

## 2.0 CHILTERN SETTLEMENTS

## 2.1 Amersham

### Location

2.1.1 The settlement of Amersham lies in the centre of Chiltern District (see **Figure 1.1**). Amersham Old Town is situated within the valley floor of the River Misbourne, a relatively narrow valley that dissects the surrounding higher chalk plateau. Amersham on the Hill is situated on rising land to the north.

### History

2.1.2 The Misbourne valley acted as a movement corridor for several centuries with the London to Aylesbury coach road (succeeded by the modern A413) running through the valley bottom. The earliest origins of the borough are attributed to the grant of market and fair to the Earl of Essex of Amersham Manor in 1200. The surviving morphology of the town of Old Amersham suggests a planned linear layout in the medieval period. The settlement developed around the main medieval road in order to take fullest advantage of passing trade.

2.1.3 Settlement within Amersham during the 17th to 19th century was relatively small scale, with only small areas of settlement expansion to the Old Town. However, some settlement encroachment did occur along Amersham Common to the north of the town.

2.1.4 The northern valley side of the River Misbourne rises relatively steeply to the north of Amersham Old Town towards a ridge between the Misbourne and Chess valleys. The Metropolitan railway, running from London to Aylesbury, arrived at the settlement in 1892. Opposition from local landowners forced the route of the railway to traverse this valley side above Amersham Old Town. Settlement within this area (now known as 'Amersham on the Hill') expanded to the north and south of the railway line, exhibiting the 'Metro-land' character typical of this period and location.

2.1.5 Development began to occur around the station in the first decades of the 20th century, and after the First World War, development continued. Various schemes and companies were set up to take advantage of the grants available for house building. Large areas of Amersham were built during the inter-war period. The 1930s and 1940s saw blocks of development often produced by rural councils or other public bodies. Greenbelt restrictions limited the expansion of the Amersham in the post-war period, however significant development took place around Lincoln Park at the eastern edge of the town. The layout reflected changes in the design of residential areas with blocks of housing set in an open landscape. To the north of the railway the most significant development between 1955 and 1978 was at the western edge of the settlement where an estate of detached houses lining curving roads and cul-de-sacs was laid out. Several new commercial buildings were erected at this time on the main shopping streets in Amersham-on-the-Hill.

2.1.6 There have been several developments within Amersham since 1978, many of which have occurred on backland. The Quarrendon Road development in the Hundred Acre area and the development along King George V Road contain a significant number of houses on small building plots. Considerable infilling and redevelopment has taken place along Chesham Road. A number of commercial developments have also taken place in Amersham including offices and a supermarket.

### Character

2.1.7 Today, the town is structured around the Old Town and Amersham on the Hill. Overlapping the character typologies identified in this study are particular townscape nodes, topographical and landscape features, open spaces and views that add further distinctiveness to Amersham as a whole (see **Figure 2.1a**). These are:

- Numerous historic, listed buildings (most of which are situated within the Amersham Conservation Area)
- Amersham Conservation Area, and Elm Close and Weller Estate Conservation Areas (encompassing residential areas)
- The Drive, Woodside Close, parts of Sycamore Road and other areas demonstrating the 'Metro-land' style of 20th century development associated with settlement growth following the arrival of the railway; some properties display the typical Arts and Crafts style of painted walls with black timbered panels, with additional 1930s architectural details
- Distinctive Art-Deco style landmark houses
- Areas of semi-rural 'green' streetscape character, and mature trees in rear gardens and along boundaries
- Historic landmark features, such as the Market Hall and St. Mary's Church
- Glimpsed views out to the surrounding countryside from the settlement edges
- Blocks of Ancient Woodland in the settlement setting, for example Parsonage Wood.

2.1.8 The following character typologies have been identified in Amersham (see **Figure 2.1b**):

- Tightly Formed Centre
- Town Centre Fringes
- Out of Town Commercial
- Green Suburban Roads
- Formal Suburban
- Inconsistent Suburban
- Open Plan Suburban
- Suburban Roads
- Woodland Roads
- Greenspace

2.1.9 The characteristics of the above typologies are described in **Section 4.0**.



Further details about the history of the settlement's evolution and character of the townscape can be found in the 2011 Chiltern Townscape Character Assessment

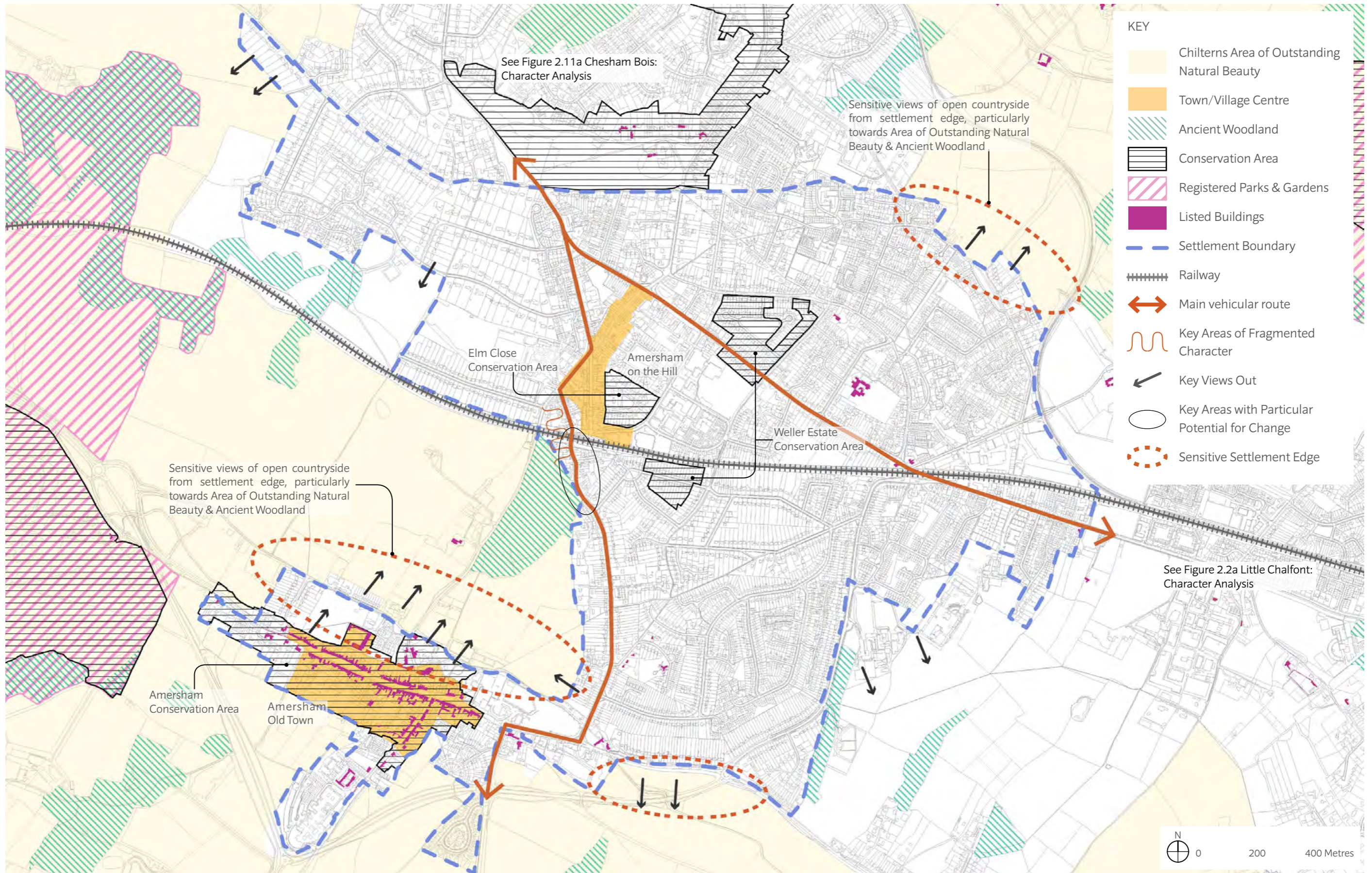
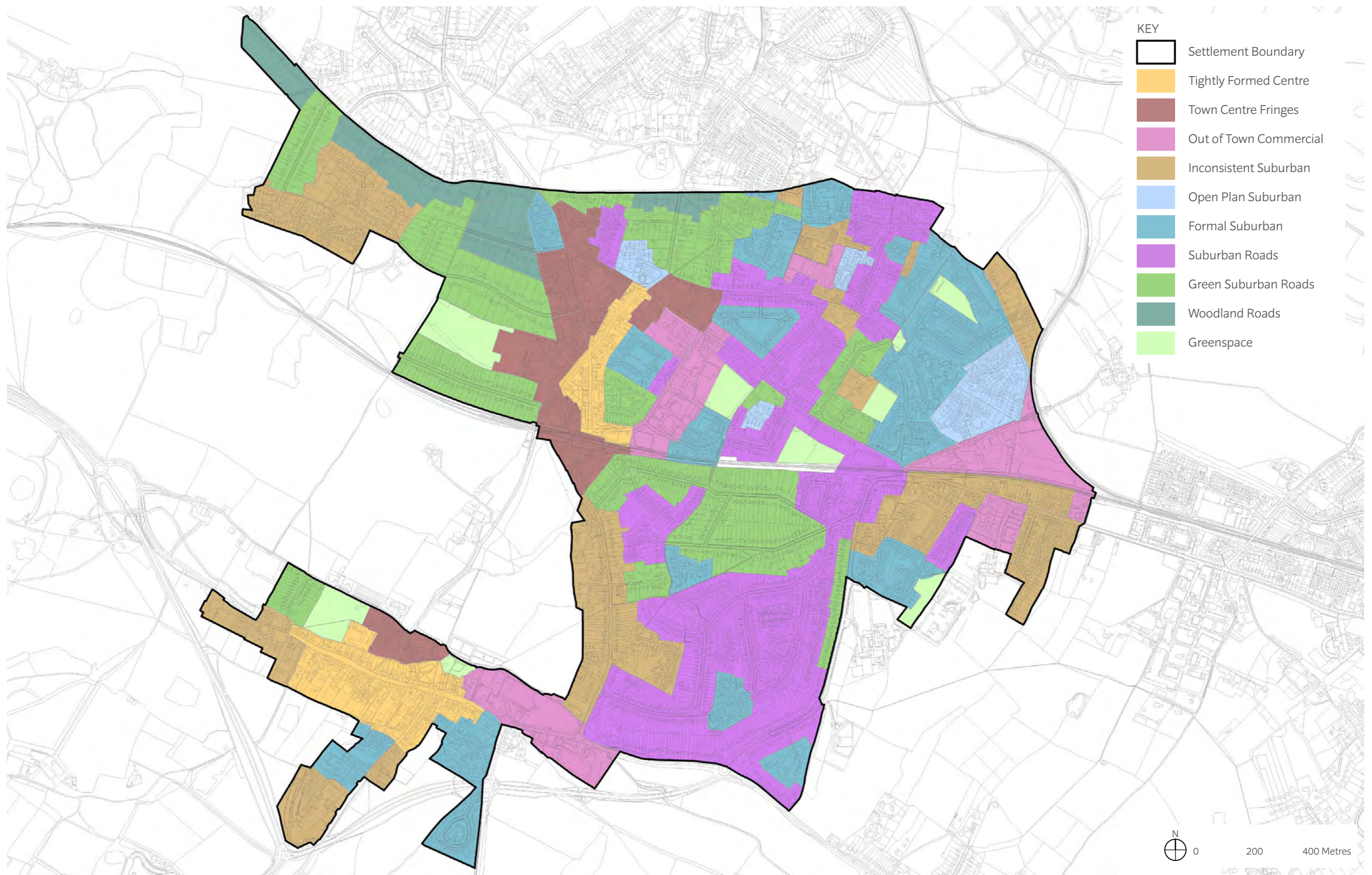


