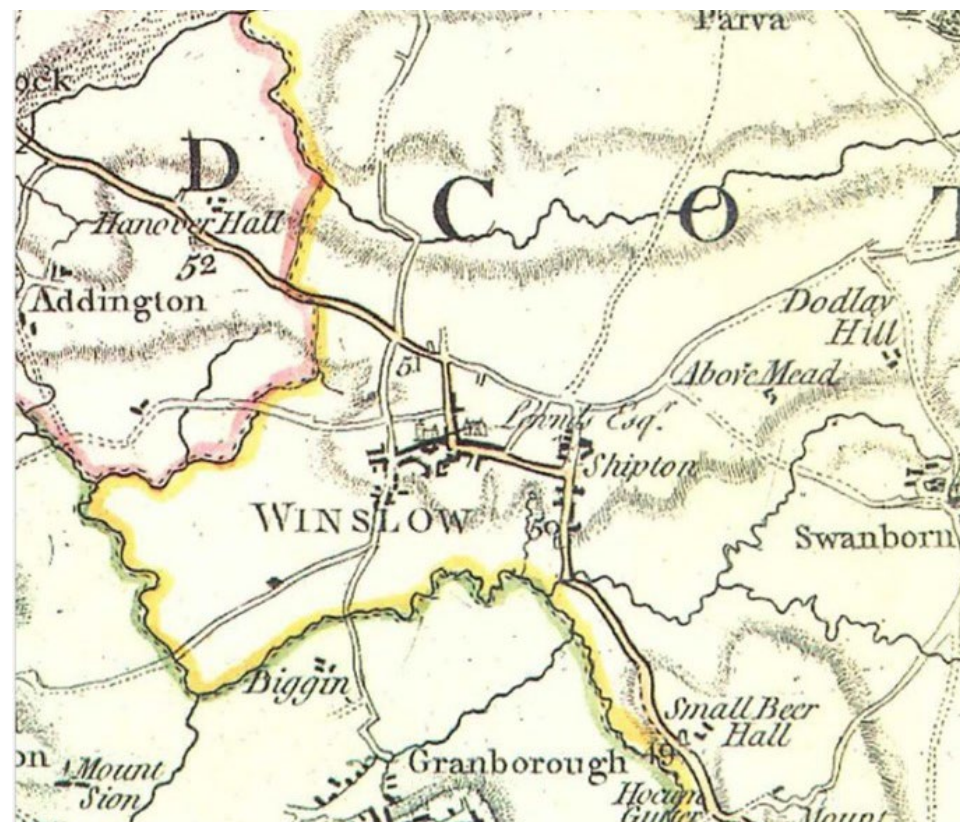


Figure 9 Jeffreys Map of 1770 showing Winslow and the surrounding areas

¹² Pevsner, Nikolaus, and Elizabeth Williamson. *Buckinghamshire*. Yale University Press, 2003. The Buildings of England series, p. 49 & 754

¹³ Page, William, ed. "Parishes: Winslow." *A History of the County of Buckingham: Volume 3*, 1925, pp. 465-470. British History Online, available at <https://www.british-history.ac.uk/vch/bucks/vol3/pp465-470>

¹⁴

https://heritageportal.buckinghamshire.gov.uk/api/LibraryLinkWebServiceProxy/FetchResource/42387/full_42387.pdf



Figure 11 Bell Hotel, Market Square (Historic England)

Winslow has a strong non-conformist religious tradition. Keach's Meeting House was built in 1695 and is one of the oldest Baptist chapels in Buckinghamshire.¹⁸ It was named after Benjamin Keach, a prolific writer, preacher and pastor who also introduced regular hymn singing in the Baptist Church.¹⁹ The congregation soon outgrew the small meeting house and constructed a purpose-built General Baptist Chapel on the High Street in 1864. There was also a small nineteenth-century Particular Baptist Chapel behind the Chandos Arms on the High Street. In 1884, the Congregational Church on Horn Street was built in the neo-Gothic style by Sir John Sulman. This has since been converted to a residential property known as Chapel House.²⁰

¹⁸ Noy, David, *Winslow History: Keach's Meeting House and the Winslow Baptists*, available at winslow-history.org.uk

¹⁹ Ascol, Hannah, *Benjamin Keach: The Ministry of an Average Pastor, Founders Ministries*, available at: <https://founders.org/articles/benjamin-keach-the-ministry-of-an-average-pastor/>

²⁰ Buckinghamshire County Council (2008), 'Buckinghamshire Historic Towns Assessment Report', Winslow, p. 42

The market continued to prosper, and the livestock market was held in the Market Square until 1875, when it moved to Wigley's Yard off Bell Walk (now called Limes Court) following concerns regarding public health and safety. The market remained here until the early twenty-first century and the site was subsequently redeveloped for residential housing.²¹ The town's population grew from 1,100 at the beginning of the nineteenth century to 1,890 in 1861.²²

The northward expansion of the town grew rapidly with the development and arrival of the railway in 1851, built on the Bletchley to Oxford line. The expansion was mostly linear, extending along the High Street and Buckingham Road with small pockets of development on Avenue Road and Station Road. Small developments were also laid out to the west of the High Street, including Park Road and Avenue Road.

During the early nineteenth century, Winslow became part of a new Poor Law Union,²³ and a large workhouse was built in 1837 which was designed by architect George Gilbert Scott. The workhouse building was demolished in 1983 except for the Master's Lodge, which is now Grade II listed.²⁴

The railway resulted in Winslow being accessible by train from London. Due to Winslow's position on roads that provided easier passage to and from London, it became a popular place for people to buy houses known as 'hunting boxes', lodgings used during the hunting season.

²¹ Noy, David, *Winslow History: The Cattle Market*, available at winslow-history.org.uk

²² Noy, David, *Winslow History* available at winslow-history.org.uk

²³ A group of parishes run by a Board of Guardians under the Poor Law Amendment Act of 1834 to run workhouses, infirmaries and children's homes.

²⁴ Buckinghamshire County Council (2008), 'Buckinghamshire Historic Towns Assessment Report', Winslow, p. 5-10

Modern (1902-Present)

The expansion of the town continued in the early twentieth century and there are some attractive Victorian and Edwardian style properties throughout the Conservation Area. However, expansion was on a lesser scale compared to the nineteenth century. The railway station was closed to passengers in 1968, and the line reduced to a single track by 1985.

Following the Second World War, the Council initiated a scheme of building to provide more adequate housing for the local population. The Winslow Plan of 1967 set a target population of 5,000 people, and the development took the form of large, planned estates. This included the Magpie Farm Estate to the north-east of the town, Lowndes Way and Elmfields.²⁵ These developments are mostly to the northern and eastern sides of the town and were built on previously undeveloped land, removing large areas of farmland.

The 1940s estate to the south-west of the historic core coalesced Winslow and the hamlet of Tinkers End. However, mid-twentieth-century development mostly occurred outside of the Conservation Area boundary. There have been very few modern infill developments within the historic core of Winslow. As a result, the historic grain and pattern of development within the historic core has remained legible and largely unchanged for several centuries. Twentieth- and twenty-first-century development has taken place within the Conservation Area but this has been limited to very small cul-de-sacs.



Figure 12 Ordnance Survey map of Winslow, 1926

²⁵ Buckinghamshire Council. *Winslow Neighbourhood Plan Review: Referendum Version*. Buckinghamshire Council, p.14

5.Character Analysis

5.1.Location

Winslow is a compact market town situated on the main road between Aylesbury and Buckingham, approximately six miles south-east of Buckingham and nine miles north-west of Aylesbury. The former Oxford to Cambridge railway line is to the north of the town. Whilst this closed in 1968, it is now being reopened as part of East-West Rail, reinstating this service.

The Conservation Area boundary covers the historic core as well as the area of nineteenth- and twentieth-century development to the north of the town centre. The land rises from 290 ft in the south-west to 410 ft in the north-east, and the town of Winslow stands on the brow of a small ridge of hills which stretches from Bedfordshire to Oxfordshire.²⁶

Winslow is surrounded by arable and pasture farmland. Other nearby settlements include Great and Little Horwood to the north and north-west, Swanbourne to the south-east, and Granborough to the south.



Figure 13 An aerial view of Winslow Conservation Area

²⁶ *Winslow in A History of the County of Buckingham: Volume 3*, ed. William Page (London: Victoria County History, 1925), pp. 465-47

5.2.Setting

All heritage assets have a setting, which is defined within the NPPF as

‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’²⁷

Elements within the setting of the Conservation Area are labelled on Figure 14.

The setting of Winslow Conservation Area to the north, north-east and west is largely defined by recent or late-twentieth-century housing developments (1-4) which have infilled the land between the Conservation Area boundary and the line of the new East-West Railway (5) which now demarks the periphery of the development to the north. The expansion of the town to the north has resulted in the loss of the rural landscape that once abutted Winslow. However, there are some views out towards the countryside beyond the later housing developments which help reinforce an understanding of Winslow’s rural context.

The setting of the Conservation Area to the south and east has been well preserved, as demonstrated though historic cartographic evidence in Section 4. The land to the south (6) and east (7) of the Conservation Area is predominantly characterised by open fields. The

low degree of change over the last few centuries permits an appreciation of Winslow’s historic context.

The medieval settlement of Winslow developed as an agriculture-based economy on a three-field system until Winslow was awarded enclosure in 1767. The surrounding farmland has played a major role in the development and prosperity of the town for several centuries. Whilst the field pattern has been subject to changes in farming methods, the undeveloped, rural landscape remains unchanged in character and appearance. It is likely that the field pattern seen today remains largely the same as in the eighteenth century.

The setting of the Conservation Area makes a strong contribution to the significance of Winslow and the way in which it is experienced and appreciated. The surrounding landscape reinforces the understanding of Winslow as a historic rural settlement.

The fields that separate Winslow from the surrounding settlements, such as Shipton and Addington, are important in defining the separate historic settlements, preventing coalescence (7). They play a key role in the transition from the Conservation Area out to the countryside and demark the edges of the settlement. Numbers 30-36 Granborough Road, a row of nineteenth-century terraced cottages to the west of Granborough Road, south of the Conservation Area (A) and Box Cottage, dated to 1850, a detached residential property to the west of Granborough Road. The property is a locally listed building. (B) whilst outside of the Conservation Area contribute to our understanding of how the town developed.

²⁷ ‘Annex 2: Glossary’, *The National Planning Policy Framework*, The Department for Levelling Up, Housing and Communities, December 2024



5.3.Layout, Planform and Permeability

The High Street runs on a north-south axis, meeting Horn Street and Sheep Street at a Y-junction to the southern end of High Street. The High Street is a relatively wide, two-way road with pavements either side and is used by pedestrians and vehicles. The properties to the east side of High Street between Sheep Street and Greyhound Lane are set on narrow but deep plots. These plots are likely the remains of the medieval burgrave plots. Whilst some have been divided to accommodate later residential properties within the backland area, the historic plots remain legible.

At the southern end of High Street is the Market Square, which is a focal point for commercial activity within the Conservation Area. The Market Square comprises an open paved area that is enclosed on three sides by commercial buildings. Properties in this area of the commercial core are set on shorter plots compared to the High Street with little or no rear amenity space, backing onto rear accessways or passageways such as the ones leading off Market Square and Bell Walk. By contrast, the former purpose-built bank is one of the only largely detached buildings within the Market Square and southern part of the High Street. The northern section of the High Street comprises nineteenth-century terraced properties mostly fronting the road, some with small front gardens. The Masters House of the former Winslow Hospital is set back from the road, surrounded by hard and soft landscaping.

St Laurence Church is situated to the south-west of the High Street, close to the junction with Horn Street and Sheep Street. The church and churchyard are set on slightly higher ground compared to the surrounding development. The church tower is visible in glimpsed

views from Horn Street and the church is a particularly prominent building within the High Street.

Horn Street runs on a roughly east-west axis from which narrower roads and passageways lead off north and south, such as Church Street, Parsons Close, The Walk, and Bell Walk. The existing layout of the main road and passageways is indicative of the medieval street plan and grain of development.

Sheep Street forms the principal approach into Winslow from the east. Historically, development evolved in a strong linear pattern. The street was once developed on both sides, but those buildings on the south side of the street were demolished to provide uninterrupted vistas across the countryside for Winslow Hall. As such, most of the historic building stock is located on the north side of Sheep Street. There are some late-twentieth-century dwellings that were constructed in the grounds of the former National School, which are set back from the road behind a dense hedgerow. Whilst this does not follow the historic development arrangement, the hedging partially screens the development from the road and provides some soft landscaping, limiting their visual impact.

The south side of Sheep Street mostly contains modern residential buildings and two cul-de-sac developments. These go against the grain of the historic linear development pattern. Tennis Lane extends southwards from Sheep Street. It is a single-track lane that is heavily treed with a more informal, rural character. The modern dwellings are set back from the roadside, but The Thatched Cottage is set at a right angle to the lane and abuts the road frontage.

Sheep Street has a low density of development, with a mix of terraced, semi-detached, and detached properties. The gaps between the properties on the north side are spacious and permit views of the trees

behind, which soften the appearance of the streetscene and create a more rural atmosphere. There is one public house along Sheep Street called Nags Head which is Grade II listed, eighteenth-century in derivation, and was converted to a pub in 1832.

To the north and west of the High Street is the nineteenth- and twentieth-century expansion associated with the construction of the railway. The area comprises mostly residential properties which have small front gardens, with the exception of The Swan public house, which is located on a corner plot between the two roads and fronts immediately onto the pavement. The roads and pavements are wide, providing a sense of openness.

5.4. Public and Open Spaces

There are several public and open spaces within Winslow, although they tend to be located in the southern and eastern parts of the Conservation Area.

The Market Square is an important part of Winslow which played a key role in the area's prosperity and development. It is mostly tarmacked with a mix of paved and cobbled areas. There are some trees to the front of the Market Square which work to soften the quantity of hardstanding.

St Laurence's Church and the churchyard are located on the east side of the High Street, to the north of the Market Square. The large open space is mostly laid to lawn, with mature trees lining the eastern edge between the churchyard and High Street. This provides a lush backdrop for the High Street between the Market Square and 27-33 High Street. The mature trees and greenery are a notable part of the streetscene.

There is limited public open space around Horn Street due to the density of development as well as the layout which includes backstreets and narrow passageways. The largest open space accessible to the public is provided by the small burial ground surrounding Keach's Meeting House. It is mostly lawned and bound by mature trees which are visible from Bell Walk affording the chapel privacy and seclusion.



Figure 15 A view of the open fields from Tennis Lane



Figure 16 Market Square



Figure 17 Winslow Cemetery

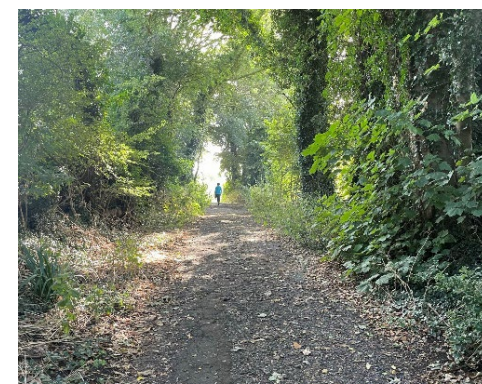


Figure 18 The public footpath from Granborough Road

Tomkins Park is partly comprised of the historic formal gardens which once belonged to Winslow Hall. It is now a public park and provides the largest area of public open space with the Conservation Area. The gardens were acquired by the Council in 2013. The park is 2 hectares and contains a large area laid to lawn that is bordered by mature specimen trees and shrubs. The garden and parkland of Winslow Hall was laid out between 1695 and 1700 and extended in the late nineteenth-early twentieth century. Some of the planting that exists today is from this period. The northern section of the park is now occupied by the bowls club.

Opposite Winslow Hall is a large, undeveloped field bound on the roadside by a brick wall, created to allow clear views out. The field is large and undulating, containing copses and tree roundels. It is mostly used for pasture and holds the annual Winslow Show. The undeveloped and open nature of the field provides long views across the surrounding farmland, and it is an area of rich vegetation.

To the south of Horn Street and east of Granborough Road are open fields, connected by a Public Right of Way. These play an important part in evidencing the rural context of the Conservation Area and adjoin those which provide the long open views from Winslow Hall.

At the north-eastern end of the market is North End Square, an open area built up on three sides. North End is more secluded and smaller than the other former market spaces. It is less prominent, without landscaping, and is now primarily utilised for parking.

5.5.Trees and Green Spaces

The majority of tree planting and green spaces within the Conservation Area are focused to its south and east. Trees and green spaces along the High Street itself are limited and largely confined to rear gardens.

However, there is an important area of soft landscaping at the junction of Station Road and the High Street to the north of the Conservation Area which assists in softening the public realm.

To the south-east of the High Street is the churchyard of the Church of St Laurence. This contains several important trees within the town centre, as well as open green space. The character of the green space here is contemplative with a tranquil atmosphere, reflective of the churchyard.

Tompkins Park forms the main area of green space. Historically the formal gardens of Winslow Hall, there are several important specimen trees within the 2-hectare site. The associated formal gardens and park were developed c.1695-1700 with advice from prolific royal gardeners London and Wise, followed by some subsequent remodelling of the gardens. The framework of the early designed landscape survives largely intact, especially the park to the south of the house. Much of the brick boundary walls, gateways and shelter belt remain, as well as tree planting from the eighteenth and nineteenth centuries. Within Tompkins Park are the former pleasure gardens, shelter belt, ha-ha, and tree avenues. The gardens have been eroded to the east by late-twentieth-century housing constructed on part of the former gardens.

To the south of Winslow Hall is former grazed parkland with a low brick wall along Sheep Street to the north. To the west are the remains of metal park fencing and mature trees, and to the south and east its boundaries comprise a wooded hedge and clumps of mature trees. These contribute to the landscape setting of Winslow Hall and are of historic interest to the Conservation Area.



