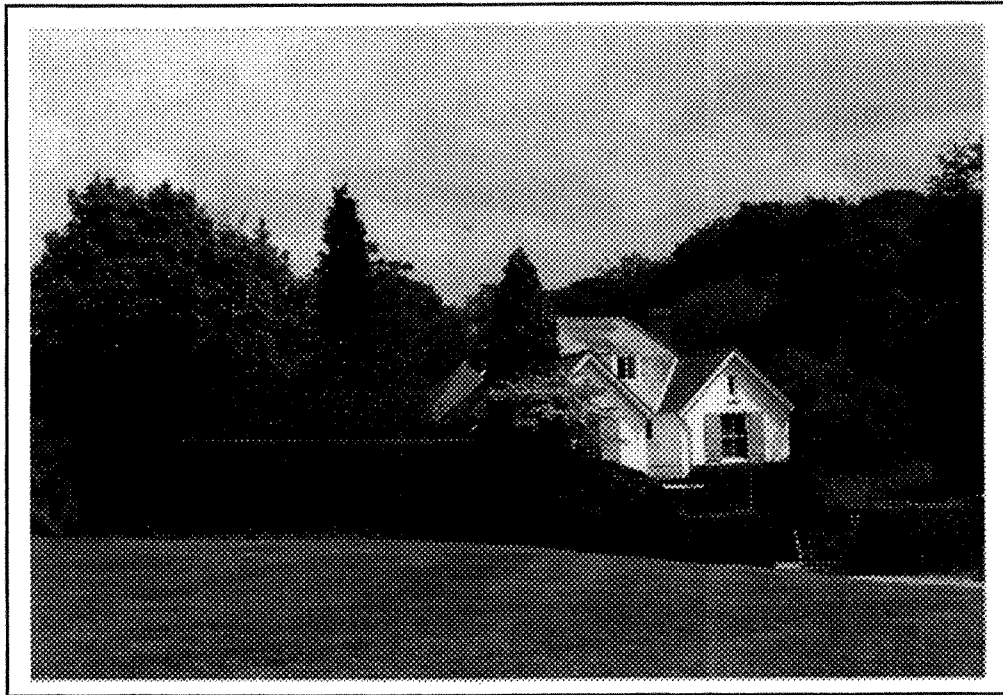

Conservation Area Character Survey

TERRIERS



What are Conservation Areas?

Conservation areas are areas of special architectural or historic interest which are considered worthy of preservation or enhancement. They are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Within conservation areas there are special controls on some alterations to buildings and their demolition or partial demolition and on works to trees. The Council's Heritage Guidance Note on conservation areas gives further details of the specific controls that apply.

Designation of a conservation area does not preclude the possibility of new development, but such development must be designed positively to enhance the special character of the area.

The Purpose of This Survey

This conservation area character survey describes the main features of special architectural and historic interest which justifies the designation of Terriers as a conservation area. The survey is intended to complement the approved policies for conservation areas in the Council's Wycombe District Local Plan. These Policies are the primary means of safeguarding the special character of our conservation areas.

The survey is also intended to be used as an aid in development control decision making. Proposals for schemes positively to enhance the character and appearance of Terriers Conservation Area will be produced in the future in consultation with councillors, local residents and other interested parties.



HISTORY

The name Terriers is of obscure origin. The earliest reference to the area names it as Tarriers in 1714. A possible theory for the use of this name suggests that the area was a resting place after the long haul up Amersham Hill. The area was first designated as a conservation area in 1986.

There are two listed buildings in the conservation area, number 201, Amersham Road and Terriers Lodge, Amersham Road both of which have been converted from residential to business use.

ARCHAEOLOGICAL INTEREST

There are no known sites of special archaeological interest or Scheduled Ancient Monuments within the conservation area. However in the event of archaeological deposits being found the Council may require archaeological conditions attaching to planning permissions where appropriate, including watching briefs, excavation or similar recording procedures.

There is evidence that pre-Roman man lived in and around High Wycombe and features of interest may yet be revealed.

ESSENTIAL CHARACTERISTICS

Terriers conservation area has retained much of its rural charm and forms an important break between the built-up areas of High Wycombe and Hazlemere. The wooded areas and extensive open spaces of the conservation area are two of its major attributes. Another is the loose grouping of buildings of traditional construction using local materials centred around a green sward, which has a village green appearance. However, the peace that would normally be associated such a setting is disrupted by the A404 Amersham Road which cuts through the area.