Figure 2.1a - Amersham: Character Analysis



**Figure 2.1b - Amersham: Character Typology**

**Townscape Values**

2.1.10 Based on the feedback from the stakeholder workshops held in February 2017, the key townscape characteristics and special qualities valued by the local community can be summarised as follows:

- Historic buildings
- Amersham Old Town - historic character
- Amersham-on-the-Hill historic 'Metro-land' character
- High Over Park residential street 'art deco' character

**Areas with Potential for Change**

2.1.11 The following have been identified as areas with particular potential for change (based on currently unimplemented development sites identified in the Chiltern District Council and South Bucks District Council Draft Housing and Economic Land Availability Assessment Update, May 2017):

- 42/44 London Road West, Amersham
- The Pheasant Public House, 35 Plantation Road
- Chiltern Pools and Gym, Amersham Library and Youth Centre, Chiltern Avenue

- Robendene, Grimsdells Lane
- 67 - 75 Sycamore Road, Amersham
- Hillcrest Court, Chesham Road
- Sycamore House, 1 Woodside Road
- Land adjacent to Lincoln Park and Amersham & Wycombe College, Amersham
- Metro House, 37 to 47 Woodside Road
- 1st and 2nd Floor Risborough House, 38 - 40 Sycamore Road
- Sycamore Road Car Park, Amersham
- Chiltern District Council Offices and Adjoining Uses, King George V Road
- Sherwood House, Stones Courtyard, High Street
- Rear of 64 Whielden Street and 1-3 Alpha Court, Old Amersham
- Apex House, 31 Chiltern Avenue, Amersham
- 77 Woodside Road, Amersham
- Former B & M Motors (Amersham) Ltd, 56-61 Broadway
- Springett Place, Amersham
- Leywood House, 37 - 47 Woodside Road

2.1.12 Any proposals for these sites should take regard of the characteristics of the area they are located in as well as the surrounding context.

2.1.13 In addition, the following have been identified as issues with particular potential for change (see **Figure 2.1a**):

- The fragmented character of the town centre fringes area to the south of the railway on Station Road.
- Reduction of commuter parking in residential streets.

2.1.14 These areas have the potential to be improved in terms of their quality and positive contribution to the overall quality of the character area they sit within.



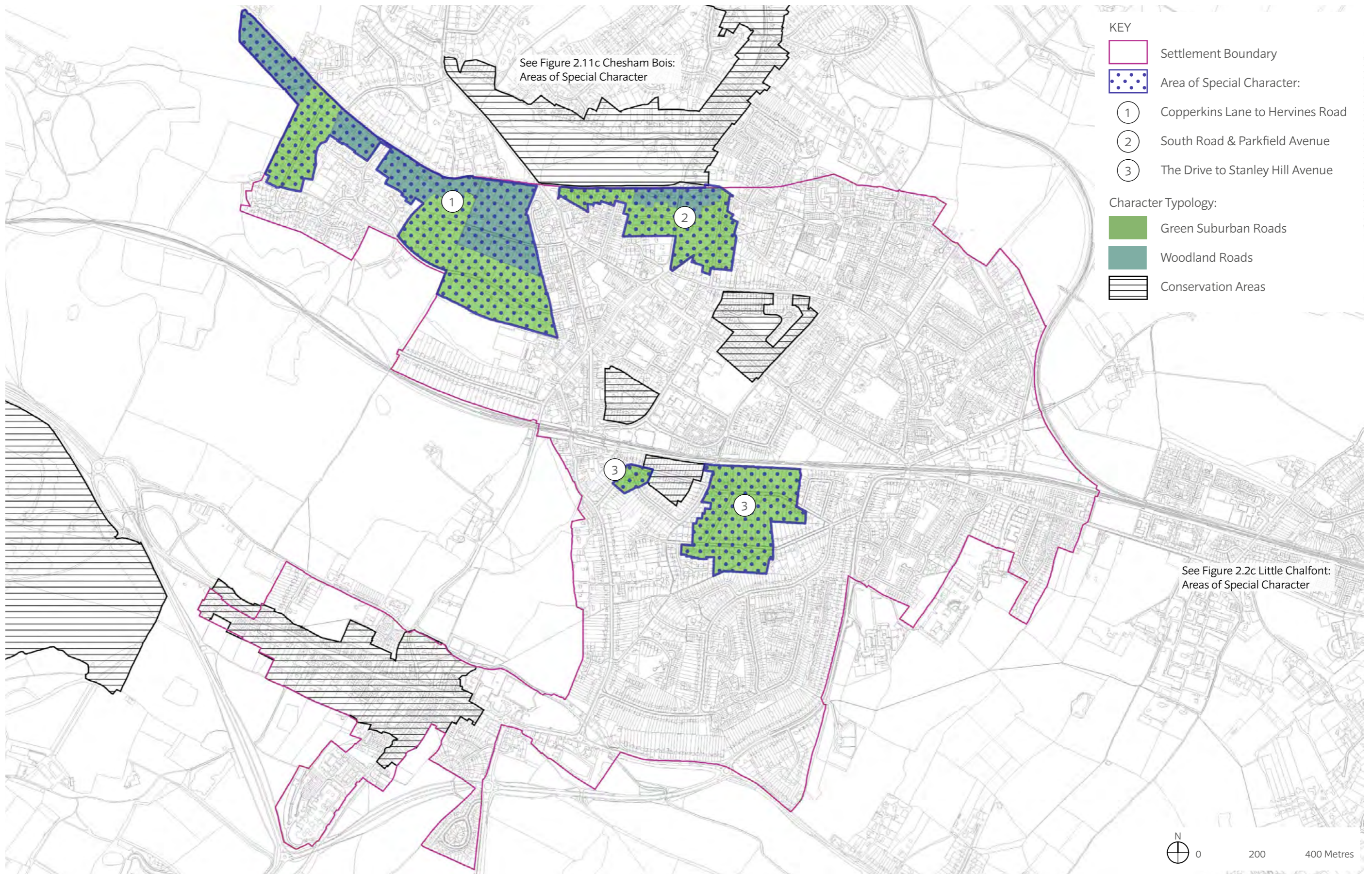
High Street, Amersham



**Areas of Special Character**

2.1.15 The following residential areas have been identified as Areas of Special Character (see **Figure 2.1c**):

- Copperkins Lane to Hervines Road
- South Road and Parkfield Avenue
- The Drive to Stanley Hill Avenue



**Figure 2.1c Amersham: Areas of Special Character**

### 1. Copperkins Lane to Hervines Road Area of Special Character

2.1.16 The Copperkins Lane to Hervines Road Area of Special Character (ASC) is located in the northwest of Amersham. It is a high quality example of the 'Woodland Roads' and 'Green Suburban Roads' character typologies, and is particularly well preserved and maintained (see **Figure 2.1c**). It comprises Copperkins Lane, Weedon Lane, Devonshire Avenue and Hervines Road.

2.1.17 Plots are predominantly regular with a consistent width and rhythm along individual roads within the ASC. Properties are set along roads with varying levels of traffic. Copperkins Lane, which forms the settlement boundary between Amersham and Chesham Bois, is a busier through route, whilst the other roads are quieter roads with little traffic.

2.1.18 Within the 'Woodland Roads' character type (for example Copperkins Lane), housing predominantly comprises large, detached properties built in a variety of mock historic styles and set within large, secluded gardens. Consistency is created by the regular plot pattern and streetscape character of mature trees, high boundary hedges and walls. Mature trees within front gardens and trees/hedgerows lining the road corridors contribute to a semi-rural, 'green' streetscape character, which is not visually dominated by the adjacent built form. Many houses located deep within their plot, can only be glimpsed through gates and gaps in boundary hedges. The trees make a substantial contribution to the character and sense of enclosure of the ASC.

2.1.19 In newer developments the character of the ASC is weakened in places by the use of hard surfaces in front gardens, hard boundary treatments and buildings located closer to the boundary and limiting the space for landscape to fully mature.

2.1.20 Within the 'Green Suburban Roads' character type, the streetscape of the western end of Devonshire Avenue is particularly distinctive. Here, the narrow roadway is bordered by thin grass verges containing an avenue of pollarded limes, which are key features of the streetscape. Thick hedges further enhance the semi-natural, soft feel of the streetscape.

#### Summary/Justification

2.1.21 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive low density pattern of detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the well-treed green streetscape.



Copperkins Lane to Hervines Road Area of Special Character



Copperkins Lane to Hervines Road Area of Special Character



Copperkins Lane to Hervines Road Area of Special Character

## 2. South Road and Parkfield Avenue Area of Special Character

- 2.1.22 The South Road and Parkfield Avenue Area of Special Character (ASC) is located in the north of Amersham. It is a high quality example of the 'Woodland Roads' and 'Green Suburban Roads' character typologies, and is well preserved and maintained (see **Figure 2.1c**). It comprises South Road, part of Sycamore Road, and Parkfield Avenue.
- 2.1.23 Plots are predominantly regular with a consistent width and rhythm along individual roads within the ASC. Properties are set along roads with varying levels of traffic. South Road, which forms part of the settlement boundary between Amersham and Chesham Bois, is a busier through route, whilst Parkfield Avenue is a quieter road with less traffic.
- 2.1.24 Within the 'Woodland Roads' character type (along South Road), housing predominantly comprises large, detached properties built in a variety of mock historic styles and set within large, secluded gardens. Consistency is created by the regular plot pattern and streetscape character of mature trees, high boundary hedges and walls. Mature trees within front gardens and trees/hedgerows lining the road corridors contribute to a semi-rural, 'green' character, which is not visually dominated by the adjacent built form. Many houses located deep within their plot, can only be glimpsed through gates and gaps in boundary hedges. The trees make a substantial contribution to the character and sense of enclosure of the ASC.
- 2.1.25 In newer developments the character of the ASC is weakened in places by the use of hard surfaces in front gardens, hard boundary treatments and buildings located closer to the boundary and limiting the space for landscape to fully mature.
- 2.1.26 Along Parkfield Avenue, the roadway is bordered by thin grass verges and a number of mature lime trees, which are key features of the streetscape. Here, and elsewhere within the 'Green Suburban Roads' type, well kept hedges enhance the semi-natural, soft feel of the streetscape. Generous semi-detached and four-in-a-row houses, some of which display architectural features typical of the post-war housing estates in this area are set within large gardens.

### Summary/Justification

- 2.1.27 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive low density pattern of detached and semi-detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the green streetscape.





### 3. The Drive to Stanley Hill Avenue Area of Special Character

2.1.28 The Drive to Stanley Hill Avenue Area of Special Character (ASC) is located in the centre of Amersham immediately to the south of the railway. It is a high quality example of the 'Green Suburban Roads' character typology, exhibiting characteristics of the 'Metro-land' development typical of this region, and is generally well preserved and maintained (see **Figure 2.1c**). It comprises parts of The Rise, The Drive, Highland Road, Westanley Avenue and Stanley Hill Avenue, and exists across two separate areas, joined by the southernmost part of the Weller Estate Conservation Area.

2.1.29 Plots are mostly regular with a consistent width and rhythm along individual roads within the ASC. Properties are set along predominantly quieter roads.

2.1.30 Housing comprises medium to large, detached properties built in a variety of styles and set within large gardens. The streetscape character is of scattered mature trees, boundary hedges and walls. Some of the houses display the same 'Metro-land' architecture as those in the adjacent Weller Road conservation area, interspersed with more modern properties. Well kept hedges enhance the semi-natural, soft feel of the streetscape, and frequent mature trees make a substantial contribution to the character and sense of enclosure of the ASC.

#### Summary/Justification

2.1.31 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive low density pattern of detached and semi-detached houses displaying a variety of post-war architectural styles, set within large garden plots associated with mature vegetation, fronting onto the green streetscape.