Figure 19 Trees and soft planting at the junction of Granborough Road and Horn Street



Figure 20 Tompkins Park



Figure 21 Fields to the south of Horn Street connected by a public footpath



Figure 22 Tree planting at the north end of the High Street

Also to the south of Sheep Street and Horn Street are further fields, adjacent to the Winslow Hall parkland. The public footpath which crosses these fields allows for an understanding and appreciation of the historic interest of the Conservation Area.

Granborough Road to the south-west of the Conservation Area has a verdant character due to the steep grass verges and the trees that flank both sides of the road. The modern residential developments are set back from the road and lined with hedges and trees. The fields to the east of the dwellings can be accessed via the footpath. The fields are open and the boundaries lined with trees and hedgerow. The pastoral fields have a sylvan and tranquil atmosphere.

5.6.Views

Key views both within and outside the Conservation Area are illustrated on the following map, Figure 23, and illustrated within the description of each character area where appropriate.

The views illustrated here are not exhaustive and there will be other views not highlighted on this map which contribute to how the significance of the Conservation Area is understood and appreciated. All planning applications for development in the Conservation Area, and within its setting, should consider if there are any contributing views which will be affected and seek to mitigate against any harmful impacts.

Viewpoint One

This provides views from the southern end of the High Street looking north. From this viewpoint the extent of High Street can be appreciated. High Street and the Market Square are defining spaces of the character and significance of Winslow.

Viewpoint Two

The Church of St Laurence's Church holds a prominent position on the High Street, due to the topography of the town. It provides a visual contrast between the density of built form on High Street and the open, green character of the churchyard.

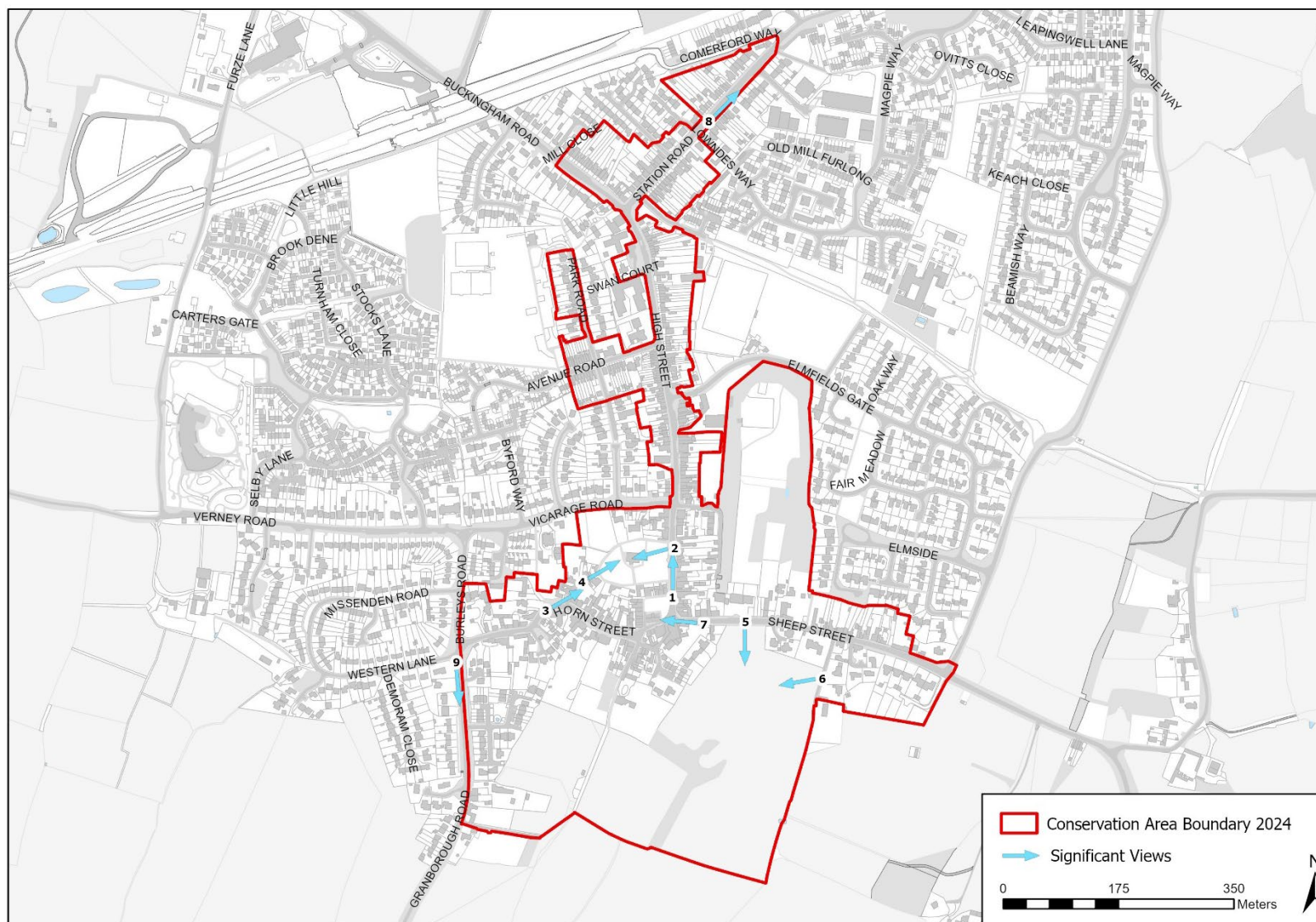


Figure 23 A map of viewpoints within and of the Conservation Area

Viewpoint Three

There are long views of the church tower from Horn Street, afforded by the break in development created by Church Street. The church tower can be seen above the rooftops of buildings along Church Street which are softened by the mature trees that surround the churchyard. The views of the church tower from the surrounding development reinforce the relationship between the church and its associated settlement.

Viewpoint Four

As Church Street curves slightly to the east, St Laurence's Church becomes a prominent landmark feature. The view is narrowly framed by the cottages that line the street. There are also other views of the church through the gaps in the housing along Horn Street. Views of the church throughout the Character Area reinforce the strong connection this building has with the surrounding settlement.

Viewpoint Five

The principal view within Character Area Three is that looking across the open field opposite Winslow Hall. This is one of the only areas from within the Conservation Area that provides panoramic and uninterrupted views across the wider landscape. The view contributes to the appreciation of Winslow Hall's status within the Conservation Area, as well as reinforcing the understanding of Winslow as a historic settlement that has strong associations with the surrounding landscape.

Viewpoint Six

There are glimpsed views of the fields opposite Winslow Hall from Tennis Lane. The view is framed by verdant planting and reinforces the rural character of the Character Area as well as the wider Conservation Area.

Viewpoint Seven

From here, views of the Market Square are gained from the junction of Sheep Street and High Street as the road curves around to the north. As you enter Character Area One from Character Area Two, the views of the Market Square indicate the transition away from the residential area to the commercial core.

Viewpoint Eight

This viewpoint is taken from the junction between Station Road and High Street. Due to the topography of the land with Station Road sloping downhill, there are long views out towards the surrounding rural landscape. This view is flanked by the attractive and coherent nineteenth- and early-twentieth-century dwellings.

Viewpoint Nine

The view from the junction between Horn Street, Burleys Road and Granborough Road looking south is the only long view out towards the surrounding countryside from within Character Area Six. Granborough Road is lined by grass verges, hedges and trees which provide a green vista. The view of the surrounding rural landscape flanked by greenery reinforces the understanding of Winslow as a historic town set within a wide-reaching rural landscape.

There are several vantage points from within the Conservation Area where St Laurence's Church and the church tower are prominent features. Views of the church are important and contribute to the overall significance of the Conservation Area, including how it is interpreted and understood.



The view from Viewpoint One



The view from Viewpoint Two



The view from Viewpoint Three



The view from Viewpoint Four



The view from Viewpoint Five



The view from Viewpoint Six



The view from Viewpoint Seven



The view from Viewpoint Eight



The view from Viewpoint Nine

5.7. Atmosphere

The High Street and marketplace have a busy atmosphere, with the market stalls situated in the square selling a variety of local and fresh produce. The continuation of the market ensures that this remains the centre of commercial activity, reinforcing its character and appearance. Market Square is surrounded by many shops which continue up the High Street. Narrow alleyways lead from the medieval marketplace to more peaceful residential areas and the churchyard.

The churchyard to the south-west and Tompkins Park in the east have a calm atmosphere. These areas are surrounded by mature trees which create a sense of seclusion and privacy, separating these public and recreational spaces from the bustling High Street and marketplace. Horn Street and Sheep Street also have a quieter atmosphere as they are predominantly characterised by residential dwellings.

To the north of the High Street the character and atmosphere is quieter than the commercial core due to the larger quantity of houses, but the busyness of the High Street can still be heard. Station Road and Buckingham Road have a stronger connection with the High Street and therefore have a more suburban character.

5.8. Landmark and Key Buildings

The landmark and key buildings within the Winslow Conservation Area have inherent special historical and/or architectural significance that contribute to the Conservation Area's special interest. Many of these are listed, while others are unlisted but have sufficient historical or aesthetic value, or are of sufficient age, to be considered as non-designated heritage assets.

Commercial buildings

The defining land use along the High Street is commercial. There are a wide variety of business premises in the commercial core, including public houses, coffee shops, a grocery shop and a pharmacy. The open Market Square is still used today on a regular basis and car parking is permitted when not in use by the market stalls. The retention of the commercial premises is essential for preserving the unique character of this area. Key buildings are The George public house (Grade II listed building) and The Bell Hotel (Grade II listed building) to the south of the High Street.



Figure 24 Market Square



Figure 25 The George

Residential buildings

The Conservation Area also has a significant number of residential dwellings of architectural and historic interest. These include sixteenth, seventeenth, eighteenth and nineteenth-century dwellings, many of which are listed. The most prominent is the Grade I listed Winslow Hall and its associated wall, gate and gate piers, and Coach House, which are separately listed at Grade II. Norden House is an important

nineteenth-century Grade II listed building, designed by Ernest Newton in 1891 for Dr Vaizey. The Masters House of the former Winslow Hospital is a Grade II listed building, constructed in 1835 and designed by Sir George Gilbert Scott. Originally a workhouse, it now forms part of Swan House Care Home.



Figure 27 Winslow Hall



Figure 26 Norden House



Figure 28 The Masters House of the former Winslow Hospital

Community buildings

The Town Hall is located towards the centre of the Conservation Area on the eastern side of the High Street, close to the junction of Vicarage Road and Greyhound Lane. The building is locally listed and has two gables fronting the High Street, with hung tiles and decorative carved banding between the ground-floor and first-floor windows. It is of architectural interest.

The Grade II* listed St Laurence's Church is a key landmark building that played a fundamental role in the development of the settlement. It holds a prominent position to the south-west of the High Street. Other religious buildings within the Conservation Area include: the locally listed former Baptist Church, set back from the High Street; the locally listed Chapel House (15 Horn Street), the former Congregational Chapel which has since been converted to a dwelling; and, the Grade II* listed Keach's Meeting House, a Dissenters Chapel off Bell Walk.



Figure 29 Former Baptist Church



Figure 30 Chapel House

Educational Buildings

One of the historic educational buildings in Winslow is the Former Parochial School for Girls, constructed in 1865 in a Gothic revival style from red brick, with yellow brick quoins and dressings around the windows. The former school building has a steeply pitched roof that is covered in slate. It was constructed in the grounds of the former vicarage and designed by Edward George Bruton. It is a locally listed building.



Figure 31 Former Parochial School for Girls



Figure 32 St Laurence's Church

The locally listed The Old School (now 42-44 Sheep Street) is located on the eastern boundary of the Conservation Area on the south side of Sheep Street. The property is the former National School for Winslow and was constructed in 1901. The old school building is single storey with brick elevations and a slate roof. The building is of a design that is synonymous with late-nineteenth- and early-twentieth-century national schools with prominent road facing gables, steeply pitched roofs, large windows, and the use of red brick and slate.

5.9. Architectural Quality

There are many buildings of architectural quality within the Conservation Area. This includes a variety of architectural styles and methods of construction, such as sixteenth-century timber-framed cottages, eighteenth-century town houses and Winslow Hall, and Victorian terraced workers' houses.

The traditional materials used in construction are key elements in defining the historic and architectural character of Winslow. The earliest buildings tend to be timber framed and plastered, with tiled roofs. By the eighteenth century, brick had become more common in Winslow and was largely red in colour, with decorative 'vitrified' bricks used too. Along the High Street are buildings which have been re-fronted with brick to reflect the architectural style of this period. To the north of the Conservation Area, buildings tend to be of red or yellow brick and render with slate roofs. This reflects the wider variety of building materials that could be brought into the town following the construction of the railway in the mid-nineteenth century. Architectural features are sometimes highlighted through the use of contrasting colours and materials.

5.10. Materials

Roofs

Roofs are largely covered in handmade clay tiles which provide a consistency to the streetscene and reflect the local vernacular style of architecture. Several buildings have roofs covered in slate, particularly those constructed in the early to mid-nineteenth century. There are also examples where the roofs of older, seventeenth- or eighteenth-century properties have been re-covered in slate. The sixteenth-

century Old Crown House has a two-tone tiled roof of ornamental banding which is unusual within the streetscape.

Within the Conservation Area, thatch is also found. Buckinghamshire county has influences from the southern and eastern thatching traditions and long straw is the regional material used. It is important that appropriate materials are used for re-thatching to ensure the special interest of heritage assets is preserved.

Some of the twentieth- and twenty-first-century dwellings have inappropriate concrete roof tiles. Faux clay and faux slate tiles (usually concrete) are present but do not relate well to traditional vernacular materials.



Figure 33 Examples of roofing materials and roofscapes in the Conservation Area

Roof forms are a mix of traditional dual-pitched gabled and hipped roofs, with ridge lines running parallel with the streets. This is particularly evident along the High Street and Sheep Street; however, there are some exceptions to this general pattern, such as the Winslow Town Council building, which is double-fronted with front road gable projections, and Elms Court, a more recent development which also has a prominent gable projection facing the High Street.

Properties within the Conservation Area are generally consistently two storeys, except for Winslow Hall which stands at three storeys. Winslow Hall dominates the streetscape due to its considerable scale. Attics with small dormers are also a feature of the roofscape. Chimneys are a prominent feature of the roofscape, punctuating the skyline and providing visual interest to the streetscene. They attest to the age and status of the dwellings and make an important contribution to the traditional character and appearance of the Conservation Area.

Walls

The use of brick is prevalent throughout the Conservation Area. There is some variation in the type of brick, but it is of a similar red-blue colour palette. Red brick is the most common colour and is mostly laid in Flemish bond. There are also examples of vitreous brick, the darker blue colour of which is a result of the bricks being fired at a higher temperature for a longer period. This can be seen on the Grade II listed 14 and 26 High Street. Yellow brick is occasionally used and there are examples of painted brick.

Render is also a common elevational treatment for both timber-framed and brick-built properties, particularly where they have been later re-fronted. The colour of render is generally white, off-white or pale yellow.

There are examples of brick-built properties having been painted, but this should be resisted due to the impact it can have on the architectural and aesthetic value of the properties and wider area. Painting traditionally constructed brick buildings can also trap moisture within the walls, which may cause damage to masonry and lead to issues with damp.

The more recent residential developments are built of brick, the quality of which varies but generally does not reflect the colour and texture of the traditionally made bricks seen throughout the Conservation Area. Tinkers Drive also employs tile hanging which is an uncommon elevational treatment within Winslow Conservation Area.



Figure 34 Examples of walls in the Conservation Area

Shopfronts

There is a wealth of historic shopfronts that survive in a good and complete state, which make a strong contribution to the identity of the commercial core. In general, stall risers, pilasters, console brackets, projecting timber canopies over entrances, fanlights and cornices can all be found, with painted and lettered fascia signage. Hanging shop signs from decorative metal brackets are also prevalent. These details reflect traditional proportions and designs, making a positive contribution to the character of the area.



Figure 35 Examples of shopfronts in the Conservation Area

There are examples where original shopfronts have been altered but have retained the general traditional arrangement or positive features such as the timber fascia's, consoles and pilasters. However, there are also some poor examples of modern replacements which erode the traditional character of the area.

Windows

Most of the properties have good examples of traditional or historic timber windows and doors. There are many examples of double hung sash windows, mostly without sash horns, which attests to their age. In the mid-nineteenth century, cheaper and stronger plate glass was being produced. The increased weight of the glass and the absence of glazing bars necessitated the introduction of 'sash horns' to the upper sash from the joints of the meeting rails.²⁸

Some of the windows and shopfronts contain historic glass which makes a positive contribution to the architectural interest of these properties and the wider Conservation Area. The survival and quantity of good-quality joinery is a key part of Winslow's character and appearance.

There are examples of metal and timber casements with single-glazed leaded lights, such as on 28 Horn Street, 1 and 2 Parsons Close, the properties along Bell Walk, and 10-12 Church Street. The windows of Chapel House are unique due to the former use of the property. Chapel House has been sensitively converted and is well-preserved, and the survival of the historic leaded windows makes a positive contribution to the special interest of the Conservation Area.

Bay windows are also a notable feature to the north of the Conservation Area. These are most commonly canted with hipped roofs, but there are some examples of square bays with parapet or flat roofs.

The presence of uPVC windows and rooflights within the Conservation Area is a detracting feature, and whilst not prevalent, these windows are particularly noticeable due to the quantity of traditional windows and doors with which they compare unfavourably. There are also examples of timber replacement windows which, whilst they could be more appropriately detailed in some cases, are of an appropriate traditional material.