The beech woodland to the north of the Amersham Road is protected by a group Tree Preservation Order. Both of the open spaces either side of the Amersham Road are protected by Local Plan Policies. The area to the south of the Amersham Road is part of a much larger area of open space and woodland known as King's Wood Local Landscape Area.

ARCHITECTURAL CHARACTER AND QUALITY OF BUILDINGS

Of the buildings grouped around the central green, two are listed as being of architectural or historic interest. Terriers House, now 201, Amersham Road, is a fine late 17th Century house in brick, now stuccoed, and not dissimilar to Bradenham Manor with its hipped roof and modillion eaves cornice. The lodge is of a similar date and also stuccoed. Other important buildings surrounding the green include The Beech Tree public house, a traditional brick and flint building dating from the 18th century, Flint Cottage and Terriers Green, mid-19th century cottages again using local traditional materials.

Further east along the Amersham Road are two lodges flanking the entrances to Equity and Law, built in 1954/5 in an attractive neo-Georgian style with curved roofs of Westmorland slate, designed by Brocklehurst, Cooper and Williamson, the noted local architects.

MATERIALS

The traditional building materials of the area, brick, flint and clay tiles are most effective in this semi-rural area. Even the stucco frontage of Terriers House and Lodge and the white-washed frontage of Terriers Green do not jar with the ambience of the area. However, the introduction of more modern building materials has occurred and this tends to mar the semi-rural aspect within the Terriers conservation area.

In accordance with its semi-rural nature surfacing for driveways and the like should be informal, but there is little evidence of this within the conservation area. With the exception of the track across the green to Terriers Green other paths and driveways in the area are predominately tarmacked.

TREES AND VEGETATION

Trees, both as woodland and as individual specimens, are of great importance to the character of the conservation area. The area of predominately beech woodland to the north of Amersham Road identified on the survey map as 'important woodland' is protected by a group Tree Preservation Order. To the south of Amersham Road the area of woodland is part of an extensive wooded area known as King's Wood. The woodland forms an important leafy backdrop to the open space to the east, as well as providing a recreation area for local residents and a natural habitat for a wide variety of flora and

fauna. The extensive wooded part of the conservation area maintains the visual break between the built-up areas of High Wycombe and Hazlemere, and is essential in maintaining the semi rural character of the area.

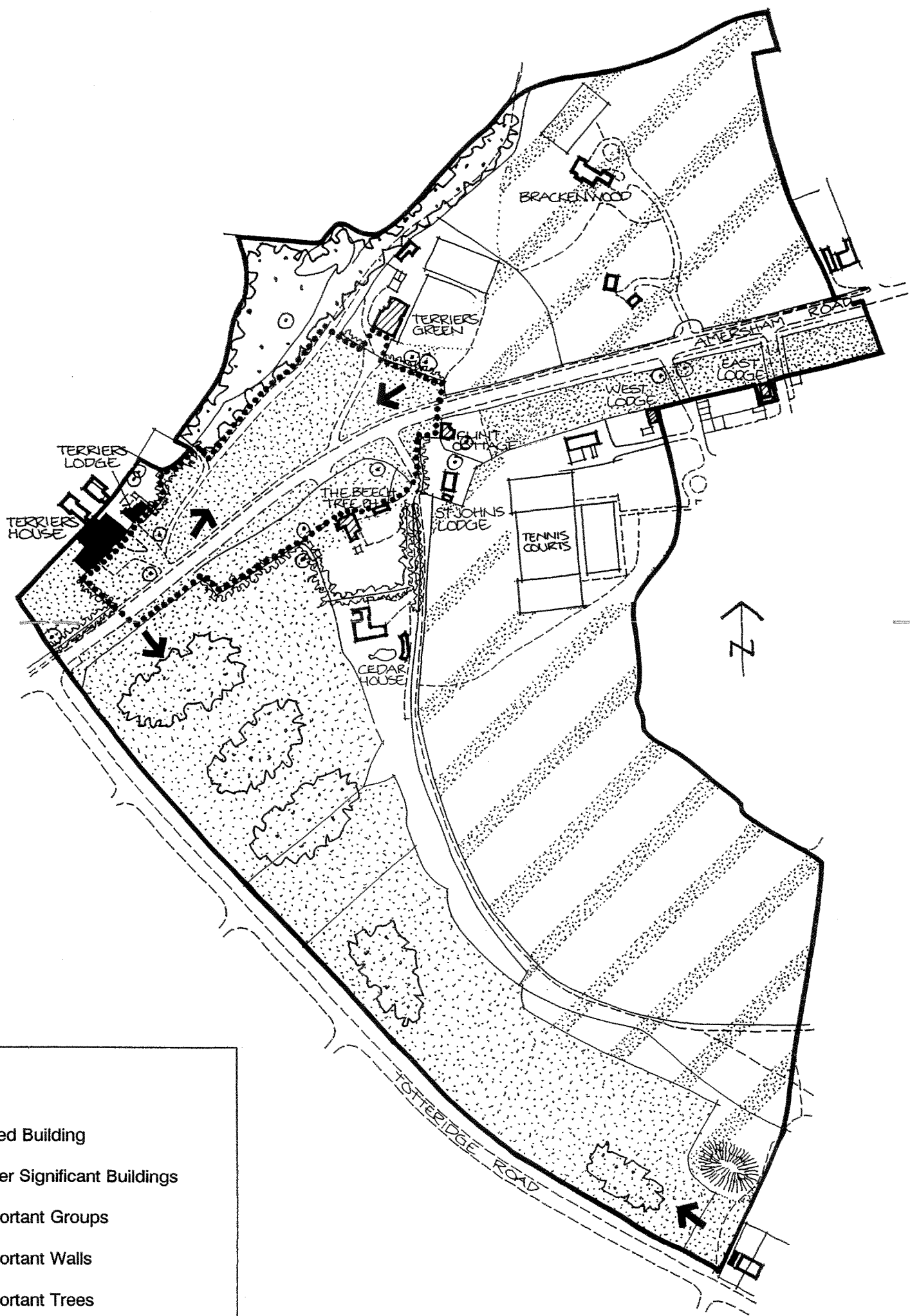
There are a number of individually important trees which are indicated on the character survey map. There are several in the vicinity of the two listed buildings, which are visible from a number of view points. They enhance the character of the conservation area and the setting of the listed buildings themselves.