## 2.2 Little Chalfont

### Location

2.2.1 The settlement of Little Chalfont is situated to the east of Amersham (see **Figure 1.1**) on an area of chalk plateau above the Chess Valley, which forms a gently meandering wooded corridor to the north of the settlement.

### History

2.2.2 Little Chalfont was situated within the historic parish of Amersham. The oldest surviving building is a 17th century timber-framed house called The Piece. Several 18th century houses, farms and cottages are present within the current fabric of the village. Part of the area was occupied by Amersham Common and extractive pits, together with tile and brickworks. In the 18th century a turnpike road was created between Hatfield and Reading, passing through Little Chalfont. A significant number of extractive pits and quarries are known to have existed in the area in the 19th and 20th centuries. A row of 19th century cottages also survive from this time.

2.2.3 Prior to the opening of the railway station, Little Chalfont consisted of only a few small clusters of buildings at Burtons Lane, Snells Lane and White Lion Road. The first housing developments following the construction of the railway were large Edwardian Villas, set in large gardens, built along existing roads such as Burtons Lane, Cokes Lane, Amersham Road and White Lion Road, and also along new roads such as Village Way and Harewood Road. Loudhams Road was constructed adjacent to the railway and contained a mix of detached and semi-detached houses and bungalows. Elizabeth Avenue, Chenies Avenue and Bedford Avenue to the north of the station show clear signs of planning with straight roads and generous building plots being laid out by the landowner.

2.2.4 The 1920s and 30s were a time of rapid housing growth and several developments occurred at this time. Large detached houses extended further along Burtons Lane and the land behind Burtons Lane was developed with the creation of Burtons Way. Further cul-de-sacs were laid out at Loudhams Wood Lane, Latimer Close and Park Grove. The new taste for curvilinear street patterns can be seen in the development between Elizabeth Avenue and the Railway completed at this time. Development here tended to be more compact with frequent use of semi-detached and four-in-a-row housing.

2.2.5 The period from 1955 to 1976 saw another considerable phase of housing development in Little Chalfont. Estates of detached and semi-detached houses were developed to the north of the railway. An estate of large houses set within very large gardens was built at Doggetts Wood. Parcels of land were developed using cul-de-sacs at Maplefield Lane, Yarrowside, Linfields and Birkett Way, while further ribbon development occurred along Burton's Lane, Long Walk and

Lodge Lane. Development also occurred on backland between White Lion Road and the Railway. The White Lion Estate was constructed by the Council in the 1960s. It consists of several blocks of four storey flats, arranged around central courtyards (refurbished in the 1990s and the name changed to Chiltern Heights). Post-1976 development comprises small areas of infill, and the development of offices in the village centre. Small areas of redevelopment have also occurred.

### Character

2.2.6 Today, the village is structured around the railway, with higher density development predominantly to the north of the railway, and lower density to the south. Overlapping the character typologies identified in this study are particular townscape nodes, topographical and landscape features, open spaces and views that add further distinctiveness to Little Chalfont as a whole (see **Figure 2.2a**). These are:

- Village centre with an Edwardian Shopping parade
- Areas of semi-rural 'green' streetscape character, and mature trees in rear gardens and along boundaries
- Areas of low density pattern of detached houses, set within large front and back gardens, designed in the style of 20th century garden suburbs; detached villas on spacious plots, in the arts and crafts style, typical of metro-land developments
- Areas with a distinctive and secluded character, with soft mown verges, hedged front garden boundaries and deep front gardens containing mature trees and vegetation, which were deliberately designed to create a green street scene, such as along Loudham Wood Lane and Village Way
- Areas with a predominance of original design details including pebbledash render and decorative timber
- Key historic features including a 17th century timber-framed farmhouse and 18th century timber-framed barn
- Grass verges, hedges and mature trees contributing to a semi-rural character
- Areas of new development in the centre and northwest of the settlement.

2.2.7 The following character typologies have been identified in Little Chalfont (see **Figure 2.2b**):

- Tightly Formed Centre
- Town Centre Fringes
- Out of Town Commercial
- Green Suburban Roads
- Formal Suburban
- Inconsistent Suburban
- Open Plan Suburban
- Suburban Roads
- Woodland Roads
- Apartments

2.2.8 The characteristics of the above typologies are described in **Section 4.0**.

Further details about the history of the settlement's evolution and character of the townscape can be found in the 2011 Chiltern Townscape Character Assessment

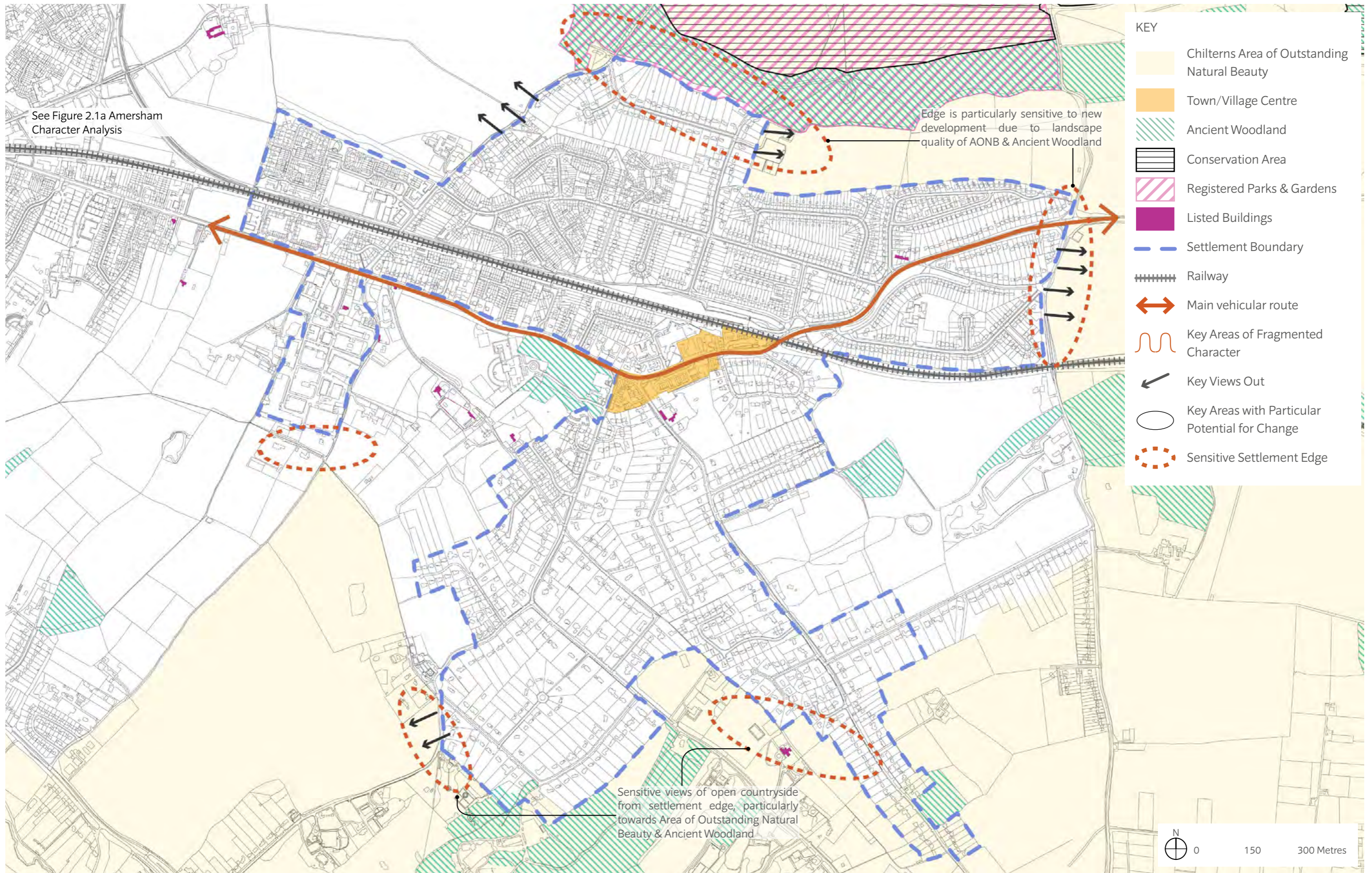
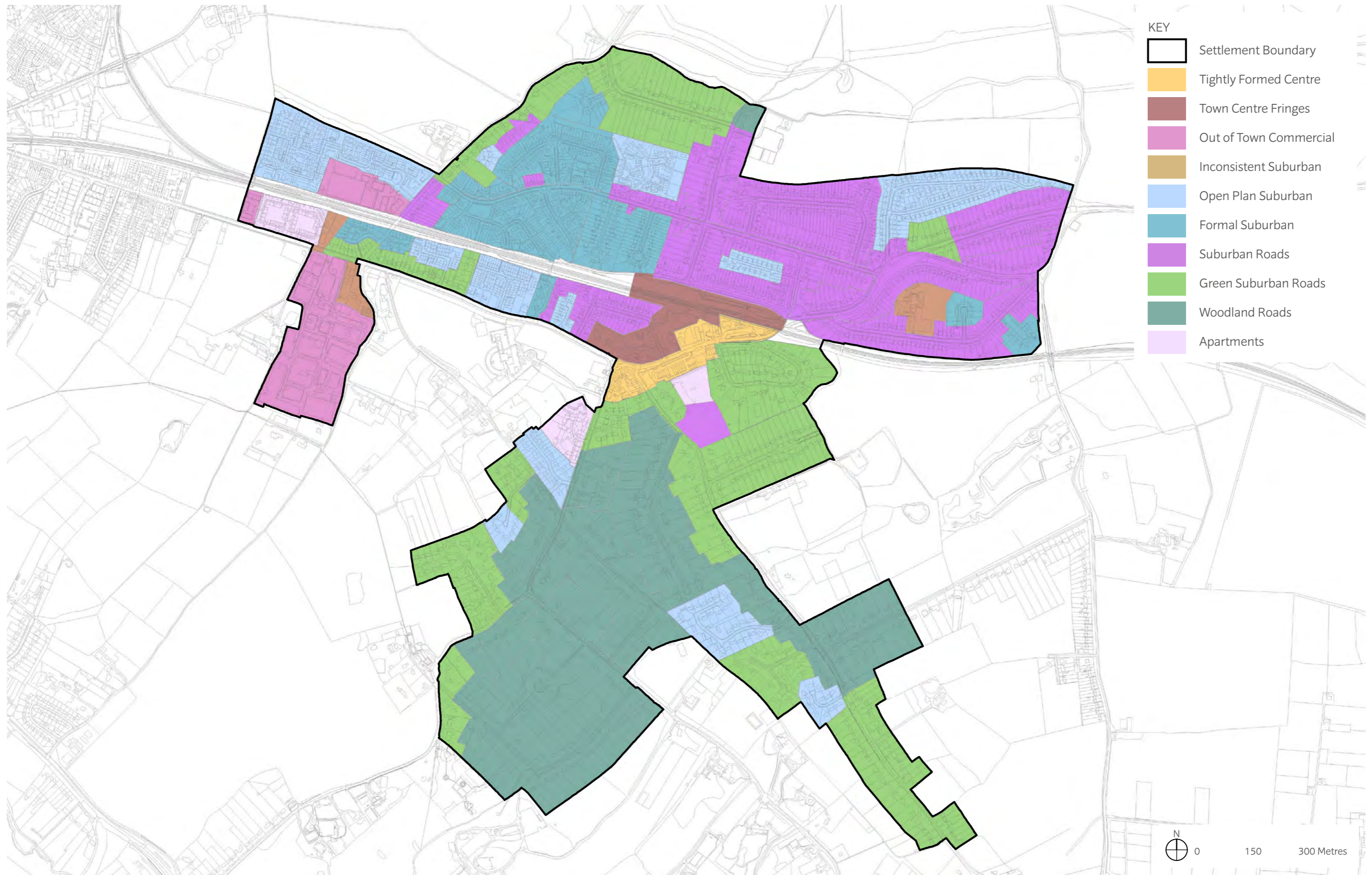


Figure 2.2a - Little Chalfont: Character Analysis



**Figure 2.2b - Little Chalfont: Character Typology**

**Townscape Values**

2.2.9 Based on the feedback from the stakeholder workshops held in February 2017, the key townscape characteristics and special qualities valued by the local community can be summarised as follows:

- Low density development of detached, high quality houses of individual character
- Residential areas with no street lighting and no roadside footpaths
- Mature trees and hedgerows separating properties, open driveways, few fences and off road parking

**Areas with Potential for Change**

2.2.10 The following have been identified as areas with particular potential for change (based on currently unimplemented development sites identified in the Chiltern District Council and South Bucks District Council Draft Housing and Economic Land Availability Assessment Update, May 2017):

- Pollards Wood, Nightingales Lane
- Citygate and Adjoining Land, Chalfont Station Road
- Area around Chalfont and Latimer Station, Little Chalfont
- 68 to 78 Elizabeth Avenue, Little Chalfont
- 178 White Lion Road, Little Chalfont
- 206 White Lion Road, Little Chalfont
- Rear of St Georges Hall, White Lion Road
- Lodge Farm, Lodge Lane
- Land Between Chenies Parade and Garage, Chalfont Station Road
- The Donkey Field, Burtons Lane
- Little Chalfont Tennis Club, Pavilion Way

2.2.11 Any proposals for these sites should take regard of the characteristics of the area they are located in as well as the surrounding context.