Along Sheep Street and Station Road there are several examples of basement windows set into the pavement in front of houses. . Some of the properties around Market Square have coal hatches and cellar doors in the street; these are an important element of the character of Winslow. These features are less common elsewhere in the Conservation Area, but there are a handful of good examples along the High Street. The presence of such features is indicative of the historic use of these properties, and they are likely associated with a historic commercial or light industrial use.

Doors

There is also a good survival of historic doors and door surrounds within the Conservation Area. Where door surrounds are present, they are often made from timber with various embellishments, including examples of fluted pilasters, columns, brackets and fanlights to be found.

²⁸ Historic England, Traditional Windows: their care, repair and upgrading, (2017)



Figure 36 Examples of windows and doors in the Conservation Area

Some of the residential properties, particularly those on Buckingham Road, Station Road and Avenue Road, have recessed entrances with open porches, which is likely to be their original composition. There are instances where the porches have been infilled, which undermines the consistency and rhythm of the groups. Further alterations of this nature would erode the original design and appearance of the properties.

Character Area Four has an interestingly large survival of gated carriage ways that lead to the rear of the properties. Many have retained traditional side hung timber doors. This provides legibility of the former commercial or light industrial use of these properties, with yards located to the rear. They make a strong positive contribution to the identity of Character Area Five and to the character and appearance of the wider Conservation Area.

There are some examples of uPVC or composite front doors which are not in keeping with the traditional character and appearance of the area. Their design, detailing and operation give them a very different look to traditional timber doors.

5.11. Boundary Treatments

Within the historic core of the Conservation Area there is a compact density of development, with properties fronting immediately onto the pavements. This means there are few boundary treatments visible from the public realm. Where there are boundary treatments, these are inconsistent in the streetscene, such as the black metal railings to the former bank, the retaining brick wall to the churchyard, and the low red brick wall, metal railings and hedging to Elm Court.

Some of the properties along Horn Street have shallow front gardens which are typically lined by low brick walls, traditional railings, or small hedges and soft planting. There are examples of taller brick walls that typically bound larger plots such as Lawn House or the sides of properties. The most notable brick walls are located where Granborough Road curves to become Horn Street, particularly the boundary to Bevan Court which now contains modern houses that were built following the demolition of a much larger historic house. These taller and longer brick walls frame the way into the historic core. The boundary wall to the Old Vicarage still survives and can be seen from Parsons Close. Whilst it is not in the Conservation Area and the Old Vicarage has been replaced with modern development, the preservation of the wall is positive and should be considered as a candidate for the local heritage list.

Along Sheep Street, most of the properties front immediately onto the pavement and as a result there are limited examples of boundary treatments here. However, where boundary treatments are present, they tend to be walls constructed in red brick between a metre and a metre and a half tall. The most notable boundary treatments along Sheep Street are those associated with Winslow Hall. The tall red brick wall to the front of Winslow Hall is eighteenth-century in derivation, with

gate piers and wrought iron gates (the gates are dated 1959). The red brick walls associated with Winslow Hall on the north side of Sheep Street stretch from Winslow Hall down to the Coach House. White Lodge and White Lodge Stables also have tall red brick walls at the entrance. The continuation of historic brick walls within this part of Sheep Street provides a pleasing continuity along the road. The field opposite Winslow Hall is also bound by a brick wall, but it is much lower in height than the wall associated with the formal gardens.



Figure 37 Examples of boundary treatments in the Conservation Area

Front gardens are more common along Station Road, Buckingham Road, Avenue Road and Park Road due to the grain of development. The properties opposite Norden House Surgery on High Street are set back from the road with small front gardens. Those properties with front gardens are most commonly bound by low brick walls. It is likely that these were originally topped with low metal railings but not many examples survive. Historically, the front boundaries to Avenue Road and Park Road had metal railings set upon brick plinths. Some front gardens have small hedges which soften the streetscape.

There are instances where brick walls have been lowered or removed and replaced with metal railings. Whilst this is not widespread, where it has occurred it undermines the consistency and pattern of the streetscene. The homogenous character and appearance of the dwellings in Character Area Four is a defining attribute of its special interest. There is the occasional use of close-boarded fencing on Station Road, Park Road and Avenue Road, and whilst the presence of close-boarded fencing is limited to a few properties, it would be beneficial to utilise more appropriate traditional boundary treatments.

There is an abundance of planting along Granborough Road on both sides. Other boundary treatments include close-boarded fences and brick walls. Most of the boundary treatments are softened by planting.

5.12. The Public Realm

Market Square is the principal area of public realm in Winslow. The use of traditional setts and paving around Market Square positively contributes to the character and appearance of the area. The introduction of traditional surfaces, particularly within Market Square, could enhance the visual interest of the open area. Street furniture within the historic core is mostly modern, including timber post and rail fencing, timber bollards, steel streetlamps, and timber benches. The

amount of modern street furniture is unfortunate and could better relate to the traditional character and appearance of Winslow. There are some traditional metal bollards along High Street adjacent to the church wall near to the Grade II listed Winslow War Memorial. The War Memorial is a notable feature of the streetscene, with St Laurence's Church and churchyard forming its backdrop.



Figure 38 Market Square



Figure 39 High Street

There is limited public realm along Horn Street due to the largely residential land use. There are few examples of traffic and street signs, which is positive, and they are not visually intrusive where present. This should be maintained as it preserves the traditional residential character. There are a few streetlights placed occasionally along Horn Street. Whilst a limited number is to be expected on a residential street, they are modern steel lampposts; traditional streetlamps would better enhance the visual amenity of the Character Area.

The public footpaths that lead off Horn Street and Church Street retain a traditional character and are relatively free of modern street furniture. Traditional metal finger signs could be considered to improve the appearance and experience of public wayfinding within the Conservation Area.



Figure 40 Winslow War Memorial



Figure 41 The Winslow town sign

The public realm along Sheep Street comprises the road and pavements. There is limited street furniture and road signs but where they are present, they are modern, such as steel lampposts. Given the limited quantity, these are relatively unobtrusive, but it would also be beneficial to replace them with street furniture of a traditional design if the opportunity arose.

The public realm to the north of the Conservation Area is limited to the streets and pavements. There is car parking along the roads, but the roads are sufficiently wide to accommodate such parking, particularly Station Road and Buckingham Road. The on-street parking in Park Road and Avenue Road does narrow the streets but there is limited through traffic, so it does not present an issue. There are blue clay kerbstones here, the survival of which makes a positive contribution to

the character of the area. Street furniture is mostly simple and modern in appearance.

The Winslow town sign is located in front of 72-82 High Street and depicts Winslow Hall and St Laurence's Church. At the junction between the High Street and Elmfields Gate are timber bollards, a metal bench and a noticeboard. The planting around the bench and planters on the town sign are positive. The streetlights and traffic signs are limited but modern in appearance.

6. Management Plan

There are a wide range of issues facing the Winslow Conservation Area, many of which share common themes. This section recommends management proposals which respond to the opportunities for enhancement and address these issues in both the short and long term.

6.1.Overarching Management Principles

The key focus for the Conservation Area's management is to ensure that its special architectural and historic interest is not diminished by unsympathetic changes, both within its boundary and its setting. Change affecting the Conservation Area should be managed to ensure any impact on its special interest is considered and development is carried out in a sympathetic way.

Opportunities to enhance and better reveal the significance of the Conservation Area are to be encouraged. Development proposals that preserve or enhance those elements that make a positive contribution, better revealing its significance, should be treated favourably.

High-quality design reflecting the character and architectural interest of the Conservation Area is expected as a core aim within proposals. Developments and changes, both large and small, should be sympathetic in terms of design, size, height, massing, materials, and detailing. Proposals should respond to the local character and context, in particular those for advertising signage and new or replacement shopfronts. The implementation of an Article 4 Direction covering the Conservation Area, restricting permitted development, should also be considered.

Green open spaces, both public and private, which contribute to the Conservation Area's character are valuable attributes which should be maintained. Opportunities for sympathetic new planting and green landscaping should be encouraged.

The reinstatement of traditional, historic features and materials is to be encouraged. The removal of poor-quality, modern uPVC doors and windows and the reinstatement of timber units is a positive change. Similarly, proposals for the removal of poor-quality shopfronts, street clutter and inappropriate surfaces should be treated favourably. Changes to streetscapes would also need to adhere to advice in the AVDC Highways Protocol (2012).

6.2.Development Management Tools

Pre-application Advice

Early engagement with the Local Planning Authority would be beneficial to potential applicants. Buckinghamshire Council's Heritage Team provides a pre-application consultation advice, which can be useful for formulating designs and proposals affecting heritage assets. Early advice will reduce the possibility of a refused planning application. Buckinghamshire Council can therefore guide development in a positive manner through early engagement. More information on pre-application consultations can be accessed on the council website via the link below:

<https://www.buckinghamshire.gov.uk/planning-and-building-control/conservation-heritage-and-archaeology/heritage/get-heritage-advice/>

Heritage Statements

The special architectural and historic interest of the Winslow Conservation Area has been set out in Section 5. In order to manage change in the Conservation Area whilst preserving its special interest, an understanding of this significance and how it can be affected by a proposal is needed by the Local Planning Authority, owners, developers and applicants.

In accordance with the NPPF (2024, Para. 207), applicants must describe the significance of any heritage assets affected by a development proposal, including any contribution to significance made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. All applications within the Conservation Area and immediate setting require an appropriately detailed Heritage Statement.

The key views analysed within this document are in no way exhaustive. The impact of any addition, alteration or removal of buildings, structures, trees or highways on key views should be considered to aid decision making. This includes development outside the Conservation Area. Where appropriate, views must be considered within Design and Access or Heritage Statements. This should be in accordance with Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017). Applications which fail to have assessed any impact upon views and setting should not be validated.

Article 4 Directions

An Article 4 Direction gives local councils powers to restrict permitted development rights from sites or areas. This means that planning permission will be needed for changes previously considered as permitted development and, in granting or refusing planning permission, consideration will be given to the proposed works to

ensure they preserve or, where possible, enhance the special interest of the Conservation Area.

An Article 4 Direction introduces additional control over the types of development which are potentially the most harmful to the area's significance. It helps to positively manage change, ensuring any alterations or additions are appropriate and sympathetic. They are useful and effective management tools, particularly when a conservation area is considered to be at risk. Article 4 Directions can also be used to prevent the loss of historic shop frontages or frontages which make a positive contribution to the character of the area, and to control the materiality of all new signage, removing permitted development rights as appropriate.

At present, Winslow Conservation Area is not covered by an Article 4 Direction, although the control of development within the Conservation Area is enabled by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF. Generally, development rights are more restricted within conservation areas in comparison to non-designated areas. The regular assessment of the Winslow Conservation Area for suitability as an area of Article 4 cover is recommended. The implementation of an Article 4 Direction should reference the latest 2015 Planning (General Permitted Development) Order (GPDO) rather than the now superseded 1995 Order. Further details on the additional controls related to Conservation Areas can be found on the Council's [website](#).

Unauthorised Works to Listed Buildings

Carrying out unauthorised works to a listed building is a criminal offence and individuals can be prosecuted. A planning authority can insist that all unconsented work is reversed. You should therefore always talk to Buckingham Council before any work is carried out to a

listed building. Both the contractor who carried out unauthorised works and anyone who caused or instructed the work to be carried out are considered liable for the offence. If a homeowner or developer is relying on an architect or builder to carry out works to a listed building, it is essential to be sure that all consents are in place. Approved plans should not be adapted or changed as the project develops without further consent.

There is no time limit on enforcement action and the new owner could be required to fund the reversal of any unauthorised alteration. Unauthorised works to a listed building could be identified as a liability by the checks undertaken by a purchaser's solicitor during the vending process. As a result, purchase of a listed building that has had unauthorised changes becomes a highly unattractive prospect.

Enforcement

Where the necessary permission has not been sought for alterations, such as advertising signage and building alterations which are not contained within the General Permitted Development Order, the Local Planning Authority's powers of enforcement should be considered. This could assist in reinstating any lost character or architectural features, the loss of which may have a negative cumulative effect on the Conservation Area, as well as avoiding a precedent being set for similar, uncharacteristic works.

Local Heritage List

A Local List identifies buildings and structures of local architectural and/or historic interest, and these are considered to be 'non-designated heritage assets' under the provisions of the NPPF. Local Lists can be beneficial in ensuring the upkeep and maintenance of historic buildings that contribute to the character of a conservation area.

Buckinghamshire has a Local Heritage List and locally listed heritage assets play an important part in identifying and defining local character. The entries on the Buckinghamshire local list include buildings and structures, archaeological remains, and green spaces. The Local Heritage List can be accessed online here:

<https://local-heritage-list.org.uk/buckinghamshire>

Sites included on the local list are not on the national list as statutorily designated heritage assets. However, their local importance is recognised and is a material consideration in the planning process. This is in accordance with the NPPF (Para. 216), which states that the effect of an application on the significance of a non-designated heritage asset should be considered when determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Character Appraisal and Management Plan

The Conservation Area Appraisal and Management Plan should be reviewed from time to time to monitor change and inform management proposals. It is through this process that issues can be identified, ideally at an early stage, and measures taken to ensure the preservation of the Conservation Area's special interest.

6.3.Managing Future Change

New Development

There are opportunities within the Winslow Conservation Area and its setting for development which makes a positive contribution to the Conservation Area. To be successful, any future development needs

to be mindful of the local character of the Conservation Area, while at the same time addressing contemporary issues such as sustainability.

Successful new development will:

- Relate to the geography and history of the place and the lie of the land
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths)
- Respect important views
- Respect the scale of neighbouring buildings
- Use materials and building methods which are as high in quality as those used in existing buildings
- Create new views and juxtapositions which add to the variety and texture of their setting.

Buckingham Council will guide development in a positive manner by:

- Engaging with developers at an early stage through the pre-application process to ensure modern development is high quality in design, detail and materials
- Propose that medium-large scale development schemes are referred to a Design Review (or similar) to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of building features are important in making sure they are appropriate to a conservation area
- Seeking opportunities for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

Opportunity Sites

There are opportunity sites within the Conservation Area, such as the unsympathetic twentieth-century buildings along the High Street including 72-82 High Street, as well as the Telephone Exchange adjacent to the Royal Mail delivery Office. The buildings are of limited interest and their appearance and siting relate poorly to the architectural context of the Conservation Area. Other sites that provide an opportunity for enhancement are those with inappropriate shop frontages.



Figure 42 The former bank



Figure 43 72-82 High Street

Outside of the Conservation Area but within the immediate setting and visible from the High Street are several sites that present an opportunity for enhancement. These include:

- 45-51 High Street, a row of properties which relates poorly to the Conservation Area in terms of its appearance and siting. The frontage could be greatly improved through additional planting
- Norden House Surgery, Swan House and the building off Shaftesbury Court. The scale, form and appearance of these buildings is at odds with the prevailing streetscene. However, the quantity of soft planting is a positive aspect of the street. Removing an unsympathetic building and replacing it with a more fitting façade that corresponds to the immediate local character would greatly improve the appearance of the streetscene
- The petrol station opposite Station Road is a prominent feature of the streetscape and can be viewed from several vantage points within the Conservation Area. The appearance and quantity of signage, as well as the appearance of the hardstanding, should be carefully considered.

Improving the appearance of car parks that are within, or that are visible from, the Conservation Area through the addition of soft landscaping and planters would be beneficial.

Vacant Buildings

Empty buildings detract from the quality of the Conservation Area as they often fall into rapid decline due to associated issues of neglect and a lack of maintenance. Winslow Conservation Area has been well preserved overall, with a very active High Street. At the time of the assessment, there were only two buildings that appeared to be vacant: the Telephone Exchange and 19 Market Square (the former bank). The former bank makes a positive contribution to the character and appearance of the Conservation Area, so securing an appropriate use for this building would be considered an enhancement.

The building noted as the Telephone Exchange on the Ordnance Survey map appears to be a mid-late twentieth-century structure that is single-storey with a flat roof. The building does not make a positive contribution to the character and appearance of the Conservation Area, and the site presents an opportunity for sensitive enhancement.



Figure 44 The Telephone Exchange

High tenant turnover can be detrimental to a high street, with empty shops detracting from conservation areas, encouraging anti-social behaviour, and sometimes resulting in material damage and decay to buildings. The local authority should seek to engage with building owners and interested parties to implement an empty shop scheme,

using empty frontages as exhibition spaces or painting seasonal murals on empty sections of glazing, for example, in order to encourage public engagement with the high street, even if the unit is vacant.

Maintenance and Repairs

Most of the buildings within Winslow Conservation Area are in a good or fair condition. In general, both commercial and residential properties are well maintained. There are some examples where general and regular maintenance is required, including cleaning, repainting of doors and windows, and the clearance of vegetation, which should be promoted as a key component of preserving the quality of the Conservation Area.

Examples of elements which can detract from the Conservation Area and result from a lack of maintenance include:

- Flaking or failed paintwork on walls, windows and doors
- Cracked render or brickwork which requires repointing
- Broken or failing fascia boards, eaves or guttering
- Poorly maintained and overgrown gardens
- Cracked asphalt and driveways
- Failing fences and boundary treatments.

Inappropriate Alterations

Throughout the Conservation Area are examples of inappropriate and unsympathetic additions which can have a cumulative negative impact on the area. The replacement of traditional windows and doors with uPVC units, and the addition of rooflights, extraction flues, and TV aerials and satellite dishes, harm the historic character and qualities of the area. In some cases, unsympathetic fixings can damage the historic façades of buildings.

Care should be taken to ensure that unsympathetic additions do not have an impact on views along historic streets and the character of groups of historic buildings is preserved. The visual impact of unsympathetic alterations, particularly those affecting views of listed buildings in the Conservation Area, warrants consideration.



Figure 45 An inappropriate shopfront in a traditional building



Figure 46 Removal of architectural detailing and inappropriate materials

Extensions

Extensions are considered on a case-by-case basis, but these should be of high-quality design. The design process will need to take into account the site's historic context and reference the layout, scale, massing, appearance, and materials within that part of the Conservation Area. The example set by positive buildings should be followed, as neutral and negative buildings do not set an acceptable precedent for new development.