There are a number of newly planted tree groups within the open space to the north of Amersham Road. Over time these trees will mature and will make an important contribution to the conservation area. A more mature tree group is defined on the character survey map which occurs along the northern boundary of the conservation area. Although including less mature specimens than the beech wood adjoining, this area of vegetation forms a vital backdrop to



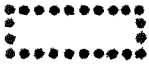




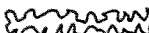
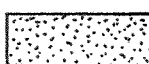




Terriers Conservation Area

Character Survey Map



Terriers

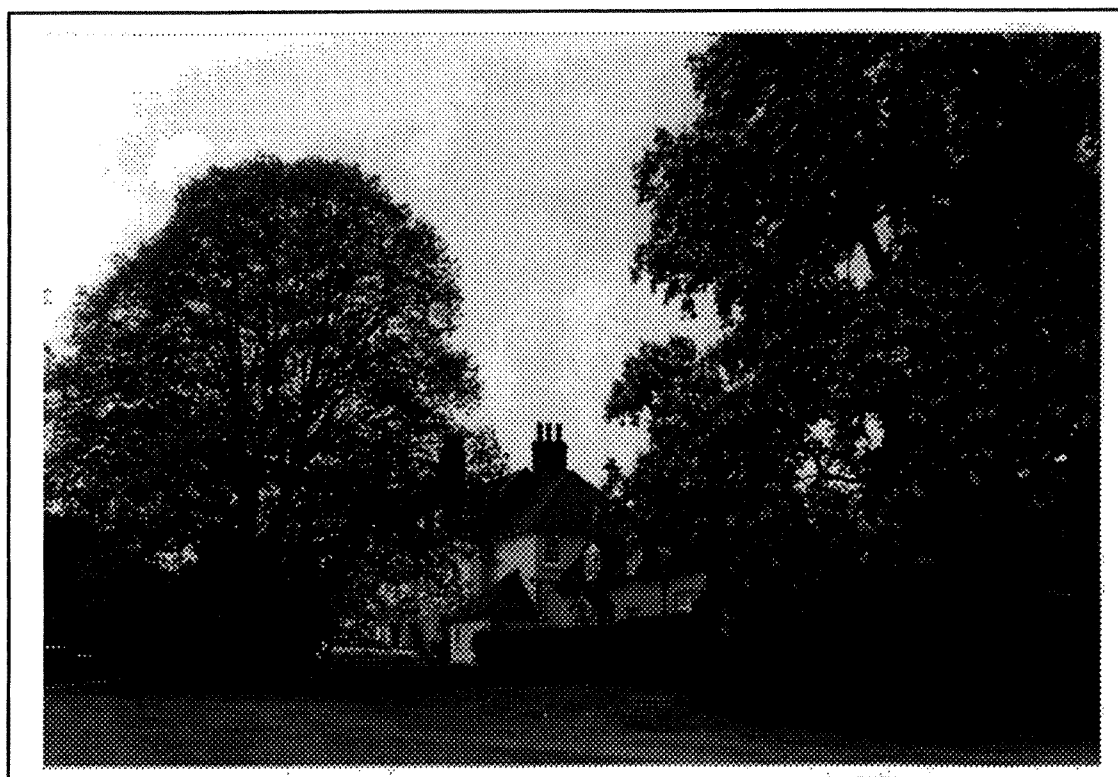
-  Listed Building
-  Other Significant Buildings
-  Important Groups
-  Important Walls
-  Important Trees
-  Important Tree Groups
-  Important Woodland
-  Important Hedges
-  Important Open Spaces
-  Important Views
-  Boundary of Conservation Area