2.2.12 In addition, the following have been identified as issues with particular potential for change: (see **Figure 2.2a**)

- Reduction of commuter parking in residential streets.

2.2.13 These areas have the potential to be improved in terms of their quality and positive contribution to the overall quality of the character area they sit within.



Cokes Lane, Little Chalfont



Elizabeth Avenue, Little Chalfont

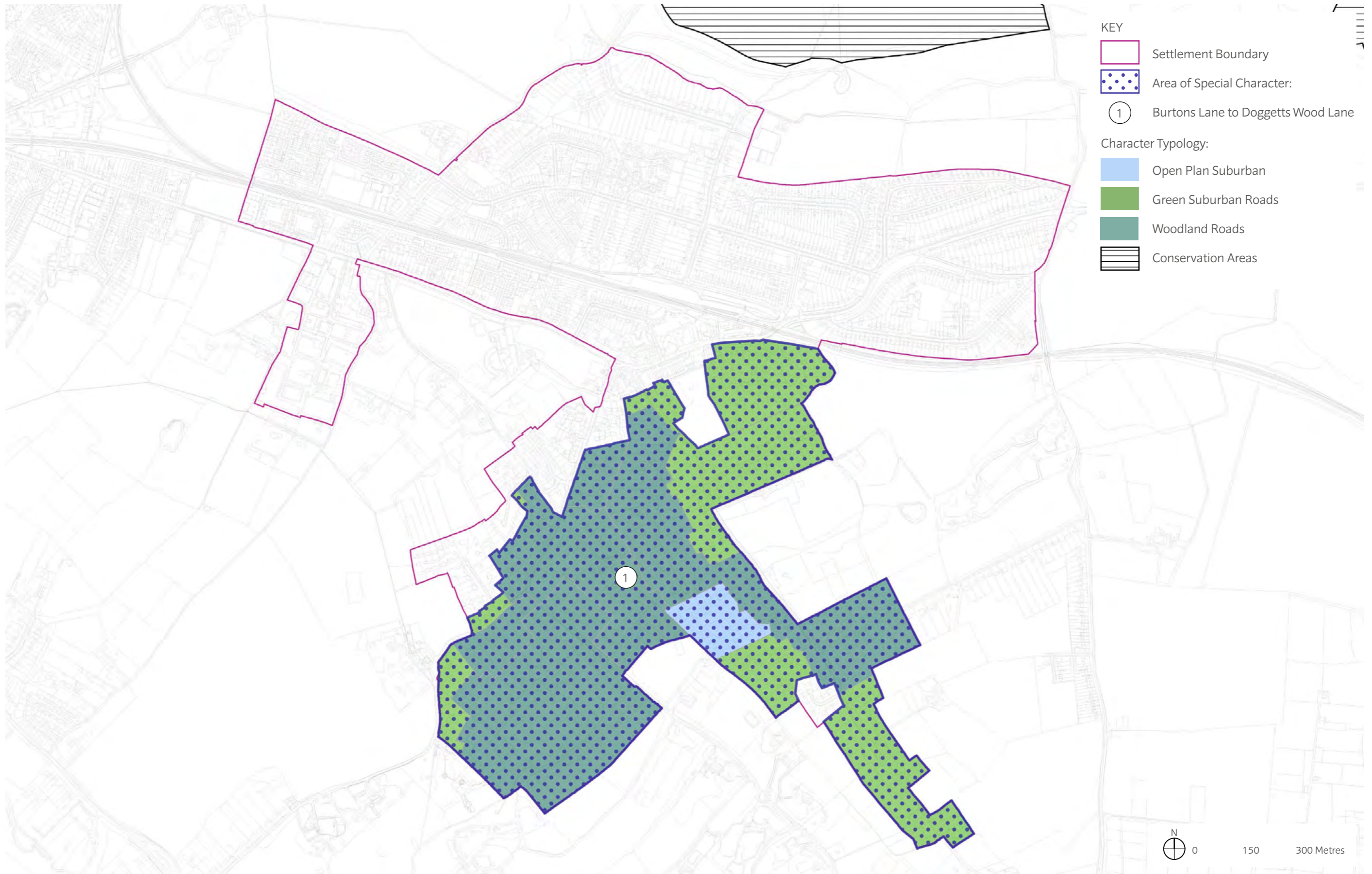


Old Saw Mill Place, Little Chalfont

**Areas of Special Character**

2.2.14 The following residential areas have been identified as Areas of Special Character (see **Figure 2.2c**):

- Burtons Lane to Doggetts Wood Lane



**Figure 2.2c Little Chalfont: Areas of Special Character**

**1. Burtons Lane to Doggetts Wood Lane Area of Special Character**

- 2.2.15 The Burtons Lane to Doggetts Wood Lane Area of Special Character (ASC) is located in the south of Little Chalfont. It is a high quality example of the 'Woodland Roads' and 'Green Suburban Roads' character typologies, with a small area of high quality 'Open Plan Suburban', and is particularly well preserved and maintained (see **Figure 2.2c**). It comprises much of the settlement south of the railway, including Burtons Lane, Long Walk, Loudhams Wood Lane, Burtons Way, Harewood Road and Doggetts Wood Lane.
  
- 2.2.16 Plots are predominantly regular with a consistent width and rhythm along individual roads within the ASC. Properties are set along roads with varying levels of traffic. Nightingales Lane, which heads south from the settlement towards Chalfont St. Giles is a busier route, whilst many of the other roads are quieter roads with little traffic. Many of the roads in this ASC are private.
  
- 2.2.17 Within the 'Woodland Roads' character type (for example, Doggetts Wood Close), housing predominantly comprises large, detached properties built in a variety of architectural styles and set within large, secluded gardens. Consistency is created by the regular plot pattern and green streetscape character of mature trees, high boundary hedges and walls. Mature trees within front gardens and trees/hedgerows lining the road corridors contribute to a semi-rural, 'green' streetscape character, which is not visually dominated by the adjacent built form. Many houses located deep within their plot, can only be glimpsed through gates and gaps in boundary hedges. Trees make a substantial contribution to the character and sense of enclosure of the ASC.
  
- 2.2.18 In the areas where the 'Green Suburban Roads' character dominates, such as along Village Way and Burton's Lane, properties are predominantly set back a short distance from the road, and there are grass verges in places. Thick hedges further enhance the semi-natural, soft feel of the streetscape. Properties along Village Way still display many of their original, varying façade treatments, such as pebbledash, render or decorative timber.
  
- 2.2.19 The small area of Open Plan Suburban typology along Birkett Way demonstrates a consistency of architecture and streetscape treatments, with predominantly grassed and open front gardens sweeping down to the road. Some trees and shrubs add variety to this streetscape. The low density pattern of development common cross this ASC is evident.
  
- 2.2.20 In newer developments the character of the ASC is weakened in places by the use of hard surfaces in front gardens, hard boundary treatments and buildings located closer to the boundary and limiting the space for landscape to fully mature.

**Summary/Justification**

2.2.21 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive low density pattern of detached and semi-detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the green streetscape.



## 2.3 Chesham

### Location

2.3.1 The settlement of Chesham is situated in the north of Chiltern District (see **Figure 1.1**) at the head of the Chess Valley, which runs through the southern part of the town.

### History

2.3.2 Many mills, associated with the river, have been recorded dating to the medieval period. Most of these continued to be used until the 19th century or later. In the 16th century they were used as fulling mills, whilst in the 18th century they were converted to paper mills. A large number of medieval manors are recorded in the parish. Lowndes Park (located in the centre of Chesham) is situated on the site of a deer park belonging to one of the manors recorded in the 13th and 14th centuries.

2.3.3 Medieval cultivation terraces ('the Balks') are features of the landscape to the east of the town, to the north of the railway line. Chesham received its market charter in 1257 although the market place may have an earlier origin. The oldest surviving building is St Mary's church.

2.3.4 A number of buildings in the parish date from the 16th century. Chesham continued to hold a market and there is evidence that Chesham town hall was used as a market hall in the 17th and 18th centuries. Weedon's Almshouse was built in the 17th century. 17th to 18th century pottery kilns have been found during excavations in the area. A number of religious buildings were constructed in the 18th century. The town also contains a number of 19th century houses which are now listed.

2.3.5 Until the second half of the 19th century, development was concentrated around the southern end of the High Street, centred on the Old Town. The population more than doubled from 4000 to 9000 during the 19th century. Shops, workshops and cottages sprung up along the High Street and Berkhamsted Road. Between 1883 and 1900 there was further development of housing in the Waterside area and considerable expansion to the north along Bellingdon Road, Broad Street and Berkhamstead Road.

2.3.6 The town expanded dramatically in the first half of the 20th century, following the arrival of the railway. Subsidies to encourage house building were also available from local authorities at this time. Extensive garden suburb type development occurred on the hillside to the north of the town centre. Housing types varied with detached villas on many roads in contrast with large areas of terraced housing on narrow plots. New housing estates were also created such as in the Pond Park Road area.

2.3.7 Housing development began in 1929 in the northern part of the town. Semi-detached properties were particularly popular in the 1920s and 1930s. The demand for housing in Chesham continued after World War Two and led to Chessmount and Hilltop (Nalders Road and West View area) estates being constructed by speculative developers in the 1950s and 1960s. Further building occurred in the 1960s at the edges of the town. The town centre was also progressively redeveloped. In the 1960s, St Mary's Way was constructed to relieve congestion in the high street. Industrial development has occurred in the Waterside area where there is a mixture of recently constructed industrial units and older factories; and along the Asheridge Vale where there is a development of generally small commercial business units.

2.3.8 By 1971 the population had reached 20,000 and these levels have remained fairly constant since then. Housing activity since 1978 has been limited to a few small infill developments, and a larger redevelopment around Frances Street.