Open spaces, the spaces between buildings, gaps in street frontages and the grain of development are also important characteristics that should be referenced. A sympathetic approach to heights for new development, with a view towards maintaining the prominence of positive and historic buildings, is necessary. The impact on the setting of any nearby listed buildings or locally listed buildings is also expected to be a factor influencing design and appearance. New development should therefore draw on the positive contribution made by the historic character of the area, with the aim of sustaining and enhancing the Conservation Area's special interest.

An appropriate extension will be subordinate to the host building. The prominence of extensions to the side and front of buildings is often highly problematic due to the visual impact on the streetscape. Inobtrusive extensions to the rear are far more likely to be acceptable.

Front extensions

The addition of uncharacteristic modern porches to residential units can harm the historic character and qualities of the area, particularly where terraced or semi-detached properties have a uniform design. Front extensions such as porches or infilling recessed entrances are particular issues in Character Area Five. Porches and infilled recesses can have a detrimental impact on the group value of properties that are of a coherent design and appearance. By using a colour palette or modern materials which are out of keeping with the area, buildings can be visually domineering within a streetscape, therefore having a detrimental impact on the character of the area and group value of a streetscene.

Roof extensions

There are few buildings over three storeys in height within the Conservation Area. For this reason, any proposed development of tall structures or the addition of floors to existing structures should include

appropriate visual surveys to understand how a new roof extension within the Conservation Area may affect its character and significance, and that of its historic buildings.



Figure 47 An inappropriate front porch extension



Figure 48 uPVC windows and rooflights in Horn Street

The construction of additional floors and roof extensions would increase the visual prominence of the host building, which may in turn visually compete for dominance with historic buildings or impact vistas and streetscapes. Similarly, roof extensions to residential properties can result in the host dwelling becoming unsympathetic, out of proportion and incongruous to the area's character. At present, large box dormers and rooflights are not typical in the residential streets of the Conservation Area and their introduction would diminish the area's distinctive character. Proposals to extend into attic spaces in residential properties need to be designed sensitively to avoid uncharacteristic features such as over-prominent rooflights or front dormers.

Uncharacteristic Development

There are several examples of later twentieth-century and early twenty-first-century housing developments throughout the Conservation Area that have been laid out in a cul-de-sac arrangement or within backlands. These have had a detrimental impact on the historic grain of development. Any additional development of this nature would have a cumulative negative impact on the character and appearance of the Conservation Area.

Backlands are important features of old town centres and villages, being part of the grain of the historic town plan and representing areas that had a service function in relation to the main street frontages. Those that survive throughout the Conservation Area provide spaces useful for service areas and off-street parking.

Similarly, the installation of unsympathetic and piecemeal boundary treatments can harm the immediate setting of historic buildings and spaces, and the use of inappropriate railings, walls, and fences causes cumulative harm to the streetscape and character of the area.



Figure 49 Norden House Surgery

Demolitions

The demolition of an unlisted building in the Conservation Area without the Local Authority's planning permission is a criminal offence. Where the building or structure makes a positive contribution to the Conservation Area, there is a presumption in favour of its retention and reuse. However, the demolition of a neutral or negative structure and its replacement with a well-designed new building could constitute a benefit to the Conservation Area. In general, new development should enhance or better reveal the Conservation Area's significance. Proposals that preserve those elements which make a positive contribution to the area's special interest and character, or which better reveal its significance, should be treated favourably. To be successful, any future development needs to be mindful of the local character of the Conservation Area and the importance of its setting, while at the same time addressing issues such as sustainability.

Sustainability and Energy Efficiency

Climate change and renewable energy are growing considerations around change in the built environment. Some forms of renewable energy are less compatible with conservation areas, especially if implemented unsympathetically. Solar panels, alternative heat and energy sources, and air conditioning units installed in prominent locations would be intrusive to the character and appearance of Winslow.

The retrofit of houses within the Conservation Area, for example with triple-glazing or external cladding, is likely to be harmful to the significance of the Conservation Area and would not be considered a suitable solution.

Historic England are currently undertaking research into the role that cultural heritage and historic buildings can play in climate change mitigation and adaptation, and have produced a suite of guidance documents which support decision-making, including:

- Historic England, *Traditional Windows: their care, repair and upgrading* (2017)
- Historic England, *Adapting Historic Buildings for Energy and Carbon Efficiency: Historic England Advice Note 18* (2024)

These guidance documents should be used and promoted within the Conservation Area using a holistic, 'whole building' approach when tackling these issues.

Ensuring Appropriate Materials

There are numerous examples throughout the Conservation Area where the brickwork has been painted; this should be resisted. Painting brickwork can cause irreversible damage to the brickwork and

can also inhibit its ability to perform as it should by trapping moisture. The change in character and appearance can also detract from the architectural interest of the Conservation Area.

Removing paint from historic brickwork would be considered an enhancement but should be removed in an appropriate manner using non-invasive techniques such as steam cleaning to prevent damaging the underlying fabric. Where applications are made to remove paint, details of its removal should be controlled through an appropriate condition. A good example of where paint has been removed from historic brickwork is 23 Station Road, which has enhanced the special interest of the property and wider Conservation Area.

The architectural interest of the Conservation Area is partly derived from the surviving historic features, such as historic joinery. In addition, the architectural and historic interest is also preserved and enhanced by the continued use of traditional skills and materials.

The loss of traditional features, such as timber doors and windows, and the use of inappropriate modern materials, such as uPVC, diminishes the special interest of the Conservation Area, harming its significance. Factory-made uPVC is short for Unplasticised Polyvinyl Chloride, and the different appearance and inauthentic material character of uPVC windows compared to historic windows makes them generally unsuitable for the Conservation Area and for listed buildings.

The design, detailing and operation of uPVC windows makes them look distinctly different to traditional timber windows. uPVC windows are unable to replicate the sections and glazing bars used in traditional timber windows, due to the limited strength of the material and the additional weight of secondary glazing units. False and applied glazing bars, either inserted between the glass panes of a double-glazed unit

or stuck on to the external pane, lack authenticity. They do not give the window structural stability and appear false. Mass-produced uPVC windows will stand out, as they cannot match the sections, jointing, appearance and proportions of historic or traditional joinery. The loss of timber windows and doors and their replacement with uPVC is to be avoided. The replacement of inappropriate uPVC windows with traditional timber windows should be encouraged.

Similarly, the use of inauthentic external materials such as faux slate or concrete tile, imitation stone cladding, cement fibre board, brick slips and other mass-produced materials is inconsistent with the preservation of the Conservation Area's architectural and historic special interest. Traditional, natural materials should be used, such as natural slate, clay tile and timber weatherboarding. Any new brick construction should emulate the characteristic brick within the relevant character area, ideally in Flemish bond.

Ensuring Appropriate Paint Colours

Consideration should be given by owners to the use of appropriate paint colours for external finishes and joinery. Buildings which are designed as a pair or group, particularly listed buildings, should retain the same consistency of colour in order to avoid a notable and negative contrast. Careful consideration should also be given to where the changes in colour sit on the building. Variations in colour should not interrupt or disrupt a building's architectural features. Overly bright and inappropriate colours should be avoided, but similarly, the overuse of grey will also have negative impacts.

Enhancing Neutral and Negative Buildings

A proportion of buildings make a neutral or negative contribution to the character and appearance of the Conservation Area. The dilution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character. Poor-quality or

unsympathetic schemes will not be supported, both within the Conservation Area and its setting.

There are some twentieth-century developments which make a neutral or negative impact on the character of the Conservation Area. There is scope to enhance these sites and buildings through a considered design approach which can guide future improvements. Should opportunities for redevelopment arise in the future, high-quality design must be pursued and encouraged through design guidance.

6.4. Shop Frontages

There is a wealth of historic shopfronts within Winslow Conservation Area, particularly in Character Area One. Where historic shopfronts survive, they make an important contribution to the architectural and historic interest of the Conservation Area. Along with the preservation of positive examples, there is scope for improvement to shop frontages to enhance the character and appearance of the historic streetscape.

Planning advice should always be sought as soon as possible when considering any changes to shopfronts. There is scope to raise awareness of the importance of historic shopfronts and traditional signage, including the contribution they make to the special interest of the Conservation Area. Most traditional shopfronts comprise similar architectural components, which together contribute to their quality and character. The most common features include the stall riser, pilasters, fascia and cornice. Where these features survive, they should be retained, repaired and maintained, and should not be concealed by new additions or advertising signage.

Lost features should be reinstated. Where an existing shopfront is to be replaced or altered, the design should relate to the existing characteristics of the streetscene and the upper floors of the building,

as well as the town as a whole. The key design principles are set out in this section.

Historic shop frontages are a considerable asset to the Winslow Conservation Area. The Conservation Area has a good number of surviving historic shopfronts, particularly along the High Street and around Market Square.



Figure 50 A diagram of a typical shopfront

However, there are some inappropriate examples, such as 6 High Street (One Stop Shop), 15 Market Square, and 60 High Street. The removal and replacement of plastic and vinyl signage is considered to be an opportunity for enhancement. The use of overly large signage, particularly of plastic and vinyl signage, can create a visually cluttered street and detract from the historic character of the Conservation Area

Original or historic shop frontages are incredibly important to the streetscape and should be preserved. There is an opportunity to improve those shopfronts that have a detrimental impact on the character and appearance of the Conservation Area. Their replacement with a more considered design, using good-quality joinery, perhaps as part of a wider, sensitive regenerative scheme for the buildings in question, could have a positive impact on the character of the area.

Where an existing shopfront is to be replaced or altered, the design should relate to the existing characteristics of the street scene and the upper floors of the building, as well as the town as a whole. Along the High Street, where the majority of shopfronts are historic, new designs should follow traditional design principles. Key principles are set out below:

- Existing, well-designed traditional shopfronts should be preserved and maintained
- Incongruous modern shopfronts and associated signs should be replaced
- When designing replacement shopfronts, the characteristics of the host building as well as the street scene should be taken into consideration. All windows, doors and fascias should be proportionate to the host building
- The installation of traditional architectural features such as stallrisers, cornices, consoles and decorative tiling should be considered as part of any replacement shopfront and is actively encouraged
- Signage and fascia boards are prominent parts of a shopfront and great care should be taken with their design. Overly large or dominant signage must not be used. The colour, font, size and appearance of all branding can have a positive or negative

effect and therefore requires careful consideration. Timber fascia boards are encouraged over plastic as this is a traditional material which complements the character of the Conservation Area

- Fascia signs should not go above ground-floor level or include enlarged or cramped typefaces
- Traditional paint colours should be considered for the shopfront and any signage. These should avoid bright colours which contrast with the character of the Conservation Area
- The use of individual cast metal lettering or painted traditional sign writing is to be encouraged
- Businesses must not install excessive advertisement displays and paraphernalia on the façade
- Hanging signs are traditional and can provide additional opportunities for advertising and wayfinding. Their position and scale should be carefully considered
- The use of internally illuminated or backlit signage is to be discouraged within the Conservation Area. Downward pointing trough lights to illuminate fascia boards may be acceptable, however lighting should be kept to a minimum.

Advertisements

The use of advertising lettering and signs in excess of the name of the business and the service or goods supplied should be limited within the Conservation Area, and in the majority of cases it should be discouraged. Where it is incorporated, it must be designed with particular regard to the form and elevations of the building. If the window area is not necessary for the display of goods or lighting, it should not be obscured with posters and/or laminated prints.



Figure 51 Inappropriate shopfronts

Vinyls applied to shop windows in particular cause harm to the character of historic urban areas and the appearance of buildings. They prevent intervisibility between the shop and street, which serves to deaden the street scene and create unwelcoming facades to historic shopfronts.

Digital advertising displays and internally lit advertisements would appear as over-prominent and detracting elements in the streetscene and have a detrimental impact on the character of the Conservation Area and the settings of listed buildings. The introduction of these elements within the Conservation Area is to be resisted.

Advertisements are subject to a separate consent process under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Restricting deemed consent for advertisements or

creating an Area of Special Advertisement Control could be considered, as this would allow greater control over advertisements within the Conservation Area and ensure new and replacement signage on retail and commercial buildings is sympathetic to the area's character and appearance.

Traditional Materials

The predominant material used for historic shopfronts is painted timber, which is used across all historic commercial streets and should generally form the basis of new designs. Plastic sheets and anodised or plastic-coated metals should not be used in most cases, as these are generally unsympathetic when viewed in combination with natural textures. Many of these materials also have glossy surfaces and their reflective qualities emphasise imperfections in the fitting and jointing of the panels. Plastic fascia's and projecting box signs associated with internally illuminated advertisements are generally an unattractive feature and are out of place in historic shopping streets, especially on listed buildings. Painted timber fascia's, therefore, are required throughout the Conservation Area.

External Lighting and Lit Signage

External lighting should be subtle in design, showing sensitivity to the historic character of Winslow and being respectful of the historic fabric of the buildings within the Conservation Area. Internally illuminated signage is not acceptable within the Conservation Area and, where external lighting is required, trough or swan-lit signs are likely to be more acceptable.

Where prominent lettering, lit internally or spotlighted, on historic buildings in the Conservation Area would result in an impact on the building's distinctive character or that of the Conservation Area, a more subtle alternative would need to be sought. Historic England provides further advice on external lighting for historic buildings, which can be found on their website.²⁹ This provides guidance on design concepts, patterns of lighting arrangements, the discreet location of lighting, the size and nature of the building to be lit, and the need to illuminate it, as well as the need to consider the potential adverse effects of external lighting. It is likely that only evening-opening businesses will require external lighting, as streetlights should be adequate to illuminate other shop frontages.

Security Shutters

External roller shutter boxes can be an intrusive feature on historic shopping streets due to their bulk, modern materials, and prominent position below the fascia. Their use is discouraged, particularly where their installation will conceal or damage features of a traditional shop front. When closed, solid roller shutters detract from the appearance of historic buildings due to their modern appearance and deadening effect on the frontage of buildings. If security shutters are needed, they should be installed internally and should be open grilles to allow internal surveillance and to avoid the unattractive appearance of solid barriers within the streetscene.

²⁹ Historic England: External Lighting of Historic Buildings
<https://historicengland.org.uk/advice/technical-advice/building-services-engineering/external-lighting-of-historic-buildings/>

6.5. Public Realm and Highways

Continued maintenance of public areas through weeding, planting, the renewal of benches and maintenance of existing features, and through the creation of an integrated management plan in conjunction with developers, landowners and the local authority would be beneficial.

Carefully chosen areas of outdoor seating for restaurants and cafes, as well as the presence of market stalls, will also encourage continued public engagement with the commercial areas of the town centre. The selection of traditional designs for street furniture using appropriate materials will help maintain and even enhance the character and special interest of the Conservation Area.

Through the agreement of a standard of good practice within the Conservation Area between relevant Local Authority teams and other landowners, long term goals can be set to promote good design within the public realm, such as avoiding excessive road markings or signage and agreeing a standard range of street furniture within Character Areas, to ensure consistency as elements are introduced or replaced over time. Signs and barriers are sometimes needed for safety, yet they can be kept to a minimum, be of good design and positioned thoughtfully to avoid clutter and obstruction. The guidance document from Historic England *Streets for All: Advice for Highway and Public Realm Works in Historic Places* provides practical advice for anyone involved in planning and implementing highways and other public realm works in sensitive historic locations, including highways engineers, planners, and urban and landscape designers.

Access and Integration

Winslow Conservation Area is expansive and accessible through multiple routes on foot or by vehicle. In many places, entry to the Conservation Area is not discernible and better acknowledgment of the

Conservation Area would be beneficial, either through signage, changes in streetscape features or markers. This is particularly relevant within the northern part of the Conservation Area where the edge of the historic settlement is less defined due to the later twentieth-century expansion. Interpretation boards and the creation of an integrated approach, utilising uniform signage, specific lighting and paving throughout the Conservation Area or Character Areas, would allow for improved public awareness.

Boundary Treatments

The installation of unsympathetic and piecemeal boundary treatments can harm the character of the streetscape and the immediate setting of historic buildings and spaces. In the area around the High Street and the Market Square and in the historic streets and lanes of Character Area Two, few buildings have front garden spaces; where they are present, such as those in Character Area Four, front gardens are positive elements.

The gradual introduction of inappropriate close-board fencing, poor-quality railings, walls, and fences causes cumulative harm to the appearance of the Conservation Area. For front garden masonry wall boundaries, the use of brick or limestone of appropriate heights, along with coping bricks, panels and other features, would be appropriate. Good-quality, historic wrought-iron railings do exist in the Conservation Area and these set a standard that should be considered for any new railings. The removal of front boundary treatments in favour of car parking should be resisted. Close-boarded fencing to rear domestic gardens is typical, however, its introduction and use on gardens fronting the street is not appropriate and should be resisted.

Hard Landscaping

While road surfacing is generally of a good quality, there are some areas that would benefit from consistent maintenance. Pavements are of varying quality throughout the Conservation Area. Within Market Square there are various surface treatments which can sometimes result in an untidy appearance and can cause issues for ongoing maintenance. Hard landscaping can have a particularly harmful impact on the character of the area where areas of private front gardens have been paved over in a piecemeal approach and are inconsistent with their neighbours and adjoining paving.