the conservation area, framing the open space to the south and restricting views of open countryside beyond.

Around the central green which is bisected by the Amersham Road the loosely grouped buildings are almost linked together by a series of hedges. These hedges are in part evergreen types, including some yew and holly, but are important in relating the loosely grouped buildings and defining the central green.

OPEN SPACE

Open space is as important to the conservation area as the areas of woodland. The open space forms a continuous swathe at the western side of the conservation area, although it can be divided into two separate parts. To the north the open space forms part of a central green loosely encircled by buildings. This open space, together with the identified important tree group adjoining is protected by policy L2, 'Green Space', in the Wycombe District Local Plan. The area of open space to the south forms an extensive ribbon of grassland interspersed by immature tree groups. It serves as an important 'green lung' between the urban areas of High Wycombe and Hazlemere.



GROUPINGS

The character of this conservation area is one of a predominately rural nature, where the natural environment dominates over the built environment. Yet there is an identified important group of buildings which is shown on the character survey map. This important group includes the two listed buildings Terriers House and Terriers Lodge, Terriers Green, Flint Cottage and the Beech Tree public house. These buildings are all constructed in the traditional style using traditional materials. They are visually linked by areas of hedging and tree groups and enclose a central green. The buildings themselves are the oldest in the conservation area.

VIEWS

There are a number of important views throughout the conservation area. Of particular importance are those marked on the character survey map. As the conservation area is well enclosed there are few important views from outside the conservation area. Views across the open spaces to the important buildings are particularly attractive.

DEVELOPMENT CONTROL ADVICE

The policies and proposals of the Wycombe District Local Plan are the primary source of reference for development control advice. In addition the Council's approved Heritage Strategy is seen as a supporting document to the plan.

This character survey is also intended to provide broad guidance of an informal nature in considering new development in the conservation area. Below is a brief check list taking account of the above text.

To safeguard, preserve and enhance the appearance and special character of the Terriers conservation area:-

- In the conservation area higher standards of design are required as it is the function of the planning authority to consider all applications as to whether they preserve or enhance the special character as identified in this appraisal.
- New development should not intrude into the landscaped setting of the conservation area. Areas of open space, and gaps between buildings will be carefully considered for protection from development or enclosure in order to protect the open, semi-rural nature of the conservation area.
- All trees within conservation areas are protected and certain trees within the Terriers conservation area are further protected by Tree Preservation Orders. As mature trees are a special characteristic of this conservation area new development should preserve existing trees and not present a risk to their continuation taking into account future tree growth.
- Materials for any new building works or surfacing must be sympathetic to the semi-rural character of the area.
- New development which will be likely to have a visual effect on the identified important group will be very carefully controlled. Any development that is acceptable must be designed not as a separate entity, but should be sympathetic in form, scale and materials with the existing buildings within the group.
- Although hedges cannot be specially protected through legislation those hedgerows indicated on the character survey map should be retained and where possible enhanced.
- Special care must be taken to ensure that views within the conservation area are not spoilt. Those of particular importance are marked on the map.

NOTES

FURTHER INFORMATION AND GUIDANCE

Wycombe District Council's Planning, Transport and Development Service has a number of publications which offer further guidance. Ask the Conservation Officer for information on which Heritage Guidance Notes are currently available and appropriate.

The **Conservation Officer** is always pleased to give advice on all heritage matters and can be contacted on 01494 421578 or seen by appointment in the Council Offices or on site.

Development Control matters within Terriers are the responsibility of the **East Team** who can be contacted on 01494 421531.

Planning Policy matters are the responsibility of the **Policy Unit** who can be contacted on 01494 421545.