### Character

2.3.9 Today, Chesham is laid out on a series of ridges at the head of the Chess Valley. Overlapping the character typologies identified in this study are particular townscape nodes, topographical and landscape features, open spaces and views that add further distinctiveness to the town as a whole (see **Figure 2.3a**). These are:

- A number of 17th century timber-framed buildings and 18th century brick buildings which contribute to a distinctive historic streetscape character
- An almost continuous façade of buildings lining the High Street which provide a sense of enclosure
- Many opportunities for views out of the settlement, both from within the settlement and the settlement edges, from residential and public space vantage points
- In places, detached, Arts and Crafts houses situated in large plots, with wide frontages, which accommodate village style residences
- Grass verges and generous front gardens contribute towards a green street scene along Manor Way, which is typical of the garden suburb movement
- Exceptionally spacious plots and large villa residences along parts of Botley Road, where houses have a consistent building line with deep front gardens

- Distinctive Victorian building details along Stanley Avenue, which comprises detached and semi-detached Victorian villas
- Brick-built, Victorian factory buildings which are key historic features
- Victorian terraces along Bois Moor Road and Waterside Road which exhibit strong historic integrity

2.3.10 The following character typologies have been identified in Chesham (see **Figure 2.3b**):

- Tightly Formed Centre
- Clustered Centre
- Town Centre Fringes
- Out of Town Commercial
- Green Suburban Roads
- Formal Suburban
- Inconsistent Suburban
- Open Plan Suburban
- Suburban Roads
- Woodland Roads
- Apartments
- Greenspace

2.3.11 The characteristics of the above typologies are described in **Section 4.0**.

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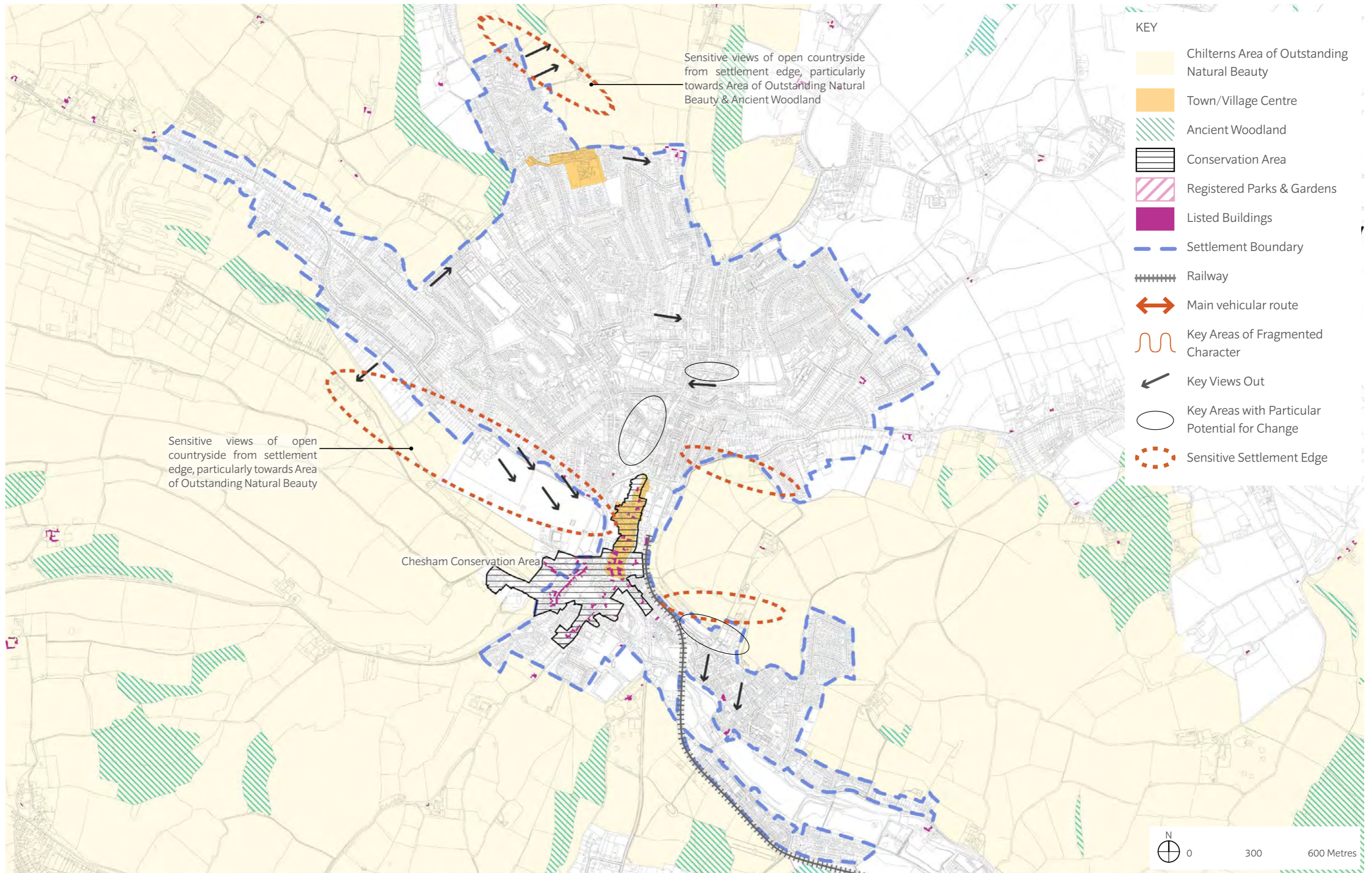
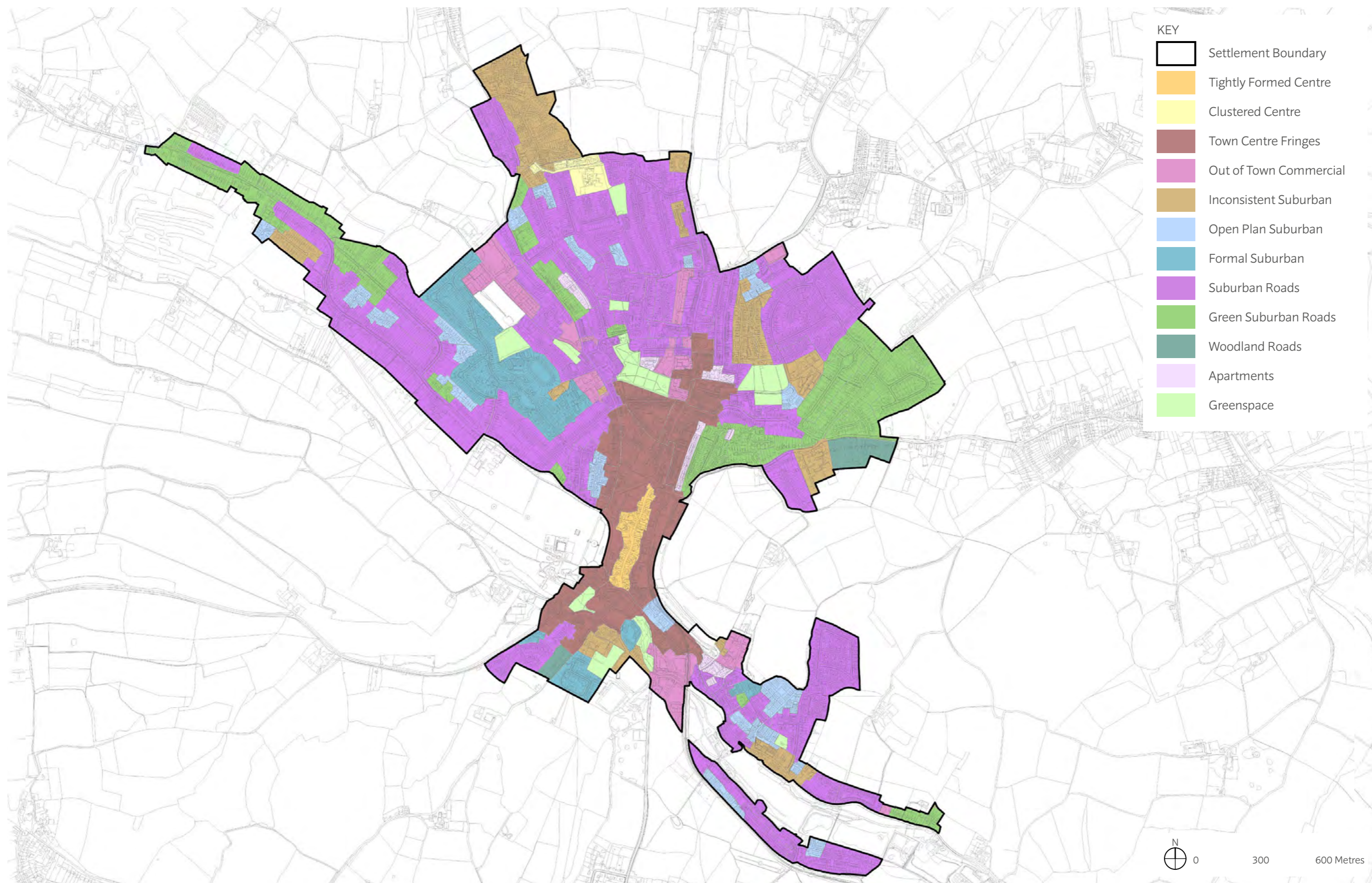


Figure 2.3a - Chesham: Character Analysis



**Figure 2.3b - Chesham: Character Typology**

### Townscape Values

2.3.12 Based on the feedback from the stakeholder workshops held in February 2017, the key townscape characteristics and special qualities valued by the local community can be summarised as follows:

- Old Town Character
- Town Centre
- Conservation Areas
- Lowndes Park Greenspace and small pockets of greenspace throughout the town, including children's play areas
- Pedestrian pathways
- Victorian Warehouses, Historic 'works' buildings, vernacular materials (eg. brick and flint)
- High quality modern design, including flats and terraces
- Views of surrounding countryside from town centre
- Street trees
- Edwardian and older terraced housing
- Pond Park regeneration



### Areas with Potential for Change

2.3.13 The following have been identified as areas with particular potential for change (based on currently unimplemented development sites identified in the Chiltern District Council and South Bucks District Council Draft Housing and Economic Land Availability Assessment Update, May 2017):

- Chesham Car and Van Sales, Bellingdon Road
- 4 to 6 Botley Road, Chesham
- Land Including and Rear of 16 Chessmount Rise, Chesham
- Land off Asheridge Road/ Hivings Hill, Chesham
- Rear of Chartridge Lane and Berkeley Avenue (East), Chesham
- Coach Depot and Adjacent Land, Lycrome Road, Lye Green
- Land at Springfield Industrial Estate, Springfield Road
- Land Adjoining Chesham Station, Station Road, Chesham
- Former Chesham Community Hospital, Hospital Hill
- Nashleigh Court, 188 Severalls Avenue
- Amersham and Wycombe College Site, Lycrome Road, Chesham
- 90 Asheridge Road, Chesham
- Star Yard and Catlings Car Parks, Chesham
- Woodland Rear of Lindo Close, (Land rear of 16-24 Lowndes Avenue and 106-142 Bellingdon Road)
- Car Park Adjacent to Sainsburys, Elgiva Lane
- The New Surgery, 2 Lindo Close, Chesham
- Brae House, Cameron Road, Chesham
- Copsham House, 53 Broad Street, Chesham
- Victoria House, Victoria Road
- Units 2,3,4,5,6,7 Esprit, 17 Asheridge Road



- Ground Floor UK House, The Backs
- First Floor UK House, The Backs
- Former Nash Arms Public House, 1 Vale Road
- 7 Station Road, Chesham
- 130 High Street, Chesham
- 132 High Street, Chesham
- 163 and Land R/o 159-167, Chesham
- 9 Higham Road, Chesham
- 135 Hivings Hill, Chesham
- Water Meadow Car Park, St Marys Way
- Chess Business Park (Phase 3), Moor Road
- 33 - 35 Red Lion Street, Chesham
- The Rose and Crown Public House, 264 Waterside

2.3.14 Any proposals for these sites should take regard of the characteristics of the area they are located in as well as the surrounding context.