Trees and Planting

Trees, hedges, grass verges and planting have a positive impact on the Conservation Area's character, providing a verdant quality that is intrinsic to its appearance. Trees, hedges and plants can be important within the wider landscape, whilst also providing high quality screening in some instances. Trees both privately owned and in the public realm can provide green backdrops to significant buildings or views. Each of the five character areas has important trees or vegetation and in general these are currently well maintained. Appropriate levels of continued maintenance should be ensured and, where required, opportunities for enhancement sought to maintain and manage the trees within the Conservation Area. The existing stock of trees in the Conservation Area makes a positive contribution and the impact of a proposal for the removal of trees therefore requires assessment. Six weeks' notice is to be given to the Local Planning Authority prior to undertaking works, in accordance with legislation.³⁰

In line with the Town and Country Planning Act, all trees in Conservation Areas are afforded the same protection as a Tree Preservation Order. Under Section 211, trees which have a trunk diameter of more than 75mm, at a height of 1.5m from the ground, may not be felled or lopped unless six weeks' written notice has been given to the Council. However, a tree within the Conservation Area may also be further protected by a Tree Preservation Order (TPO). A TPO is used to protect trees that are particularly attractive, are good examples of their species, contribute to the appearance and amenity of an area, or have any cultural or historic value. A TPO may apply to individually specified trees, groups of trees, any trees present within an area, or whole areas of woodland. It is illegal to cut down, uproot, prune, or otherwise destroy or damage a tree protected by a TPO without the Council's consent, and doing so can lead to a substantial fine.

Any prominent trees, street trees, and trees with amenity value on private land throughout the Conservation Area should be monitored and maintained appropriately. This will ensure the symmetry along tree-lined streets and visual rhythm, as well as maintain the green character of the area. Any tree that makes a positive contribution to the area should be retained, maintained and, if felled (only if dead, dying or dangerous) replaced with an appropriate new tree.

³⁰ Town and Country Planning Act 1990 Preservation of trees in conservation areas.
<https://www.legislation.gov.uk/ukpga/1990/8/section/211>

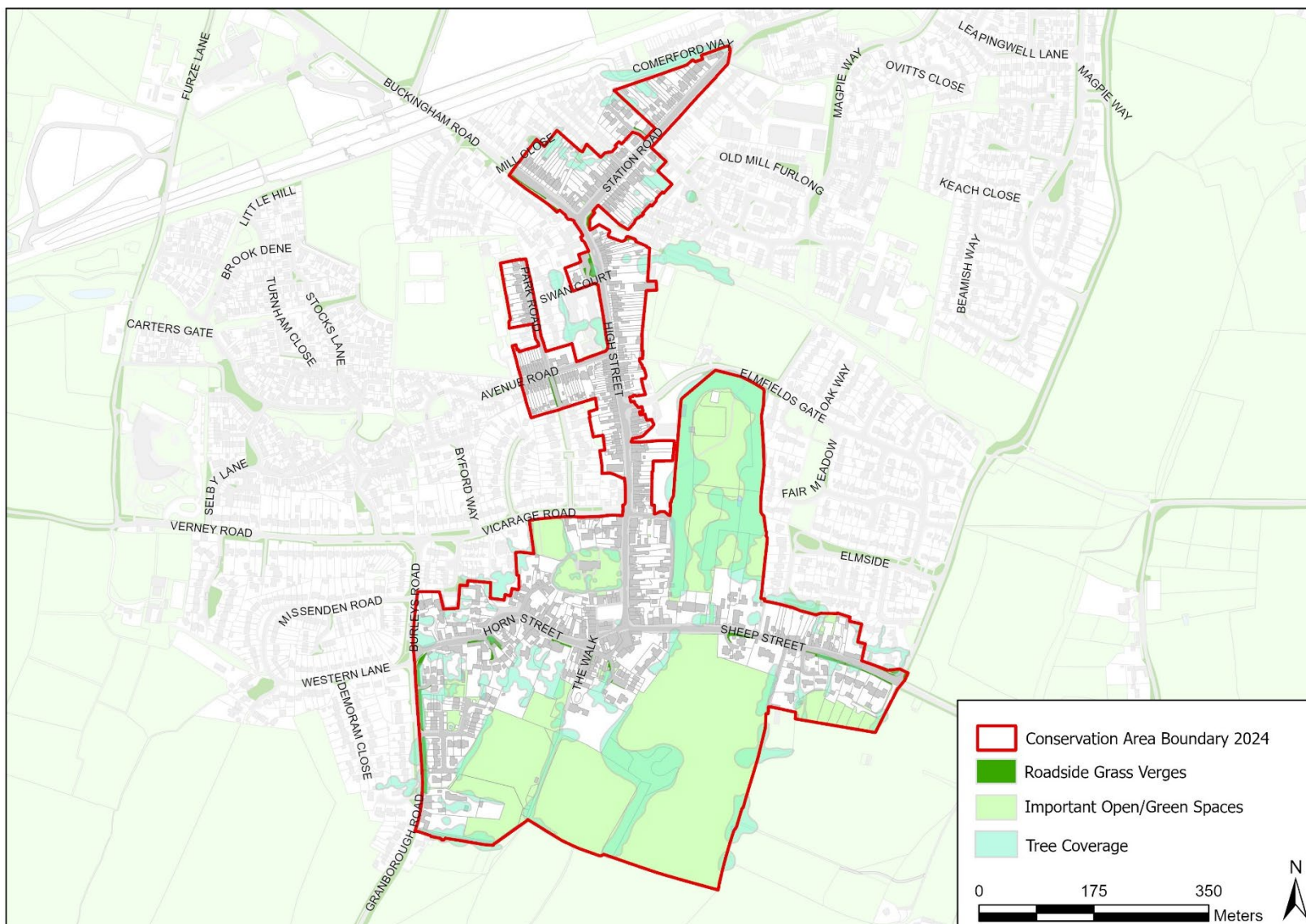


Figure 52 A map showing important planting, green spaces and tree coverage within the Conservation Area

Street Furniture and Road Signage

Street furniture throughout the Conservation Area is generally of an acceptable quality, although generic and modern in appearance. The replacement of streetlights and street furniture with traditional and consistent models would enhance the character and appearance of the Conservation Area. Unnecessary street furniture can be harmful as it clutters the public realm. Changes to streetscapes, road signage and street furniture will also need to adhere to advice in the AVDC Highways Protocol (2012). In general, the following principles are set out below:

- Over-proliferation of street furniture, which can lead to visual clutter, should be avoided. The use of a single post for multiple signs is one way of avoiding their overuse.
- The use of traditional materials and designs should be considered for all new and replacement items of street furniture, as this would help reflect the character of the building stock and enhance the overall appearance of the Conservation Area.
- New or replacement paving, furniture and other elements of the streetscape should be selected with the intention of enhancing the quality and character of the built environment and to complement surrounding buildings.
- New metal bollards of a traditional form are required for use in the Conservation Area and should be used to replace any existing bollards that are of poor-quality design and materials.
- Excavation of paving for service-related works must be made good and the infilling must match the surface material and colour like-for-like. Stone slabs, cobbles and setts should be retained and reinstated as part of the scheme of works. The replacement of traditional and natural surfaces with patches of tarmac will have a negative impact on the Conservation Area's

character. New materials and sizes of kerbstones used for pavement repair should also match those existing.

- Traditional designs of lamp units should be used for street lighting within the Conservation Area boundary and utilitarian, modern steel or concrete lampposts should not be used. The like-for-like replacement of traditional or historic streetlamps is required to preserve the Conservation Area's character and appearance. New street lighting should be consistent in design, height, materiality and colour.
- New EV charging equipment should be integrated into existing street furniture, e.g. lampposts and bollards, where possible. Freestanding or EV charging units attached to buildings and structures should be inconspicuous and of simple design, with low-key colours.
- Litter bins should be of cast iron or steel, not plastic.
- Benches installed along key walking routes and public open spaces should be cast iron, stone, hardwood timber, or a combination of these materials (e.g. cast iron supports with timber seat and back).

Car Parking

Car parking can have an adverse effect on the character of a conservation area, impacting the streetscene and how the area is experienced. Winslow contains some areas where parking is particularly an issue and presents an opportunity for enhancement to reduce congestion and improve the appearance of the area, such as along the High Street.

Cars travel rapidly along straight sections of the High Street and there is scope for subtle and sympathetic traffic calming measures to be introduced to ensure the safety of pedestrians and better appreciation of the character of the area. Market Square is used for car parking

outside of market hours; however, the pedestrianisation of the Market Square would greatly enhance the overall character and experience of the area.

There are two car parks located to the east of High Street, between Elmfields Gate and Greyhound Lane, which are convenient for access to the town centre. This provides visitors to the town with a large car parking area, which is beneficial to the whole Conservation Area, reducing the pressure on the town's roadside parking spaces.



Figure 53 On-street car parking

On-street parking is prevalent throughout the Conservation Area and, whilst this can detract from visual amenity, it is less impactful than the loss of front gardens and their replacement with driveways. The loss of front gardens and green space and their replacement with driveways and hardstanding should be avoided as it can have an urbanising effect on the Conservation Area and remove attractive soft landscaping. On-street parking can ensure gardens remain intact and

preserves the continuity and traditional appearance of the Conservation Area.

There is a car park to the side and rear of the Bell Hotel that is visible from public vantage points within the Conservation Area. The appearance of the car park could be softened through planting to screen the large area of hardstanding.

Traffic Calming

Market Square and the High Street in the centre of the town can become busy with traffic. The traffic calming measures in place, such as weight restrictions, pedestrian crossings and enforcement cameras, slow traffic, and the crossings provide a facility for pedestrians to cross safely. The slower and calmer traffic will also allow a better appreciation of the character of the Conservation Area.

6.6. Section 106 Agreements and Funding Opportunities

Opportunities for funding to preserve or enhance the Conservation Area, including individual elements within its boundary, can be secured via Section 106 agreements. These are legally binding agreements made between the Local Planning Authority and a developer, the purpose of which is to mitigate the impact of any new development upon the local community and infrastructure. Generally, Section 106 agreements are used to make a proposal acceptable in terms of planning and are only used where necessary, relevant, and reasonable, meaning they are only used when part of the planning balance.

The National Heritage Lottery Fund is a large national body which awards grants and funds to help preserve and enhance the UK's heritage assets. Their [website](#) provides details of available funding and how to apply.

7. Boundary Revisions

7.1. Introduction

The Conservation Area boundary has been revised to reflect changing methodologies of good practice and to provide a clearer strategy which acknowledges the practicalities of Winslow's unique built environment. This review is in line with the NPPF guidance on conservation areas (paragraph 204).

A map which marks the original and new boundary is presented in Figure 54, and written descriptions and accompanying photographs are included in the following sections. No significant areas have been removed. Minor alterations have been made to the boundary in some areas to correct inconsistencies and to reflect existing property boundaries.

7.2. Proposed Reductions

It is proposed to remove some of the recent residential developments within the Conservation Area. These include:

- Claremont Close, a recent cul-de-sac development that extends northwards off Station Road. The properties are of limited historic and architectural interest.
- The Old Vicarage and Old Rectory Close, which are located to the west of the cemetery and north-west of Church Walk. The former Old Vicarage was demolished c2010 and replaced with a modern residential development of limited architectural interest.

7.3. Proposed Additions

It is proposed to include the west side of Park Road as well as Avenue Road (Numbers 3-17, 21-37 20-38 and Norden House) within the Conservation Area. Park Road was laid out in the late nineteenth to early twentieth century and Avenue Road was laid out in the late-nineteenth century and contains a Grade II listed building. Both roads have good examples of late nineteenth- and early twentieth-century residential properties. The properties are consistent in their form, scale, appearance and boundaries; together they present an attractive and cohesive group. Their cohesive design and character has been well-preserved, with many retaining their traditional timber windows, doors and original materials. There are examples of unsympathetic alterations, such as uPVC windows and doors, front facing rooflights and material changes, but they are not widespread. Inclusion within the Conservation Area would help to manage future change to ensure their special interest is preserved.

Other alterations to the boundary include refining the boundary line to follow building or plot lines.

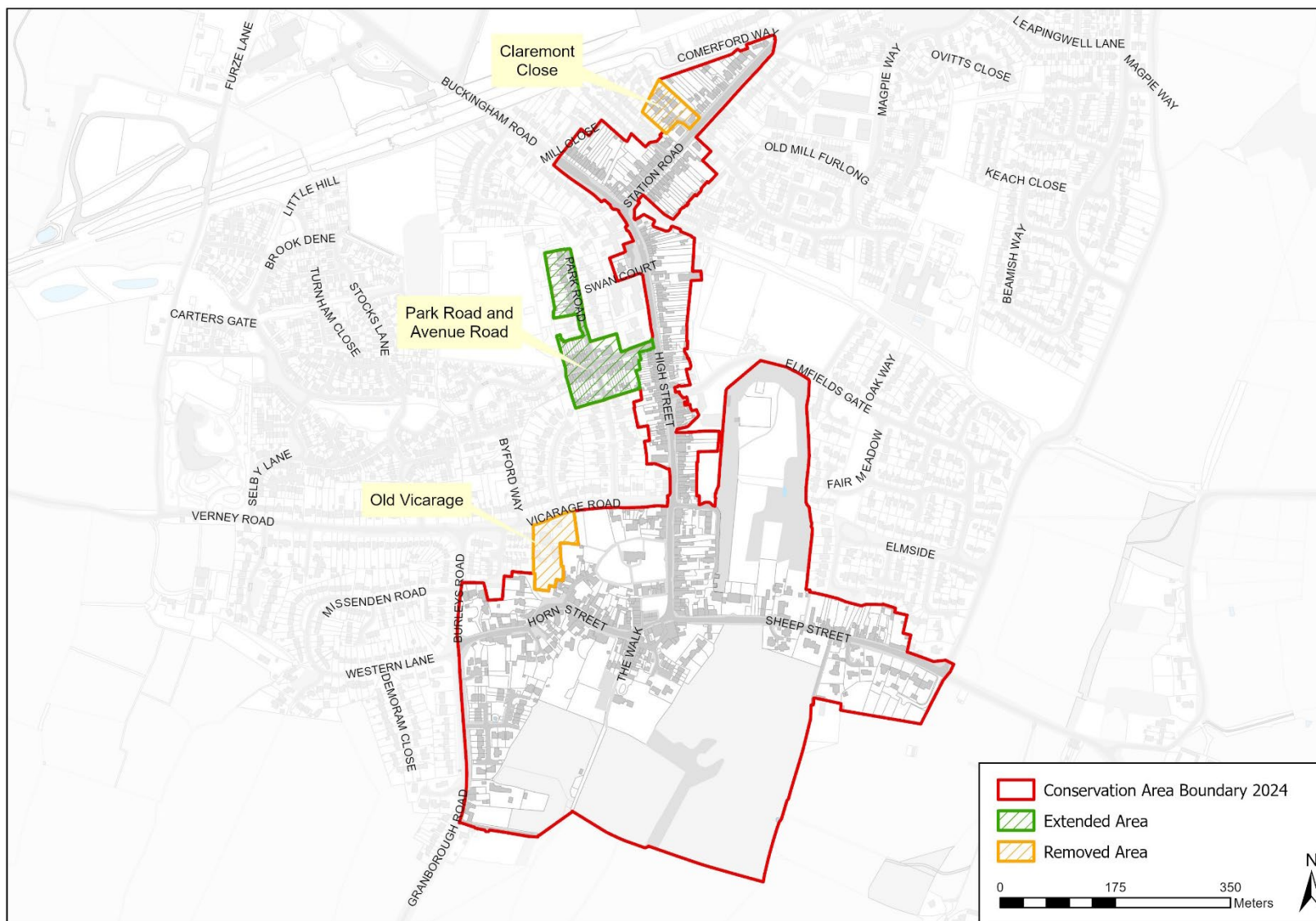


Figure 54 Map showing changes to the Conservation Area boundary

8.Character Areas

8.1.Introduction

As part of this appraisal, Winslow has been divided into five Character Areas. These include:

- Character Area One: Commercial Core
- Character Area Two: Historic Residential Core: Horn Street
- Character Area Three: Historic Residential Core: Sheep Street
- Character Area Four: Nineteenth- and Twentieth-Century Expansion
- Character Area Five: Tinkers End

The areas have been determined by building typology, historical development, land use and appearance. Many of the defining characteristics of each character area are also present in other areas, emphasising the homogenous character and architectural significance of the Conservation Area. The following descriptions are not exhaustive, aiming instead to provide accessible accounts of each character area which will allow for an informed understanding of the Conservation Area's special interest and defining features.



Figure 55 The Old Homestead in Character Area Two

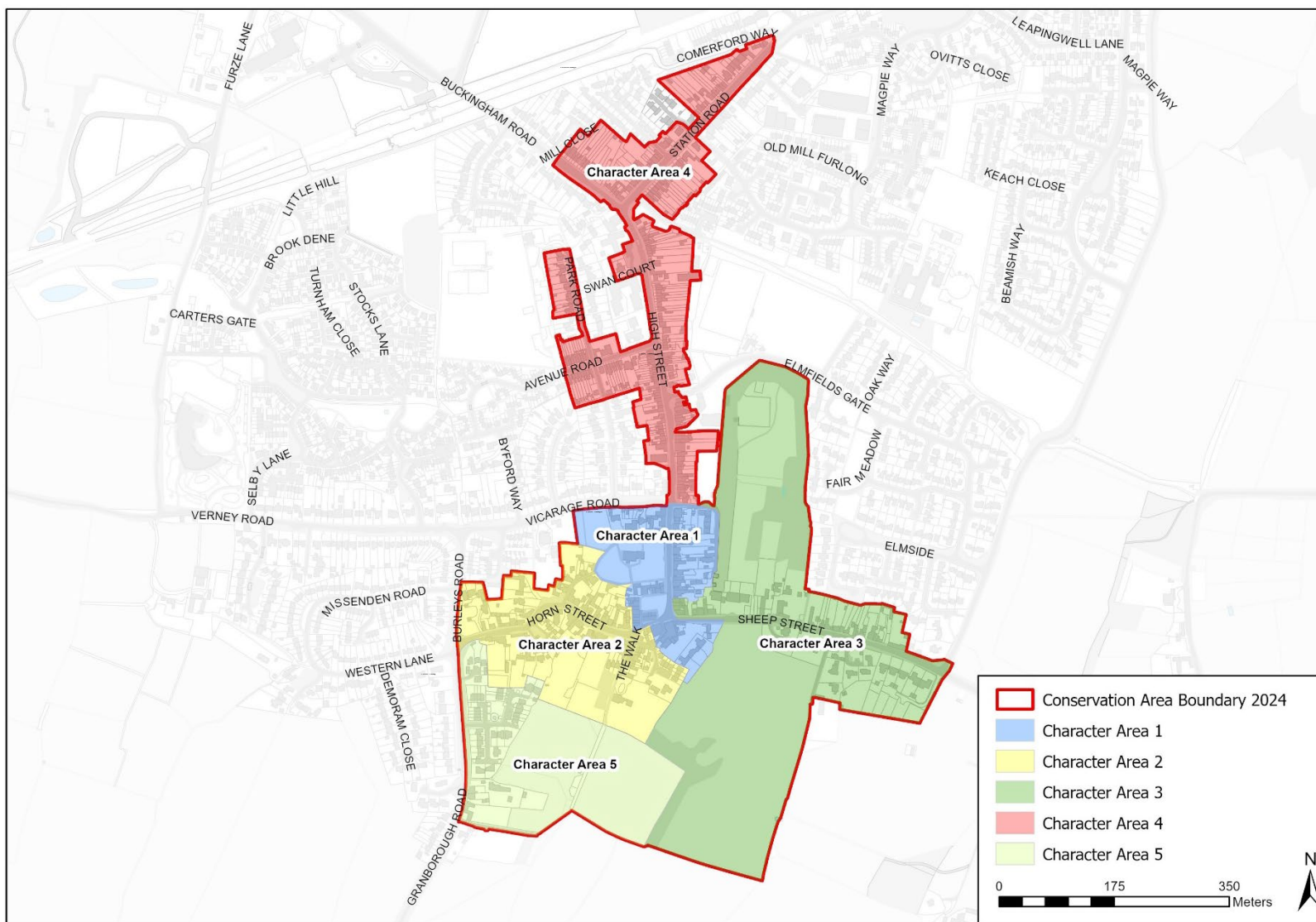


Figure 56 A map of the Character Areas within the Conservation Area

8.2.Character Area One: Commercial Core

Summary of Significance

Character Area One is the commercial core of Winslow and is a focal point for commercial activity in the Conservation Area. It comprises some of the earliest phases of Winslow's development and contains a high concentration of listed buildings.

A focal point of Character Area One is the historic Market Square, which is an open square likely laid out in the twelfth century when Winslow was granted a market charter. The Character Area also includes the Church of St Laurence and the southern end of the High Street stretching to Vicarage Road and Greyhound Lane. Greyhound Lane skirts around the rear of the properties on the east side of the High Street. The church and churchyard are set on slightly higher ground compared to the surrounding development, making the tower a prominent feature throughout the Conservation Area. The properties within this Character Area are predominantly in commercial use, with some residential accommodation above the shops.

The medieval street plan of the commercial core is relatively unaltered and there are several passageways that lead from Market Square connecting to the Church, Horn Street and Bell Walk. The pedestrian passageways such as Church Walk are narrow and enclosed by brick walls and hedgerow that sweep around the churchyard. These are important historic routes and are a characteristic of Winslow as a market town. Historically, Market Square would have been larger but was encroached upon by eighteenth- and nineteenth-century development, including 12-14 Market Square and The George public house. Whilst the street plan is reflective of the medieval town, relatively few pre-seventeenth-century buildings are known to survive,

although there are some examples of earlier sixteenth-century properties such as The Old Crown House, which was re-fronted in the eighteenth century.

There are many historic and traditional shopfronts within this Character Area which survive from the eighteenth and nineteenth centuries. The historic and traditional shopfronts are important to the architectural and historic interest of the Conservation Area and are a defining feature of the commercial core. The survival and quantity of historic shopfronts allude to the success of Winslow's economy in this period and its importance as a centre for local trade. The traditional materials and design of shopfronts contribute positively to the historic character of the Conservation Area.

The area has two surviving historic public houses that were used by people travelling to the market and between Buckingham and Aylesbury: the Bell Hotel and The George. The George is an early nineteenth-century re-build of an earlier structure. The Bell Hotel dates from the seventeenth century, but the earliest detailed references to the Bell were in the will of Anthony Jackson in 1591.³¹ The Bell Hotel has been an important place for Winslow, particularly during the nineteenth century when it was used for the manor court, magistrates court and coroners' inquests. It was also a posting house³² and staging point for stagecoaches, and was used for other social events such as dinners, hunt balls and auctions. These buildings were a fundamental part of the social infrastructure for the town, facilitating local trade and exercise of the law. Their continued use as public houses maintains their importance as a hub for social connection and stimulants of Winslow's economy.

³¹ Noy,David, *Winslow History: The Bell Hotel*, available at winslow-history.org.uk

³² A house or inn where horses could be kept and hired out.

Landscaping and Open Spaces

This Character Area contains many historic commercial properties. There are several prominent and architecturally interesting buildings throughout the streetscene, both designated and non-designated. This is largely due either to their scale or to particularly attractive architectural detailing.

Landmark and Key Buildings

There is a high quantity of designated heritage assets within Character Area One and they all make an important contribution to the special interest of the Conservation Area. Key buildings are identified below:

The Church of St Laurence is a Grade II* listed building and a focal point of the Character Area and wider Conservation Area, which has played a fundamental in the development of the settlement. The church is constructed from coursed rubble stone with stone banding and buttresses. The west tower and the fifteenth-century porch have battlemented parapets, and the windows and doors are heavily decorated. St Laurence's Church has large perpendicular windows filled with decorative leaded glass and perpendicular doors. There is a fifteenth-century cusped window to the nave and a quatrefoil window to the clerestory. The roof of the nave is covered in clay tiles and the aisle roofs are covered in lead.

The George, a Grade II listed public house, is a key building within the streetscene. The public house terminates views when travelling westwards along Sheep Street. Due to its three-storey scale, prominent corner plot and attractive eighteenth-century metalwork to the balcony, the property is visually distinctive in the environs.

14C Market Square is a Grade II listed three-storey property that was constructed in the early nineteenth century from red brick. It is an unusually narrow building in the Market Square with a bowed frontage.

It sits between two smaller properties which, coupled with the narrow frontage, makes it distinctive within the square.

The purpose-built bank for Oxon Union Bank at **19 Market Square** is a key building. It is the only commercial property within Character Area One that is largely detached from the neighbouring properties. The property is a large, three-storey structure built from red brick with a clay tiled roof. It was designed by Ayres and Adron, constructed c1891, and was open by 1892. It has a notable turret and elaborate moulded brick detailing.



Figure 57 14C Market Square



Figure 58 The George

Style, Materials and Detailing

The properties in Character Area One are a mix of two- to three-storeys in scale. The three-storey properties are mostly located around the Market Square, creating a sense of enclosure. The scale is indicative of the variety of commercial uses within the area and the status of buildings where professionals lived and worked.

The use of brick is prevalent throughout the Conservation Area. There is some variation in the type of brick within Character Area One, but it is of a similar red-blue colour palette. Red brick is the most common colour and is mostly laid in Flemish bond. There are also examples of vitrified brick; the darker blue colour is a result of the bricks being fired at a higher temperature for a longer period. Render is also a common elevational treatment for both timber-framed and brick-built properties, particularly where they have been later re-fronted. The colour of render is generally white, off-white or pale yellow.

Generally, ridge lines run parallel with the street. This is particularly noticeable along the east side of High Street and west side of High Street immediately north of the churchyard, as well as the west side of Market Square. Roofs are largely covered in handmade, clay tiles which provide a consistency to the streetscene and reflect the local vernacular style of architecture. There are also several buildings that have roofs covered in slate, particularly those constructed in the early to mid-nineteenth century. Chimneys are also a prominent feature of the roofscape within Character Area One and make a positive contribution to the traditional character and appearance of the Conservation Area.

There is a wealth of historic shopfronts that survive in a good and complete state which make a strong contribution to the identity of the commercial core. In general, stall risers, pilasters, console brackets, projecting timber canopies over entrances, fanlights and cornices can all be found, with painted and lettered fascia signage. Hanging shop signs from decorative metal brackets are also prevalent in Character Area One. These details reflect traditional proportions and designs, making a positive contribution to the character of the area.

Most of the properties have good examples of traditional or historic timber windows and doors. Some of the windows and shopfronts

contain historic glass which makes a positive contribution to the architectural interest of these properties and the wider Conservation Area. The survival and quantity of good-quality joinery within Character Area One is a key part of its character and appearance.

Boundary Treatments

Character Area One has a very compact density of development. The layout of properties fronting immediately onto the pavements means there are few boundary treatments visible from the public realm. The former bank has black metal railings to the entranceways which harmonise with the metalwork to the ground and first floors. There is a low, red brick boundary wall, metal railings and hedging to Elm Court. Whilst these are traditional and unobtrusive features of the streetscene, their use here is inconsistent with the general character of the Character Area.

Public Realm

Market Square is a large, open area of public realm within Character Area One and is an important part of Winslow, playing a key role in the area's prosperity and development. It is largely laid to tarmac and lined by trees to the east side, which work to soften the streetscape by providing a contrast to the surrounding buildings. There is limited soft planting around Market Square, but the presence of the trees contributes positively to the streetscene by softening and contrasting with the density of built form within this area.

Street furniture within Character Area One is mostly modern, including timber post and rail fencing, timber bollards, steel streetlamps and timber benches. The amount of modern street furniture is unfortunate and could better relate to the traditional character and appearance of Winslow. There are some traditional metal bollards along High Street adjacent to the church wall near to the Grade II listed Winslow War

Memorial. The War Memorial is a notable feature of the streetscene, with St Laurence's Church and churchyard forming its backdrop.



Figure 59 Church Walk



Figure 60 17 Market Square

All pedestrian ways and roads are tarmacked. There is some variation around Market Square where cobbles and paving are used. The introduction of traditional surfaces, particularly within Market Square, could enhance the visual interest of the open area.

Key Views and Character

The view from the southern end of the High Street looking north allows an appreciation of the extent of the High Street. Market Square and the Church of St Laurence are key defining elements within this character area that demonstrate the historic significance of Winslow. The visual contrast between the density of built form on the High Street

and the open, green character of the churchyard is notable. Views of the church reinforce its pre-eminence within the town.

Strengths, Weaknesses, Issues and Opportunities

The preservation of the medieval street plan, historic passageways and burgage plots, and the quantity of well-preserved historic buildings, both designated and non-designated, that make an important contribution to the area's special interest contribute to the strengths of the Conservation Area. Likewise, the continued use and preservation of traditional vernacular materials such as brick, clay tiles and natural slate, and the survival of historic shopfronts, windows and doors positively contribute to the architectural interest of the Conservation Area.

Identified weaknesses are a lack of traditional street furniture and surfaces, particularly on Market Square, and inappropriate signage and shopfronts which detract from the character and appearance of the Conservation Area. However, there is opportunity to enhance these.

8.3.Character Area Two: Horn Street

Summary of Significance

Character Area Two comprises Horn Street, Church Street and The Walk. It stretches from the eastern boundary of the Conservation Area, including properties and backland plots extending northwards to Church Street (excluding Church Walk) and terminating before Market Square.

Horn Street was likely the earliest settlement area in Winslow and was originally the principal thoroughfare through the town, prior to the development of the High Street and expansion of the settlement to the north. The historic street pattern is still legible today, although the properties were largely re-built in the seventeenth century. The name 'Horn Street' appears to have first been recorded in the seventeenth century and was usually referred to as 'Great Horn Street'.

The distinctive curvilinear path of Horn Street suggests that this might have been an early boundary that possibly demarcated an extended churchyard or precinct. This curvilinear pattern is characteristic of early churches.³³ Horn Street forms the entrance into the historic core of Winslow from Granborough Road in the west. This entrance is flanked by historic brick walls on either side of the street and many mature trees before the road narrows into Horn Street, creating a pleasant and green streetscene.

Character Area Two has a high concentration of historic buildings, with a large number dating from the seventeenth and eighteenth centuries, many of which are statutorily designated. There is a high quantity of properties that are of timber-framed construction. The area comprises

almost exclusively residential properties of various sizes and status. There are several higher status properties set on large plots amongst small-scale and medium-sized cottages. Historically there were many pubs, but the character is now almost exclusively residential.

The varying scale and appearance of the properties provides a varied streetscene, typical of a historic town that has developed over several centuries. Similar to the historic market square, Character Area Two has several passageways and back street developments leading off the principal thoroughfare which add to the historic character of the area.

Landscaping and Open Spaces

There is limited public open space within Character Area Two due to the density of development, as well as the layout which includes backstreets and narrow passageways. The largest open space accessible to the public is provided by the small burial ground surrounding Keach's Meeting House. It is mostly lawned and bound by mature trees which are visible from Bell Walk, affording the chapel privacy and seclusion. This creates a tranquil space which contributes positively to the character of the Conservation Area.

Landscaping within the public realm is largely provided by private gardens. The soft landscaping and tree planting in private gardens provides a contrast to the built form and softens the compactness of the streetscene.

³³ Buckinghamshire County Council (2008), 'Buckinghamshire Historic Towns Assessment Report', Winslow



Figure 61 The Bakery



Figure 62 1 Horn Street

Landmark and Key Buildings

There is a high quantity of designated heritage assets within Character Area Two and they all make an important contribution to the special interest of the Conservation Area.

1 Horn Street is a Grade II listed building that was constructed in the sixteenth century and altered in the eighteenth and nineteenth centuries. It is the only commercial property within Character Area Two and, due to the differing use and high-quality traditional shopfront, it is more visually prominent in the streetscene.

Chapel House (15 Horn Street) is the former Congregational Chapel, constructed in 1884, which replaced an early nineteenth-century chapel. The design of the former chapel was influenced by English parish churches of the fifteenth century.³⁴ It is constructed from red

brick in a Gothic revival style, with a prominent tower and decorative leaded windows with stone surrounds.

Former Parochial School for Girls is a locally listed building. The former school was constructed in 1865 in a Gothic revival style from red brick with yellow brick quoins and dressings around the windows. The former school building has a steeply pitched roof that is covered in slate. It was constructed in the grounds of the former vicarage and designed by Edward George Bruton.

14 Horn Street is a three-storey dwelling that is constructed of red brick. The property is of a narrow width, with two six-over-six sash windows and a timber door surround with columns. The property has a rectangular planform stretching back from the street. The scale and proportions of the property are unusual in the streetscene, which make it notable. It has been well-preserved and makes a positive contribution to the Conservation Area.

Building Materials

There are some examples where vitrified brick or yellow brick headers have been used for decoration by creating a chequered arrangement. There are many timber-framed properties within Character Area Two, with an exposed frame and infill panels. Although some have been re-fronted, the timber frame is visible on the flank elevations.

There are some examples of plastered elevations such as Number 33, Black House and Plough Cottage on Horn Street, but it is not a common elevational treatment. Other brick-built properties have been painted but this should be resisted due to the impact it can have on the architectural and aesthetic value of the properties and wider area. Painting traditionally constructed brick buildings can also trap moisture

³⁴ Arthur Clear, *A Thousand Years of Winslow Life*, (1888), pp. 20-1

within the walls, which may cause damage to the masonry and lead to issues with damp.

The predominant materials used for roofs in Character Area Two are clay tiles and natural slate, although there are also examples of thatched roofs which can be seen on Lace Cottage and Old Quilters, both of which are small timber-framed dwellings. Thatch is also used on Plough Cottage, which is a larger seventeenth-century house, as well as The Bakery. The four thatched properties are Grade II listed. Buckinghamshire county has influences from the southern and eastern thatching traditions and long straw is the regional material used.³⁵ It is important that appropriate materials are used for re-thatching to ensure the special interest of the heritage assets is preserved.

Chimneys are a prevalent feature of the roofscape and streetscene within Character Area Two. They attest to the age and status of the dwellings and make an important contribution to the traditional character and appearance of the Conservation Area.

There are examples of metal and timber casements with single-glazed leaded lights within this Character Area, such as 28 Horn Street, 1 and 2 Parsons Close, the properties along Bell Walk, and 10-12 Church Street. Throughout Horn Street there are numerous examples of traditional and historic timber sash and casement windows. The presence of uPVC windows and rooflights within the streetscene is a detracting feature and, whilst not prevalent, they are particularly noticeable due to the quantity of traditional windows and doors with which they compare unfavourably.

The windows of Chapel House are unique within the Character Area due to the former use of the property. The survival of the historic leaded

windows makes a positive contribution to the special interest of the Conservation Area.

There is also a good survival of historic doors and door surrounds within Character Area Two. Where door surrounds are present, they are often made from timber, with various embellishments, including examples of fluted pilasters, columns, brackets and fanlights to be found.

Boundary Treatments

Along Horn Street, properties tend to have shallow front gardens which are typically lined by low brick walls, traditional railings or small hedges and soft planting. There are examples of taller brick walls that typically bound larger plots such as Lawn House or the sides of properties. The most notable brick walls are located on the entrance into the Character Area where Granborough Road curves to become Horn Street, particularly the boundary to Bevan Court which now contains modern houses that were built following the demolition of a much larger historic house. These taller and longer brick walls frame the way into the historic core. The boundary wall to the Old Vicarage still survives and can be seen from Parsons Close. Whilst it is not in the Conservation Area and the Old Vicarage has been replaced with modern development, the preservation of the wall is positive and should be considered as a candidate for the local heritage list.

Public Realm

There is limited public realm within Character Area Two due to the largely residential use. There are limited examples of traffic and street signs which is positive and, where they are present, they are not visually intrusive. This should be maintained as it preserves the

³⁵ Thatching in Northamptonshire & Buckinghamshire available at thatchinginfo.com

traditional residential character in accordance with the Highways Protocol (AVDC 2012).