2.3.15 In addition, the following have been identified as issues with particular potential for change (see **Figure 2.3a**):

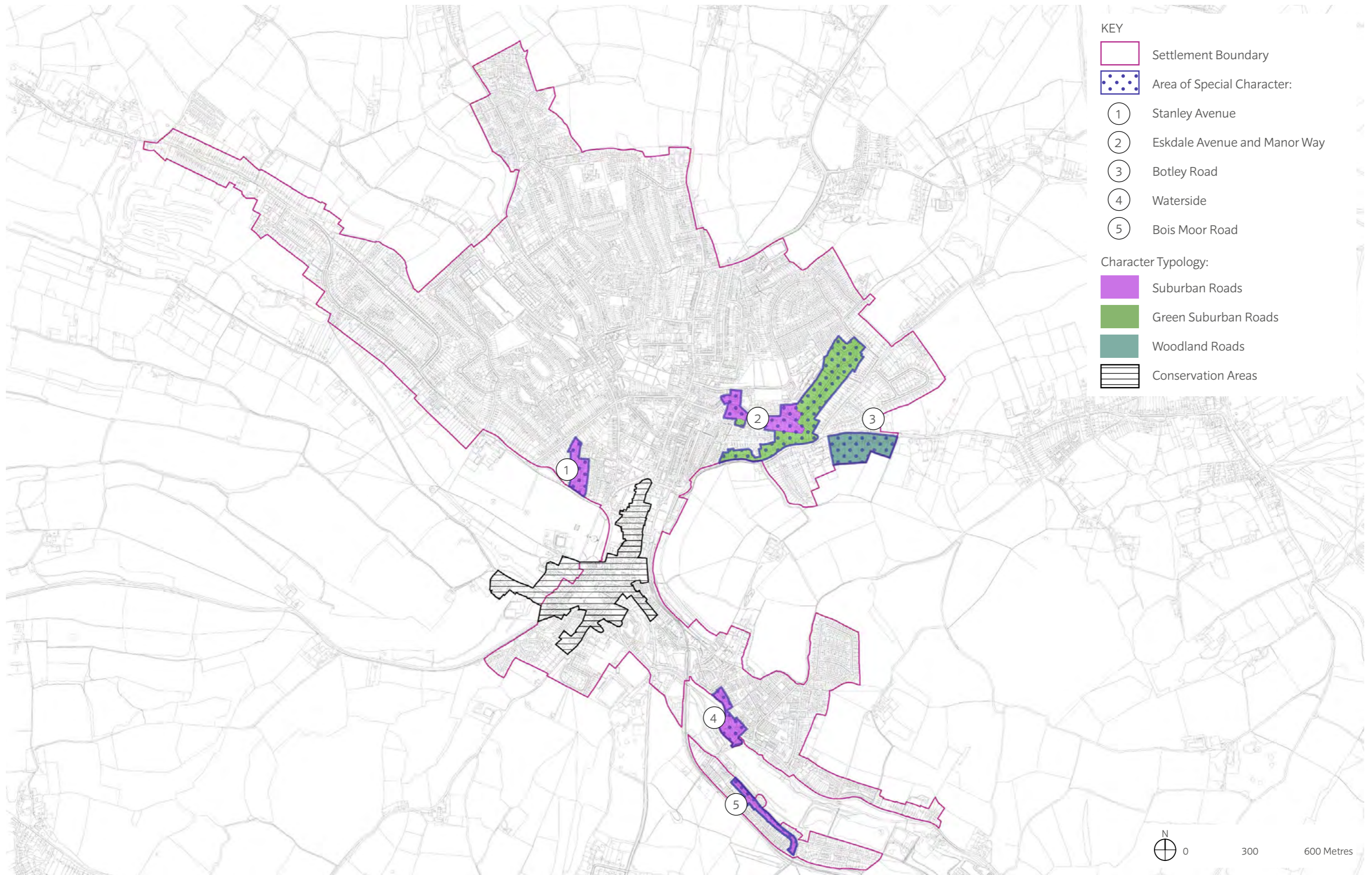
- Reduction of commuter parking in residential streets.
- The fragmented character of the town centre fringes area such as in the Higham Mead and Townsend Road areas.
- The fragmented character of the out of town commercial area and derelict Chesham Cottage Hospital site in the southeast of the town.

2.3.16 These areas have the potential to be improved in terms of their quality and positive contribution to the overall quality of the character area they sit within.

### Areas of Special Character

2.3.17 The following residential areas have been identified as Areas of Special Character (see **Figure 2.3c**):

- Stanley Avenue
- Eskdale Avenue and Manor Way
- Botley Road
- Waterside
- Bois Moor Road



**Figure 2.3c Chesham: Areas of Special Character**

**1. Stanley Avenue Area of Special Character**

- 2.3.18 The Stanley Avenue Area of Special Character (ASC) is located to the west of Chesham town centre. It is a high quality example of the 'Suburban Roads' character typology, and is particularly well preserved and maintained (see **Figure 2.3c**). It comprises the southern half of Stanley Avenue.
- 2.3.19 Plots are predominantly regular with a consistent width and rhythm across the ASC. The road has low levels of traffic. Long views are possible southwards across the AONB.
- 2.3.20 Housing predominantly comprises distinctive medium-sized, detached and semi-detached villas from the early part of the 20th century. Consistency is created by the regular plot pattern and streetscape character, with properties predominantly set just slightly back from the road with very narrow front gardens. A scattering of mature pollarded trees contribute to streetscape character, which is visually dominated by the adjacent built form.

**Summary/Justification**

- 2.3.21 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive pattern of detached houses with a consistency of architectural styles.



**2. Eskdale Avenue and Manor Way Area of Special Character**

- 2.3.22 The Eskdale Avenue and Manor Way Area of Special Character (ASC) is located in the east of Chesham. It is a high quality example of the 'Green Suburban Roads' and 'Suburban Roads' character typologies, and is particularly well preserved and maintained (see **Figure 2.3c**). It comprises Manor Way, parts of Eskdale Avenue, and parts of the northern side of White Hill.
- 2.3.23 Plots are predominantly regular with a consistent width and rhythm along individual roads within the ASC. Properties are set along roads with varying levels of traffic. White Hill, which forms part of the route to Botley is a slightly busier through route, whilst the other roads are quieter roads with little traffic.
- 2.3.24 Within the 'Green Suburban Roads' character type, the streetscape of the western end of Manor Way is particularly distinctive. Here, the road splits around a small area of grassed greenspace, with a number of mature trees. The road is bordered by thin grass verges and mature trees within front gardens contribute to a semi-rural, 'green' streetscape character, which is, in places, not visually dominated by the adjacent built form. Properties are predominantly set back a short distance from the road. Some gardens have thick hedges, which further enhance the semi-natural, soft feel of the streetscape.
- 2.3.25 The character of the 'Green Suburban Roads' areas of the ASC is weakened in places by the use of hard surfaces in front gardens, hard boundary treatments and buildings located closer to the boundary, limiting the space for landscape to fully mature.
- 2.3.26 Within the 'Suburban Roads' typology (Eskdale Avenue), housing predominantly comprises distinctive medium-sized terraces and cottages from the inter-war period. Consistency is created by the distinctive architectural style and streetscape character, with properties predominantly set back from the road with front gardens and off road parking.

**Summary/Justification**

- 2.3.27 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its low density distinctive pattern of detached and semi-detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the well-treed green streetscape; and elsewhere the distinctive pattern of cottages and terraces with a consistency of architectural styles.

### 3. Botley Road Area of Special Character

- 2.3.28 The Botley Road Area of Special Character (ASC) is located in the east of Chesham. It is a high quality example of the 'Woodland Roads' character typology, and is well preserved and maintained (see **Figure 2.3c**). It comprises a number of properties on the south side of Botley Road.
- 2.3.29 Plots are predominantly regular with a consistent width and rhythm. Botley Road, which forms part of the route to Botley, is quite busy with traffic.
- 2.3.30 Housing predominantly comprises large, detached properties built in a variety of styles and set within large, secluded gardens. Consistency is created by the regular plot pattern and streetscape character of mature trees and high boundary hedges. Mature trees within front gardens and trees/hedgerows lining the road corridors contribute to a semi-rural, 'green' streetscape character, which is not visually dominated by the adjacent built form. Many houses located deep within their plot, can only be glimpsed through gates and gaps in boundary hedges. The trees make a substantial contribution to the character and sense of enclosure of the ASC.
- 2.3.31 In places, the character of the ASC is weakened by the use of hard surfaces in front gardens and hard boundary treatments.

#### Summary/Justification

- 2.3.32 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive low density pattern of detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the well-treed green streetscape.



Botley Road Area of Special Character

### 4. Waterside Area of Special Character

- 2.3.33 The Waterside Area of Special Character (ASC) is located in the far south of Chesham. It is a high quality example of the 'Suburban Roads' character typology, and is particularly well preserved and maintained (see **Figure 2.3c**). It comprises a short section of Waterside, with some properties facing onto Moor Road.
- 2.3.34 Plots vary in length across the ASC, but demonstrate a consistency in architecture and building style, comprising a series of Victorian terraces. Waterside is a fairly busy road.
- 2.3.35 Housing predominantly comprises distinctive small terraced properties from the Victorian period. Consistency is created by the regular plot pattern and streetscape character, with properties predominantly set slightly back from the road with very narrow gardens. In places, vegetation in front gardens softens the streetscape character, which is visually dominated by the adjacent built form.

#### Summary/Justification

- 2.3.36 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive pattern of terraces with a consistency of architectural styles.



Waterside Area of Special Character

### 5. Bois Moor Road Area of Special Character

- 2.3.37 The Bois Moor Road Area of Special Character (ASC) is located in the far south of Chesham. It is a high quality example of the 'Suburban Roads' character typology, and is particularly well preserved and maintained (see **Figure 2.3c**). It comprises most of the southern side of Bois Moor Road.
- 2.3.38 Plots are predominantly regular with a consistent width and rhythm, and demonstrate a consistency in architecture and building style, comprising a series of Victorian terraces. Bois Moor Road has fairly low levels of traffic.
- 2.3.39 Housing predominantly comprises distinctive small terraced properties from the Victorian period. Consistency is created by the regular plot pattern and streetscape character, with properties predominantly set slightly back from the road with very narrow gardens. In places, vegetation in front gardens softens the streetscape character, which is visually dominated by the adjacent built form.

#### Summary/Justification

- 2.3.40 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive pattern of terraces with a consistency of architectural styles.



Bois Moor Road Area of Special Character

## 2.4 Chalfont St. Peter

### Location

2.4.1 Chalfont St Peter is situated on the southern edge of Chiltern District (see **Figure 1.1**). The village consists of two parts; Chalfont St Peter, located on the western side of the Misbourne Valley and Chalfont Common, situated on the eastern valley side.

### History

2.4.2 There are documentary records of two medieval manors in the parish and there are few surviving Medieval buildings within the settlement. A farm belonging to Missenden Abbey is also known to have existed during the Medieval period.

2.4.3 A listed, timber framed pub, situated within the historic core of Chalfont St Peter provides the only remaining built evidence from the 16th century. Buildings from the 17th century are scattered within the historic core and to the north and south of the settlement, along the Amersham Road.

2.4.4 There are several surviving historic buildings dating to the 18th century at the edges of the settlement, including Chalfont Park House and Newland Park. Key buildings from the 19th century include the Chalfont Centre and the Grange – situated at the centre of the settlement. The 19th century and 20th century also saw a number of industrial developments, including Kiln Wood brickworks and Beaconsfield Pottery. Piecemeal building of cottages and estate buildings occurred in the 19th century and many gaps were filled by 1920.

2.4.5 In 1890 Chalfont St Peter was a small village, surrounded by open countryside, with commons at Gold Hill and Austenwood, and a number of landscaped parklands. Development of the landscape surrounding Chalfont St Peter began in the early 20th century. The Metropolitan Railway company opened a station at Gerrards Cross in 1906 and even before the railway opened, land started to be laid out for spacious, 'good quality' housing development.

2.4.6 A row of shops lining one side of Market Place was constructed in the 1920s. This formed part of a much larger development with new streets set out in a geometric pattern lined with plots of varying width. A range of detached, semi-detached and terraced houses were built and the estate was completed by 1926.