There are a few streetlights placed occasionally along Horn Street, and whilst a limited number is to be expected on a residential street, they are modern steel lampposts. Traditional streetlamps would better enhance the visual amenity of the Character Area.

The public footpaths that lead off Horn Street, Parsons Close and Church Street retain a traditional character and are relatively free of modern street furniture. Traditional metal finger signs could be considered to improve the appearance and experience of public wayfinding within the Conservation Area.

Views

There are long views of the church tower from Horn Street which is afforded by the break in development created by Church Street. The church tower can be seen above the rooftops of buildings along Church Street, which are softened by the mature trees that surround the churchyard. The views of the church tower from the surrounding development reinforce the relationship between the church and its associated settlement.

As Church Street curves slightly to the east, St Laurence's Church terminates the view. The view is narrowly framed by the cottages that line the street, drawing the eye towards the church at its end. There are also glimpsed views of the church through the gaps in the housing along Horn Street, reflecting the historic character and layout of the area.



Figure 63 Bell Walk



Figure 64 Church Street

Strengths, Weaknesses, Issues and Opportunities

The retention and legibility of the early settlement street plan of Horn Street is a strength of the character area, as is the quantity of the well-preserved historic building stock, both designated and non-designated. The survival of historic fabric and architectural features such as historic joinery and materials is also a strength.

The loss of historic plots and buildings which have been replaced by small cul-de-sac developments is a weakness. These developments are inconsistent with the historic development pattern. There are some examples of inappropriate alterations, such as painted historic brickwork and inappropriate changes to materials that do not relate to local vernacular traditions. Some extensions to historic properties fail to relate to the traditional building proportions and do not employ appropriate local vernacular materials. There are some examples of inappropriate uPVC windows and road-facing rooflights.

8.4.Character Area Three: Sheep Street

Summary of Significance

Character Area Three comprises Sheep Street, Tennis Lane and the cul-de-sacs Dene Close and Clay Cutters. Sheep Street forms the entrance into the Conservation Area from the east. Along with Horn Street, this is likely the area of Winslow's earliest settlement. Records dating to the medieval period have referred to Horn Street and Sheep Street as the 'Old Town'. The name Sheep Street is thought to possibly derive from sheep markets that were held here or because the road connects Winslow to Shipton.³⁶

Character Area Three contains Winslow's most significant historic property, Winslow Hall. Winslow Hall is a substantial dwelling that was constructed in 1700 for the Lowndes family. The accounts of the build were overseen by Sir Christopher Wren and the house is now statutory designated at Grade I. The associated formal grounds located to the north of the Hall are now a public park known as Tomkins Park. The open field opposite Winslow Hall to the south also formed part of the associated parkland.

With the exception of Winslow Hall, the properties along Sheep Street are of a notably smaller domestic scale when compared to the historic core of Horn Street and the Market Square. Whilst it is mostly occupied by residential properties, there is also a public house called Nags Head. Sheep Street once contained several inns and ale houses as it was the historic route into the market town.

³⁶ Noy, David, *Winslow History: Sheep Street*, available at winslow-history.org.uk

Landscaping and Open Spaces

Character Area Three contains the largest open space in the Conservation Area provided by Tomkins Park, formerly the formal gardens to Winslow Hall and now a public park. The gardens were acquired by the Council in 2013. The park is 2 hectares and contains a large area laid to lawn that is bordered by mature specimen trees and shrubs. The garden and parkland of Winslow Hall was laid out between 1695 and 1700 and some of the planting that exists today is from this period. The planting provides evidence of the parkland landscape and contributes positively to the character and appearance of the Conservation Area.

Opposite Winslow Hall is a large, undeveloped field bound on the roadside by a brick wall. The field is undulating and contains copses and tree roundels, evidencing its former association as part of the parkland to Winslow Hall. It is mostly used for pasture and holds the annual Winslow Show. The undeveloped and open nature of the field provides long views across the surrounding farmland, and it is an area of rich vegetation. It reflects the verdant, rural character to the south of Winslow.

Landmark and Key Buildings

Winslow Hall is the most significant building within Winslow Conservation Area and is statutory designated at Grade I. The property was constructed in 1700 from vitrified brick, with red brick window surrounds with moulded edges and gauged heads. It is of a substantial scale; seven bays wide and set over three storeys with a symmetrical composition. The scale and the grand composition of Winslow Hall make it a landmark building. As Winslow's only Grade I listed building, it forms a significant part of the area's historic development.

The associated wall, gate and gate piers to the front and north-east of Winslow Hall are also listed at Grade II. They are notable in the streetscene due to their scale and design, which contrasts with the surrounding domestic properties.

The former **Coach House** and stables to Winslow Hall is a Grade II listed building. It was constructed in the eighteenth century from red brick with a clay tile roof and is set over one and a half storeys. It is set perpendicular to the road, but the open courtyard permits views of the building from the street. It is a prominent building due to its scale, form, appearance.



Figure 65 Nags Head

Nags Head is a Grade II listed building. It bears the date 1832 but may contain older fabric. It is constructed from red and vitrified brick with a clay tile roof. The ground floor has two canted bay windows and a

central entrance, with a nineteenth-century door surround which includes pilasters and a small cornice hood. As the only commercial property in Character Area Three, it is notable within the streetscene.

The Old School is located on the eastern boundary of the Conservation Area on the south side of Sheep Street. The property is the former National School for Winslow and was constructed in 1901. The old school building is single-storey with brick elevations and a slate roof. The building is of a design that is synonymous with late nineteenth- and early twentieth-century national schools, with prominent road-facing gables, steeply pitched roofs, large windows, and the use of red brick and slate.

Building Materials

There are many properties with brick elevations. They are mostly red brick laid in Flemish bond with some variation in the colour and pattern, for example using vitrified or yellow brick headers to create a chequered pattern, as well as red brick dressings or brick band courses. Some brick infill panels have been painted, which detracts from their traditional character and appearance. There are some examples of render at 11 and 11a as well as Numbers 43 and 47. 32 and 34 Sheep Street have an exposed timber frame with plastered infill panels.

The predominant roof materials in Character Area Three are clay tiles, slate and thatch. Character Area Three contains the most thatched buildings within the Conservation Area, which attests to the age of the properties. The ridge line is very consistent in height and orientation along Sheep Street, with the buildings mostly running parallel to the road. The properties are consistently one-and-a-half to two-storeys in height, except for Winslow Hall which stands at three storeys, and Brook Hall which is two and a half storeys. The roofs are relatively free of clutter (satellite dishes etc) which is positive.

The row of Grade II listed thatched cottages, 25-29 as well as 43 and 47 have small eyebrow dormers set into the eaves. Dormers are not prevalent within this Character Area but are present on Brook Hall, 30 Sheep Street, and The Coach House to Winslow Hall. Chimneys are also a consistent feature of the roofscape in Character Area Three and are mostly constructed from red brick.

There are many examples of high-quality traditional windows throughout Character Area Three with some properties retaining their historic windows. There are some examples of replacement twentieth-century windows, some of which are uPVC, which undermines the well-preserved traditional character. There are also examples of timber replacement windows which, whilst they could be more appropriately detailed, are of an appropriate traditional material.

There are also some good examples of historic and traditional doors and surrounds, such as Brook Hall, 25 and 27, Nags Head public house, and Yew Tree Cottage, with examples of fluted pilasters, columns, brackets and fanlights. However, there are some examples of uPVC or composite front doors which are not in keeping with the traditional character and appearance of the area.

Boundary Treatments

Most of the properties within Character Area Three front immediately onto the pavement; as such there are limited examples of boundary treatments along Sheep Street. The most notable boundary treatments are those associated with Winslow Hall. The tall red brick wall to the front of Winslow Hall is eighteenth-century in derivation, with gate piers and wrought iron gates (the gates are dated 1959). The red brick walls associated with Winslow Hall on the north side of Sheep Street stretch from Winslow Hall down to the Coach House. White Lodge and White

Lodge Stables also have tall red brick walls at the entrance. The continuation of historic brick walls within this part of Sheep Street provides a pleasing continuity along the road. The field opposite Winslow Hall is also bound by a brick wall but it is much lower in height than the wall associated with the formal gardens.



Figure 66 Yew Tree Cottage



Figure 67 32 and 34 Sheep Street

Public Realm

Character Area Three contains the largest area of public realm in the Conservation Area. Now known as Tomkins Park, the land once formed part of the gardens associated with Winslow Hall and was laid out by London and Wise, who were also appointed as landscape designers to King William III and Queen Mary II.³⁷ The public park is

³⁷ Pevsner, p.756

mostly lawned with pathways, benches, and many mature trees and shrubs, some of which may date from the seventeenth century when the gardens were laid out.

The public realm along Sheep Street comprises the road and pavements. There is limited street furniture and road signs within the Character Area but where they are present, they are modern, such as steel lampposts. Given the limited quantity, these are relatively unobtrusive. However, it would also be beneficial to replace them with street furniture of a traditional design if the opportunity arose.

Views

The principal view within Character Area Three is that looking across the open field opposite Winslow Hall. This is one of the only areas from within the Conservation Area that provides panoramic and uninterrupted views across the wider landscape. The view contributes to the appreciation of Winslow Hall's status within the Conservation Area, as well as reinforcing the understanding of Winslow as a historic settlement that has strong associations with the surrounding landscape.

There are glimpsed views of the fields opposite Winslow Hall from Tennis Lane. The view is framed by verdant planting and reinforces the rural character of the Character Area as well as the wider Conservation Area.

Views of Market Square are gained from the junction of Sheep Street and High Street as the road curves around to the north. As you enter Character Area One from Character Area Two, the views of Market Square indicate the transition away from the residential area to the commercial core.

Strengths, Weaknesses, Issues and Opportunities

The survival of Winslow Hall and its associated gardens and parkland is a defining strength of this Character Area. The land formerly associated with Winslow Hall now provides a large area of public open space and long views out to the surrounding countryside, and is a tranquil area within the Conservation Area. Other strengths include the consistency of vernacular materials, the survival of thatched roofs, and the consistent scale of properties along Sheep Street.

Weaknesses within this Character Area comprise some examples of inappropriate windows and doors and modern infill development that undermines the historic linear development pattern.

8.5.Character Area Four: Nineteenth- and Twentieth-Century Expansion

Summary of Significance

Character Area Four is the largest character area and comprises the northern extent of the Conservation Area. It is bound to the south by Vicarage Road and Greyhound Lane, stretching up to the northern boundary of the Conservation Area. It includes the properties to the west side of Park Road and the nineteenth- and twentieth-century development on Avenue Road. It also includes the north-west side of Buckingham Road up to Mill Close and Station Road, extending on the north side down to the old station house (1-4 Station Cottages). Development was likely instigated by the establishment of the railway and Winslow Station in 1851. The properties are representative of typical nineteenth-century urban expansion following the construction of the railway.

The built form is a mixture of residential and commercial properties that predominantly date from the nineteenth and early twentieth centuries. There are four Grade II listed buildings in this Character Area which include Alwyn House, Masters House of the former Winslow Hospital, Chesham House, and Norden House. There are some buildings that pre-date the nineteenth-century expansion, such as those located around the junction between Greyhound Lane and High Street, which make a positive contribution to the Conservation Area's building stock. The character of the area is predominantly defined by the many high-quality nineteenth- and early twentieth-century properties with a strong Victorian and Edwardian character, which together form a cohesive group with a strong architectural identity.

Landscaping and Open Spaces

Open space within Character Area Four is limited due to the layout and density of development along the roads. This also results in areas of soft landscaping being largely contained to private gardens. There is an area of landscaping at the junction between Station Road and Buckingham Road which works to soften the appearance of the large area of hardstanding behind used for car parking.

The landscaping associated with Norden House, Shaftesbury Court and Swan Court provides notable greenery along High Street. This helps soften the streetscape and screen some of the modern development behind.

Landmark and Key Buildings

The Masters House of the former Winslow Hospital is a Grade II listed building. The property was constructed in 1835, designed by Sir George Gilbert Scott, and was originally a workhouse. The property is set over three storeys and constructed from red brick with a hipped slate roof. The front elevation has a canted bay projection with a central front door and a radiating fanlight above. Due to its scale and appearance, the property is a noteworthy building in the street. The open land around the listed building, which includes car parking and soft landscaping, affords it space and separation from the surrounding modern development.

Norden House is a Grade II listed property that was designed by Ernest Newton in 1891 for Dr Vaizey. The property was used as the doctor's house and surgery. It is constructed in an Arts and Crafts style with red brick to the ground floor and hanging tiles to the first floor. The roof is hipped with a front facing gable projection and is covered in clay tiles with substantial chimneys.



Figure 68 1-4 Station Cottages



Figure 69 6-8 Station Road

9 Station Road is an attractive nineteenth-century dwelling constructed in a Neo-Gothic style. The property is double-fronted with a central entrance flanked by canted bay windows. To the northern side is a recessed two-storey element with a carriage gateway to the ground floor and sash window to the first floor. It is constructed from red brick with blue and yellow brick banding and features perpendicular style windows and an equilateral arched doorway. The roof is covered in slate with crested clay ridge tiles. The solar panels to the roof detract from the traditional character of the property.

1-4 Station Cottages and former railway shed are a nineteenth-century yellow brick building with a hipped slate roof. There is a large modern extension to the side and rear. The property was originally the Station Inn which closed in 1962 and has now been divided into four dwellings. Located to the west of the cottages is a single-storey red brick building with a gabled roof that is covered in slate. The building was historically attached to the Station Inn and was likely associated with the use of the railway.

Baptist Church, High Street has an 1864 date stone. It is a large red brick building on a rectangular planform. It has yellow brick columns to the front elevation with yellow brick banding, a string course and eaves detailing. It is set back from the road but is a key building within the Conservation Area.

Building Materials

Brick is the predominant material used for walls in Character Area Four. There are examples of both red brick and yellow/ buff brick properties within the area. Many of the properties utilise a contrasting brick colour for decoration, such as alternating colours for stretchers and headers, banding, quoining and lintels. Many of the properties also have decorative brick corncicing. There are some properties that also use Staffordshire blue brick detailing, which can be found on the south side of Avenue Road and 23 Station Road. The consistent use of brick presents a strong character identity and makes a positive contribution to the architectural interest of the Conservation Area. There are few examples of render in the area, although where found this is usually a later alteration that obscures the original brick façade. The Swan public house is rendered, making it stand out within the streetscene.

The properties front the road with the ridgeline running parallel to the road. They are largely two-storeys in height with gabled roof forms. The ridgeline is generally consistent, particularly that within the rows of residential properties that are semi-detached and terraced, which creates a uniformity to the roofscape. There are some examples of three-storey properties, but these are contained within High Street, closer to the commercial centre, south of Elmfields Gate. Natural slate is the primary roof covering within Character Area Four. Clay tiles can be seen on some properties, but this is limited to a few buildings along High Street. Chimneys are a prominent feature of the roofscape, punctuating the skyline and providing visual interest to the streetscene.

There are a good number of surviving original timber windows and doors within Character Area Four. However, it does contain the largest amount of unsympathetic uPVC replacement windows within the Conservation Area. The surviving historic windows are mostly sash windows of differing patterns, including six-over-six and two-over-two. Bay windows are also a notable feature within Character Area Five. These are most commonly canted with hipped roofs, but there are some examples of square bays with parapet or flat roofs.

There is also good survival of historic and traditional doors, including those on Buckingham Road and Station Road which are timber with decorative glass panels. Good examples of solid six-panelled timber doors are also found. Many historic door surrounds also survive and feature a variety of fluted pilasters, columns, brackets and hooded canopies. Steps to the front doors are an important feature in the Character Area.

Some of the residential properties, particularly those on Buckingham Road, Station Road and Avenue Road have recessed entrances with open porches, which is likely to be their original composition. There are instances where the porches have been infilled, which undermines the consistency and rhythm of the groups. Further alterations of this nature would erode the original design and appearance of the properties.

Character Area Five has an interestingly large survival of gated carriageways that lead to the rear of the properties. Many have retained traditional side hung timber doors. This provides legibility of the former commercial or light industrial use of these properties with yards located to the rear. They make a strong positive contribution to the identity of Character Area Four and to the character and appearance of the wider Conservation Area.



Figure 70 The Swan public house

There are several surviving historic and traditional shopfronts within Character Area Four, including 48-50 High Street and 66 High Street. There are examples where original shopfronts have been altered but have retained the general traditional arrangement or positive features such as the timber fascias, consoles and pilasters. However, there are also some poor examples of modern replacements which erode the traditional character of the area.

Boundary Treatments

Front gardens are more common along Station Road, Buckingham Road, Avenue Road and Park Road due to the grain of development. The properties opposite Norden House Surgery on High Street are set back from the road with small front gardens. Those properties with front

gardens are most commonly bound by low brick walls. Historic photographs show that these were originally topped with low metal railings but not many examples survive. Some front gardens have small hedges which soften the streetscape.

There are instances where the brick walls have been lowered or removed and replaced with metal railings. Whilst this is not widespread, where it has occurred it undermines the consistency and pattern of the streetscene. The homogenous character and appearance of the dwellings in Character Area Four is a defining attribute of its special interest. There is the occasional use of close-boarded fencing on Station Road, Park Road and Avenue Road, and whilst the presence of close-boarded fences is limited to a few properties, it detracts from the character and appearance of the Conservation Area.

Public Realm

The public realm within Character Area Four is limited to the streets and pavements. There is car parking along the roads, but the roads are sufficiently wide to accommodate such parking, particularly Station Road and Buckingham Road. The on-street parking in Park Road and Avenue Road does narrow the streets but there is limited through traffic, so it does not currently present an issue. This Character Area has examples of blue clay kerbstones, the survival of which makes a positive contribution to the character of the area.

Street furniture within the Character Area is mostly simple and modern in appearance. The Winslow town sign is located in front of 72-82 High Street and depicts Winslow Hall and St Laurence's Church. At the junction between the High Street and Elmfields Gate are timber bollards, a metal bench and a noticeboard. The planting around the bench and planters on the town sign are positive. The streetlights and traffic signs are limited but modern in appearance.

Views

There are long views out towards the surrounding rural landscape from the junction between Station Road and the High Street due to the topography of the town. This view is flanked by the attractive and coherent nineteenth- and early twentieth-century dwellings, connecting the area with the rural surroundings of Winslow.

Strengths, Weaknesses, Issues and Opportunities

The strengths of Character Area Four include the large area of cohesive development that dates primarily from the nineteenth and twentieth centuries, with good examples of historic and traditional shopfronts, as well as the survival of traditional historic joinery such as windows, doors and door surrounds. The decorative brickwork that is synonymous with this period of development creates a distinctive architectural identity. The survival of gated carriageways indicative of the former light industrial and commercial uses is also a strength.

Weaknesses include the replacement of historic or traditional features and materials with modern, mass-produced elements such as uPVC windows, and inappropriate infill development which fails to respond to the character of the area and undermines its special interest.

8.6.Character Area Five: Tinkers End

Summary of Significance

Character Area Five forms the southern edge of the Conservation Area and is known as Tinkers End. It stretches northwards from the narrow single-track lane into a public footpath located on the east side of Granborough Road, encompassing Boot Close and Tinkers Drive where it meets Character Area Two at the junction of Horn Street. The Character Area also includes the open fields east of Granborough Road and south of Horn Street.

Tinkers End developed as a small hamlet that was separated from Winslow town by several open fields. Some of the older buildings within the hamlet have been demolished and the only surviving historic properties include the seventeenth-century Tinkers End Cottage and 1 and 1A Boot Cottage.

Today, Winslow and Tinkers End have been coalesced by late twentieth- and twenty-first-century residential developments. Ordnance Survey maps show that the area to the south of the lane and Tinkers End Cottage was historically used as a clay pit. There is a footpath that runs from this area connecting to The Walk, which may have been used for transporting materials. Any legibility of the former industrial use of this path has been lost, but it remains in use today as a footpath.

There are a number of properties outside of the Conservation Area which contribute positively to its setting. 30-36 Granborough Road are a row of nineteenth-century terraced cottages to the south of the Conservation Area. They are not within the Conservation Area due to their distance from the boundary and intervening modern development but are a positive feature of the Conservation Area's setting.

Box Cottage is located on the west side of Granborough Road and dates from the 1850s. It is a detached property and is constructed from buff brick with a hipped roof. This building is not within the Conservation Area and its inclusion would necessitate an unduly convoluted boundary. However, the cottage makes a positive contribution to the setting of the Conservation Area and could be considered as a candidate for the local list.



Figure 71 Tinkers End Cottage

Landscaping and Open Spaces

Granborough Road has a verdant character due to the steep grass verges and the trees that flank both sides of the road. The modern residential developments are set back from the road and lined with hedges and trees. The open fields to the east of the dwellings can be

accessed via the footpath and their boundaries are lined with trees and hedgerows. They have a sylvan and tranquil atmosphere which contributes positively to the character and appearance of the area.

Landmark and Key Buildings

Due to the small scale and lack of historic buildings within Character Area Five, there are no landmark buildings. **Tinkers End Cottage** is a locally listed building and is the only surviving seventeenth-century property in this area. The property is a two-storey timber-framed cottage with a clay tile roof, which is gabled to the south end and half hipped to the north end. Considering its age and its architectural interest, the property could be considered as a candidate for the local heritage list.

Building Materials

Tinkers End Cottage is a timber-framed cottage with plastered infill panels and Boot Cottage is rendered. The more recent residential developments are brick, the quality of which varies but generally does not reflect the colour and texture of the historic and traditionally made bricks seen throughout the Conservation Area. Tinkers Drive also employs tile hanging which is not a characteristic elevational treatment within Winslow Conservation Area.

There is a mix of roof coverings in the area. Some of the twentieth- and twenty-first-century dwellings have inappropriate concrete roof tiles. Faux clay and faux slate tiles (usually concrete) are present but do not relate well to traditional vernacular materials. The roof to Tinkers End Cottage has been replaced with clay tiles which are an appropriate material detail. Both historic properties have red brick chimneys. Chimneys are also present on the modern developments, which refers to the traditional building stock.

Windows and doors are modern uPVC and mostly white in colour, although the properties in Tinkers Drive have brown uPVC. There is a mix of side- and top-opening casements and the properties to Boot Close have faux sash windows. Their design, detailing and operation give them a very different look to traditional timber windows.

Boundary Treatments

There is an abundance of planting in Character Area Five which encloses Granborough Road on both sides. This provides a verdant approach into the Conservation Area from the south. Other boundary treatments include close-boarded fences and brick walls. Most of the boundary treatments are softened by planting which is positive.



Figure 72 The view towards the countryside

Public Realm

Street furniture within Character Area Five comprises traffic signs, streetlights and a bus stop. There is not an overabundance of street furniture and it is unobtrusive. The design of the street furniture is generic and neutral in appearance. The pavements and roads are tarmacked with a grass verge separating them, which contributes to the verdant nature of the character area.

Views

The view from the junction between Horn Street, Burleys Road and Granborough Road looking south is the only long view out towards the surrounding countryside from within Character Area Five. Granborough Road is lined by grass verges, hedges and trees which provide a green vista. The view of the surrounding rural landscape flanked by greenery reinforces the understanding of Winslow as a historic town set within a wide-reaching rural landscape.

Strengths, Weaknesses, Issues and Opportunities

Strengths within Character Area Five include the quantity of trees and soft planting, which create a very verdant character. However, weaknesses are the loss of open fields through residential development and subsequent modern housing developments that have coalesced Tinkers End and Winslow. This has led to the use of unsympathetic modern materials which are not characteristic of the wider Conservation Area.

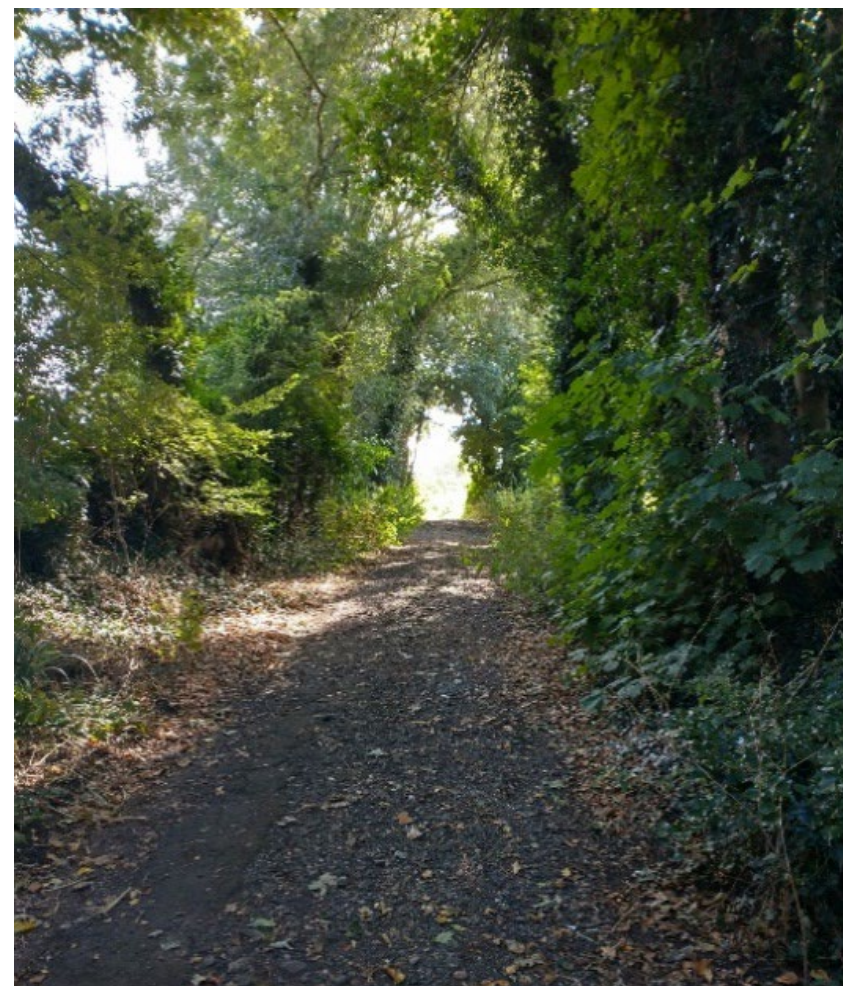


Figure 73 The public footpath from Granborough Road

9. Appendices

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9.2.Legislation, Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	Ministry of Housing, Communities & Local Government. National Planning Policy Framework. London: UK Government, 2024.	Section 16; Annex 2
National Guidance	Ministry of Housing, Communities & Local Government. <i>National Planning Practice Guidance</i> . London: UK Government, 2019.	ID: 18a
Local Planning Policy	- Vale of Aylesbury Local Plan (VALP) 2013-2033 (adopted 2021) - Buckingham Neighbourhood Plan (2015) - Conservation Areas SPD (2011) - Vale of Aylesbury Design SPD (2023) - AVDC Highways Protocol (2012)	

Historic England Guidance	• Conservation Area Appraisal, Designation and Management Historic England Advice Note 1. Second Edition. Swindon: Historic England, 2019. • The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3. Second Edition. Swindon: Historic England, 2017.	
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9.3.Frequently Asked Questions

A selection of frequently asked questions is presented below. If you require further advice, please contact Buckinghamshire Council's planning department.

What is a conservation area?

Conservation areas are designated by the Local Planning Authority as areas of special architectural and historic interest. There are many different types of conservation area, which vary in size and character, and range from historic town centres to country houses set in historic parks. Conservation area designation introduces additional planning controls and considerations, which exist to protect an area's special character and appearance and the features that make it unique and distinctive. Although designation introduces controls over the way that owners can develop their properties, it is generally considered that these controls are beneficial as they sustain and/or enhance the value of properties within conservation areas. The National Planning Policy Framework regards conservation areas as designated heritage assets.

The 1990 Planning (Listed Buildings and Conservation Areas) Act specifies the general duty of Local Authorities, in the exercise of planning functions (Section 72). The 1990 Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

How are conservation areas designated and managed?

The designation process includes detailed analysis of the proposed conservation area and adoption by the Local Planning Authority. A review process should be periodically undertaken, and the

Conservation Area assessed to safeguard that it retains special architectural or historic interest. Threats can be identified, and the boundary reviewed, to ensure it is still relevant and appropriate.

This Conservation Area is supported by an appraisal and management plan. The appraisal describes the importance of an area in terms of its character, architecture, history, development form and landscaping. The management plan, included within the appraisal, sets out various positive proposals to improve, enhance and protect the character and appearance of the Conservation Area.

How can I find out if I live in a conservation area?

Boundary maps of all conservation areas in the district can be found on Buckinghamshire Council's website. Full details, including contact details for the local authority, can be accessed via this [link](#).

What are the Council's duties regarding development in conservation areas?

The Local Authority must follow the guidance in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). These set out in clear terms how development proposals within conservation areas should be considered on the basis of whether they preserve and enhance the character and appearance of the area. Applications which fail to preserve or enhance the character of the Conservation Area are likely to be refused as a result. An authority's Local Plan also typically includes a specific policy on conservation areas.

Do I need permission to alter a property in a conservation area?

Under the provisions of the Town and Country Planning (General Permitted Development) Order 2015, certain minor works and alterations are considered 'permitted development' and can be carried out without planning permission. However, some permitted development rights do not apply in conservation areas, and some buildings may not have any permitted development rights at all, such as blocks of flats. Different rules also apply if a building is listed.

Permission is required for any external alterations which involve cladding, rendering, or adding pebble dash, artificial stone or tiles to the exterior of a dwelling within a conservation area. All alterations to the roof of a dwelling within a conservation area also require planning permission.

Extensions to the side of buildings in conservation areas will need planning permission, as will all two-storey rear extensions. Porches, subject to size and relationship to the highway, may need planning permission. In all cases, the Local Planning Authority will be able to provide advice as to how to proceed.

What is an Article 4 Direction?

Some conservation areas are covered by an Article 4 Direction, which brings certain types of permitted development back under the control of a local planning authority. This allows potentially harmful proposals to be considered on a case-by-case basis through planning applications.

Article 4 Directions are written specifically for the area they apply to and are used to control specific works that could threaten the character of an area. As an example, in some conservation areas, an Article 4 direction will remove permitted development rights for the replacement of windows and doors, as these are architectural features which contribute positively to the special interest of the conservation area. The loss of these features would be considered harmful; therefore, an Article 4 Direction would necessitate a planning application for these works, and the proposals must be considered by the Local Planning Authority and approved before being conducted. The Local Planning Authority will also publish information regarding any Article 4 Directions in their district via this [link](#).

Do I need to make an application for routine maintenance work?

If routine maintenance works are to be carried out using authentic materials and traditional craft techniques, on a like-for-like basis, it is unlikely that you will need to apply for permission from the Local Authority. However, it is strongly recommended that you contact the Local Planning Authority for clarification before commencing any works. The use of a contractor with the necessary skills and experience of working on historic buildings is essential. Inappropriate maintenance works and the use of the wrong materials will cause damage to the fabric of a historic building.

Will I need to apply for permission for a new or replacement garage, fence, boundary wall or garden structure?

Any demolition, development or construction in conservation areas will generally need planning permission. A replacement boundary, garage, cartlodge or greenhouse will need to be designed with the special historic and architectural interest of the Conservation Area in mind. Buckinghamshire Council will provide advice as to how to proceed with an application.

Can I demolish a building in a conservation area?

Demolition or substantial removal of part of a building within a conservation area will usually require permission from the Local Planning Authority. It is important to speak to them before beginning any demolition works, to clarify whether permission is required.

Can I remove a tree within a conservation area?

If you are thinking of cutting down a tree or doing any pruning work, the Local Planning Authority must be notified six weeks before any work begins. This enables the authority to assess the contribution the tree makes to the character of the Conservation Area and, if necessary, create a specific Tree Preservation Order (TPO) to protect it.

³⁸<https://historicengland.org.uk/images-books/publications/conservation-areadesignation-appraisal-management-advice-note-1/>

The legislation relating to trees is included within Part VIII of the Town and Planning Act 1990 which is supplemented by the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Further information on TPOs and trees in conservation areas can be found on Historic England's website.

How do I find out more about a conservation area?

Historic England's website has information on conservation areas and their designation. Further information on the importance of conservation areas, and what it means to live in one, can also be accessed via their website.

Historic England has also published an advice note called Conservation Area Designation, Appraisal and Management which sets out advice on the appraisal of conservation areas and managing change in conservation areas.³⁸

In addition, local planning authorities have information on the conservation areas within their boundaries available on their websites. They will have information pertaining to when the conservation area was designated, how far it extends and the reason for its designation.

What is Setting?

The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a

positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral (NPPF, Annex 2: Glossary).

A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it. Setting is the surroundings in which an asset is experienced and is likely to be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views to or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity. In addition, our understanding of the historic relationship between places is also an important aspect when considering setting. For example, a listed, large country house may be situated within an immediate curtilage, yet the landscape beyond may also be designed with lakes, woodland, avenues, and even follies or other structures. The wider landscape setting was therefore designed with the intention of providing specific views and vistas from the house. This surrounding landscape may have changed, perhaps being sold off and used for agriculture over the years, yet a historic relationship between the house and its agrarian setting remains.

Buildings that are in close proximity but are not visible from each other may also have a historic, functional or aesthetic connection that amplifies the experience of the significance of each. For example, the country house may also have a gatehouse entry lodge on the edge of

the former estate. This may have been built in a similar architectural style, functionally serving the house and providing accommodation for an estate worker.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now or in the future, thereby threatening its ongoing conservation.

Therefore, change within a heritage asset's setting can be beneficial, enhancing the ability to appreciate the asset. It can also be neutral, resulting in no impact on the ability to appreciate its significance, or it can be negative, detracting from the heritage asset's significance.

Local planning authorities are obliged to look for opportunities for new development within conservation areas, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) are to be treated favourably (NPPF paragraph 219).

9.4.Glossary

Aedicule: A term for a Neo-Classical architectural feature, based on a small structure with a niche, originally used in antiquity as a shrine containing a statue.

Burgage plot: Usually a long, narrow, walled plot, garden or yard behind a narrow building fronting the street. These plots were subdivisions of land made by the landowner for rental to burgesses (freemen) in the medieval period.

Casement window: Window hung vertically, hinged one side, so that it swings inward or outward.

Dormer: A structural element protruding from the plane of a sloping roof surface. Dormers are used to create usable space in the roof by adding headroom and usually also by enabling addition of windows.

Enclosure: Enclosure ended traditional rights to land previously held in common and kept in an open field system

Façade: An exterior side of a building, usually the front.

Flared header brick: A brick, laid in header orientation, which has been accidentally or intentionally overfired to produce a dark colour. Their ordered use in combination with other bricks creates a checkered pattern, particularly in Flemish bond.

Flemish bond: A brickwork pattern and a common feature in Buckingham. The pattern features courses of bricks laid alternately as stretchers (lengthwise) and headers (shorter ends exposed). The decorative pattern can be accented by the use of flared headers, which possess a dark, glassy surface that contrasts with the stretchers.

Gable: A triangular portion of an end wall between the edges of a sloping roof.

Hipped roof: A type of roof where all sides slope downwards from the ridge to the eaves.

Sash window: The horizontal and vertical frame that encloses the glazing of a window. A sash may be fixed or operable and may be of several different types depending on operation.

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