2.4.7 Several new drives and cul-de-sacs were laid out between 1926 and 1955 and an extensive area of low density housing was built in the southern part of Chalfont Common around Chiltern Hill. By 1955 many of the drives of Chalfont St Peter had been completed, however some smaller parcels of land were developed between 1955 and 1975 using cul-de-sacs. More extensive estates were laid

out in Chalfont Common resulting in the consolidation of previous developments. These estates mostly comprised detached houses with wide frontages.

2.4.8 Since 1975 new housing additions have generally been small and contained within the built area. New development has occurred at Copper Ridge and Roberts Wood Drive, in Chalfont Common and also at Ashlea Road. There has also been a recent trend for backland redevelopment, within the gardens of existing properties.

### Character

2.4.9 Today, Chalfont St. Peter is laid out on either side of the 20th Century by-pass that has been built along the valley floor parallel to the old London to Aylesbury road. Overlapping the character typologies identified in this study are particular townscape nodes, topographical and landscape features, open spaces and views that add further distinctiveness to the town as a whole (see **Figure 2.4a**). These are:

- Compact historic core with a distinctive streetscape and architecture (decorative timber and white painted pebbledash, leaded glass, dormer windows, low eaves) containing several Listed Buildings
- Areas with large, detached houses set within large plots, with mature vegetation in front gardens, which contribute to a semi-rural streetscape and a low density settlement pattern
- Distinctive road corridors, encompassing narrow carriageways and soft verges. An absence of pavements in places results in an informal streetscape character
- Mature deciduous trees, planted within grass verges are a particularly distinctive feature of the streetscape, resulting in a green, leafy character
- The Common, which forms a distinctive open space within the fabric of the built environment and is of historic interest
- Historic buildings facing the common, which have distinctive architectural details such as red brick and white rendered facades
- Austenwood Common, which is a key historic townscape feature and distinctive open space
- Groups of distinctive historic buildings, including 19th century cottages

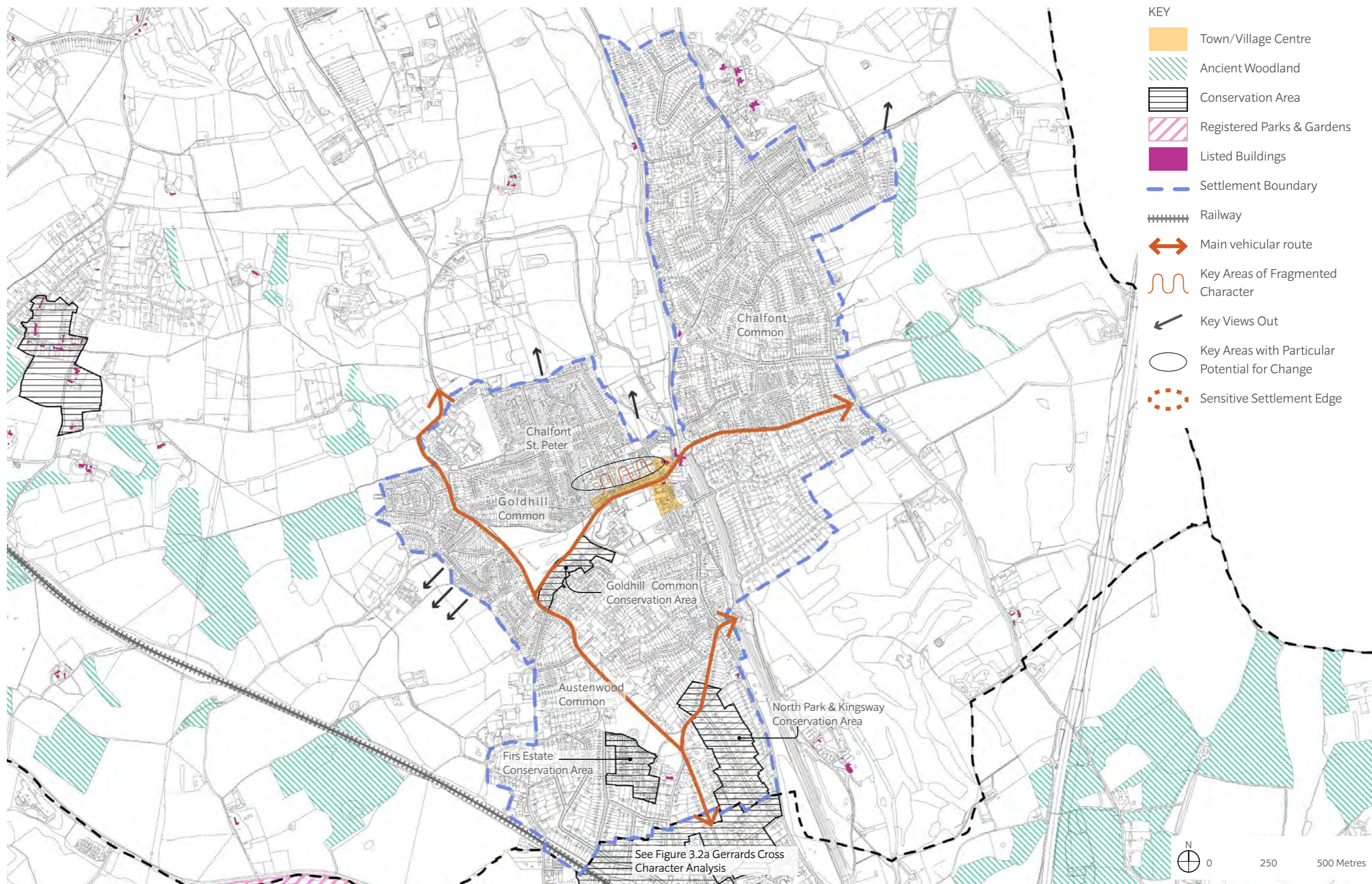
- Deciduous woodland on the Common which is a key townscape and landscape feature and provides a sense of enclosure
- North Park and Firs Estate which are intact examples of early 20th twentieth century residential development;
- The 19th century brick works is a key townscape feature, at the present site of Firs End
- Some houses display distinctive Arts and Crafts architectural details, including tiled roofs, multi-gabled chimney stacks with numerous chimney pots; walls painted white on pebbledash render, smooth render or plain brick; exposed beams, decorative tile or brick features; and windows with leaded lights or small rectangular panes

2.4.10 The following character typologies have been identified in Chalfont St. Peter (see **Figure 2.4b**):

- Tightly Formed Centre
- Town Centre Fringes
- Out of Town Commercial
- Inconsistent Suburban
- Open Plan Suburban
- Formal Suburban
- Suburban Roads
- Green Suburban Roads
- Woodland Roads
- Park Edge
- Greenspace

2.4.11 The characteristics of the above typologies are described in **Section 4.0**.

Further details about the history of the settlement's evolution and character of the townscape can be found in the 2011 Chiltern Townscape Character Assessment



- KEY**
- Town/Village Centre
  - Ancient Woodland
  - Conservation Area
  - Registered Parks & Gardens
  - Listed Buildings
  - Settlement Boundary
  - Railway
  - Main vehicular route
  - Key Areas of Fragmented Character
  - Key Views Out
  - Key Areas with Particular Potential for Change
  - Sensitive Settlement Edge

**Figure 2.4a - Chalfont St. Peter: Character Analysis**



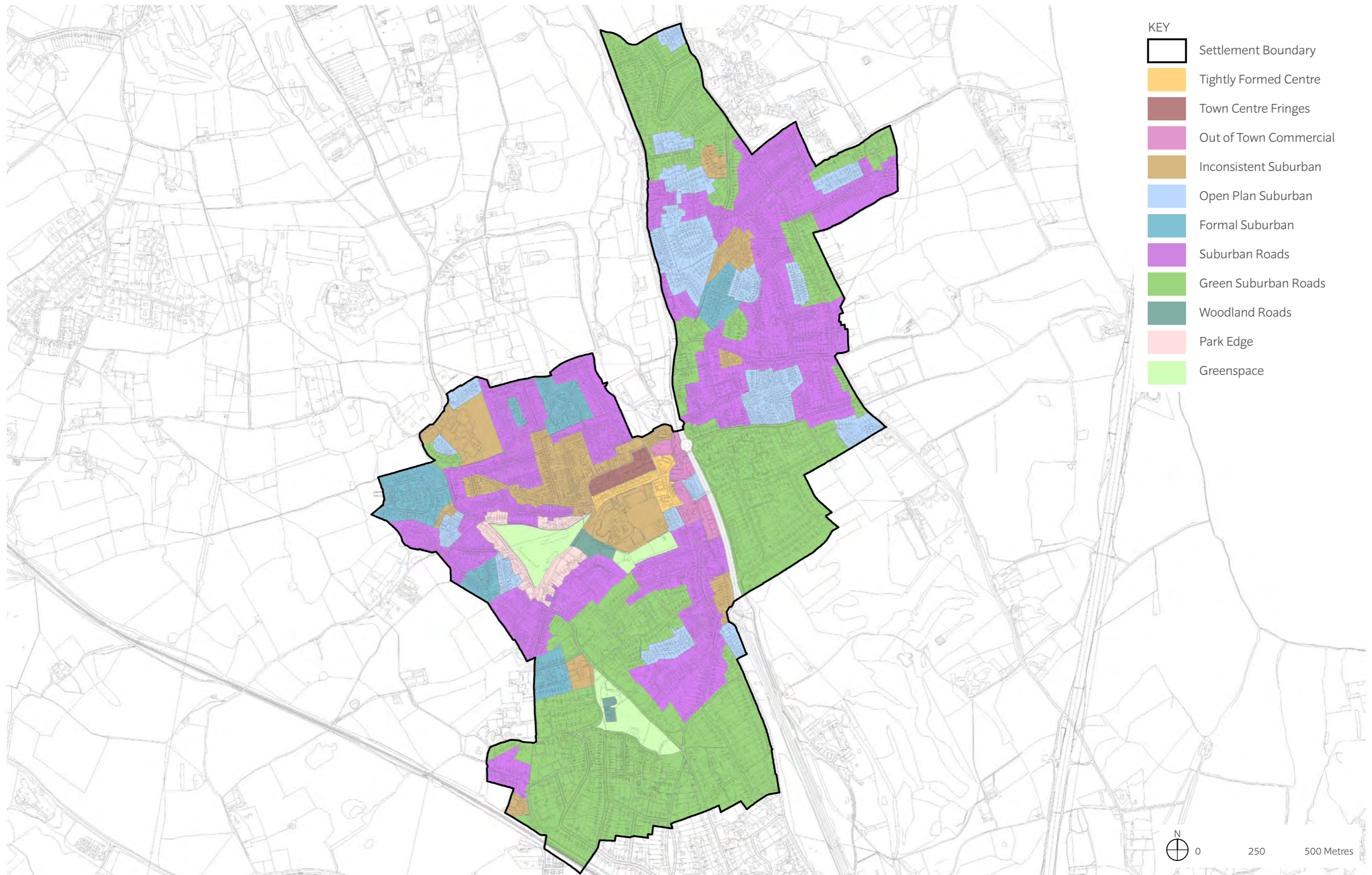


Figure 2.4b - Chalfont St. Peter: Character Typology

### Townscape Values

2.4.12 Based on the feedback from the stakeholder workshops held in February 2017, the key townscape characteristics and special qualities valued by the local community can be summarised as follows:

- Distinctive architectural styles such as those found along Lincoln Road, Ellis Avenue, Austen Way and Milton Avenue
- Firs Estate - Edwardian-style terraced and semi-detached properties
- 1960s to 1980s architecture to the north and west of Goldhill Common

### Areas with Potential for Change

2.4.13 The following have been identified as areas with particular potential for change (based on currently unimplemented development sites identified in the Chiltern District Council and South Bucks District Council Draft Housing and Economic Land Availability Assessment Update, May 2017):

- Chalfont St Peter Youth Centre, Tithe Barn, Sandy Rise
- Gold Hill Baptist Church, Gold Hill East
- (The Grange) Former Holy Cross Convent Site, Gold Hill East
- Tims Dairy, Mopes Farm, Denham Lane
- Church Lane Car Park, Church Lane
- The Randall Building, Church Lane
- Blays House, Churchfield Road
- Milton Court, Churchfield Road
- Churchfield House, Churchfield Road
- Gerrards Cross Tennis Club, Bull Lane

2.4.14 Any proposals for these sites should take regard of the characteristics of the area they are located in as well as the surrounding context.

2.4.15 In addition, the following have been identified as issues with particular potential for change (see **Figure 2.4a**):

- The fragmented character of the town centre fringes area to the north of the Town Centre.

2.4.16 This area has the potential to be improved in terms of its quality and positive contribution to the overall quality of the character area they sit within.



Goldhill Common, Chalfont St. Peter



### Areas of Special Character

2.4.17 The following residential areas have been identified as Areas of Special Character (see **Figure 2.4c**):

- Milton Avenue to Austenway
- Austenwood Lane
- Lincoln Road to Chiltern Hill

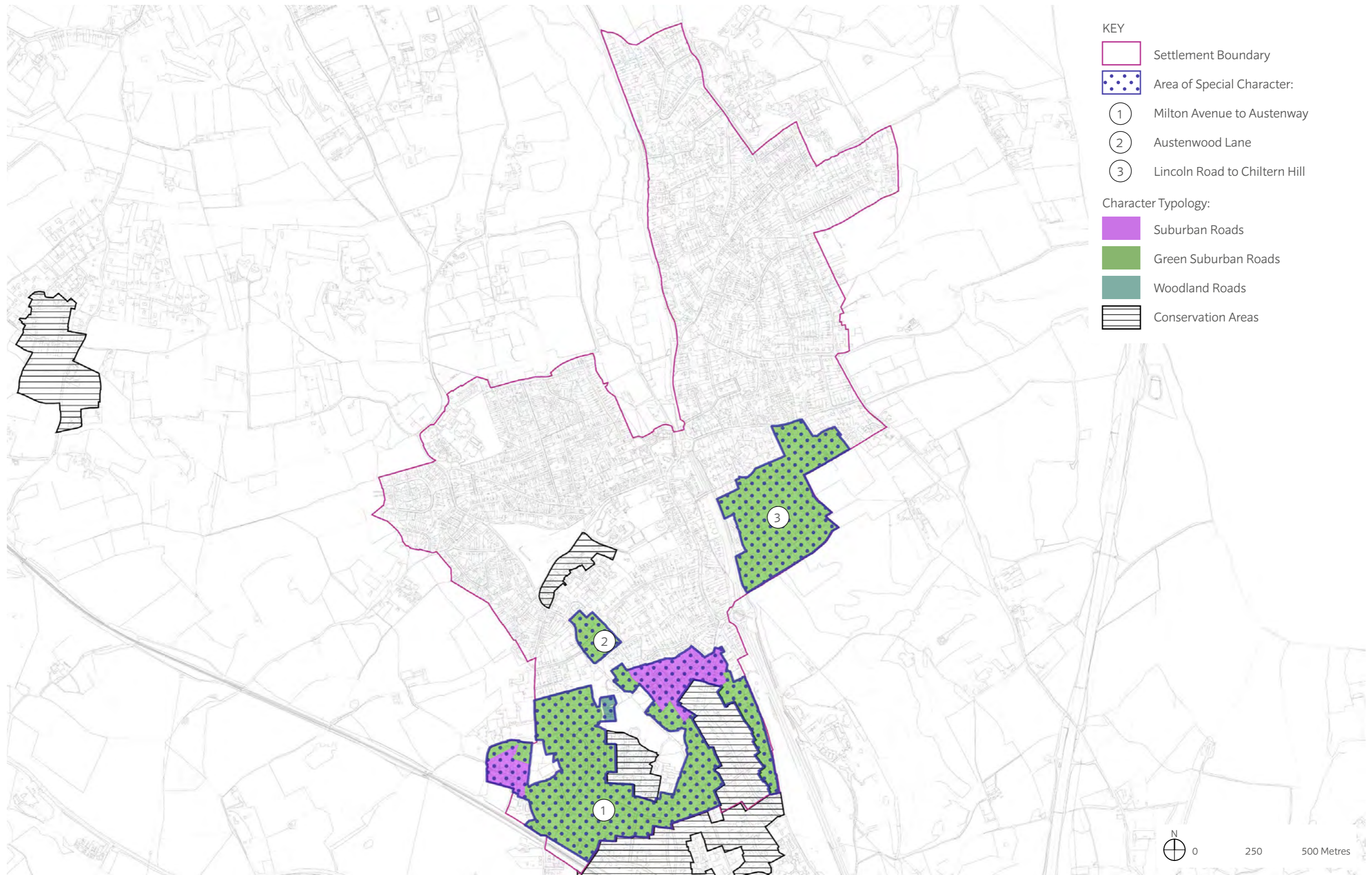


Figure 2.4c - Chalfont St. Peter: Areas of Special Character

### 1. Milton Avenue to Austenway Area of Special Character

2.4.18 The Milton Avenue to Austenway Area of Special Character (ASC) is an extensive area located in the south of Chalfont St. Peter. It is a high quality example of the 'Green Suburban Roads' and 'Suburban Roads' character typologies, and is particularly well preserved and maintained (see **Figure 2.4c**). It comprises Milton Avenue, parts of Maltmans Lane, Bull Lane, Lewins Road, Latchmoor Way, Latchmoor Avenue, parts of Orchehill Avenue, parts of Austenwood Lane, parts of Kingsway, and Austenway.

2.4.19 Plots are predominantly regular with a consistent width and rhythm along individual roads within the ASC. Properties are set along roads with varying levels of traffic. Austenwood Lane, Kingsway and Bull Lane are the busiest of these roads, the rest are quieter residential roads with little traffic.

2.4.20 In the areas where the 'Green Suburban Roads' character dominates, such as along Milton Way and Latchmoor Avenue, properties are predominantly set back a short distance from the road, and there are grass verges in places. Thick hedges further enhance the semi-natural, soft feel of the streetscape. The streetscape along Latchmoor Avenue particularly distinctive, with avenues of street trees, some of which are pollarded. In many places across the 'Green Suburban Roads' character within the ASC, mature trees within front gardens contribute to a semi-rural, 'green' streetscape character, which is, not strongly visually dominated by the adjacent built form.

2.4.21 The character of the 'Green Suburban Roads' areas of the ASC is weakened in places by the use of hard surfaces in front gardens, hard boundary treatments and buildings located closer to the boundary, limiting the space for landscape to fully mature.

2.4.22 Within the 'Suburban Roads' typology, such as along Austenway, housing predominantly comprises distinctive early 20th century detached villas. Consistency is created by the distinctive architectural style and streetscape character, with properties predominantly set back from the road with front gardens and off road parking. Boundary treatments are predominantly hard, with few street trees, and the streetscape is visually dominated by the adjacent built form.

#### Summary/Justification

2.4.23 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its low density distinctive pattern of detached and semi-detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the well-treed green streetscape; and elsewhere the distinctive consistency of architectural styles.



Milton Avenue to Austenway Area of Special Character



Milton Avenue to Austenway Area of Special Character



Milton Avenue to Austenway Area of Special Character

**2. Austenwood Lane Area of Special Character**

- 2.4.24 The Austenwood Lane Area of Special Character (ASC) is located in the centre of Chalfont St. Peter. It is a high quality example of the 'Green Suburban Roads' character typology, and is particularly well preserved and maintained (see **Figure 2.4c**). It comprises a short side road to the east of Austenwood Lane. The road is very quiet, with little traffic.
- 2.4.25 Properties are predominantly set deep within their plots. Thick hedges enhance the semi-natural, soft feel of the streetscape. In many places mature trees within front gardens contribute to a semi-rural, 'green' streetscape character, which is not visually dominated by the adjacent built form.
- 2.4.26 The character is weakened in places by the use of hard surfaces in front gardens, hard boundary treatments and buildings located closer to the boundary, limiting the space for landscape to fully mature.

**Summary/Justification**

- 2.4.27 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its low density distinctive pattern of detached and semi-detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the well-treed green streetscape.



**3. Lincoln Road to Chiltern Hill Area of Special Character**

- 2.4.28 The Lincoln Road to Chiltern Hill Area of Special Character (ASC) is located in the east of Chalfont St. Peter. It is a high quality example of the 'Green Suburban Roads' character typology, and is particularly well preserved and maintained (see **Figure 2.4c**). It comprises Lincoln Road, Ellis Avenue, Chiltern Hill, Woodside Hill and Upway.
- 2.4.29 Nearly all roads in this ASC are private. Plots are predominantly regular with a consistent width and rhythm along individual roads within the ASC. The private nature of the roads means that there is very little traffic.
- 2.4.30 Housing predominantly comprises large, detached and semi-detached properties built in a variety of styles and set within quite large, secluded gardens. Consistency is created by the regular plot pattern and streetscape character of mature trees, high boundary hedges and walls. Mature trees within front gardens and trees/hedgerows lining the road corridors, as well as grass verges, contribute to a semi-rural, 'green' streetscape character, which is not strongly visually dominated by the adjacent built form. Trees make a substantial contribution to the character and sense of enclosure of the ASC.

**Summary/Justification**

- 2.4.31 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive low density pattern of detached and semi-detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the green streetscape.



## 2.5 Chalfont St. Giles

### Location

2.5.1 Chalfont St Giles is situated in the south of Chiltern District (see **Figure 1.1**). The village consists of two parts; located on either side of the Misbourne Valley, while the valley floor remains undeveloped.

### History

2.5.2 The medieval period is represented primarily by St Giles' church, which was built in the 12th century. Several mills are known from medieval documents, including Chalfont Mill. There are records of two manors in Chalfont St Giles. The only secular building left that is thought to date to the medieval period is Stonewell's Farm, which is a 15th or 16th century timber-framed hall-house.

2.5.3 Many of the listed buildings in Chalfont St Giles date to the 16th century. These include Bowstridge Farm, the outbuilding at the Old Rectory, Lych Gate Cottage, Dean Farmhouse and barn, the Vache and Austen's Farmhouse. The 16th century buildings, and some of the early 17th century ones, tend to be timber-framed.

2.5.4 The village green lies at the centre of the historic village and is overlooked by a compact group of buildings. Chalfont St Giles Parish Church, built in the 13th and modified in the 14th and 15th centuries, is situated in the village centre behind buildings on the High Street. The high street contains many historic buildings which form a continuous façade along part of its length.

2.5.5 Parkland at the Vache is recorded on 16th and 17th century maps when it was used as a deer park. In the 18th century it became a landscape garden, and the Cook monument was built in the grounds. The site is listed on the register of parks and gardens of special historic interest. Later buildings were built in brick, such as the 19th century Reading Room.

2.5.6 Chalfont St Giles is several miles from the nearest railway station. The earliest growth occurred along existing roads such as Back Lane, Vache Lane and London Road before 1925, while some exceptionally large plots were offered. A housing estate was laid out on the western side of the valley between Deanway and Bottrells Lane and was largely completed by 1925. Kings Road was also laid out at this time but housing was not completed until much later.

2.5.7 Housing along Bottrells Lane, Dodd Lane and Back Lane was completed during the 1925 to 1955 period. Further extensions to the settlement occurred with housing estates constructed on the western side of the valley. On the eastern side of the valley, detached properties were constructed in large plots.

2.5.8 Further additions were made post-1955. Several large villas, set back within the plot, were built along Mill Lane and Stratton Chase Drive, and a string of detached homes were built along Hill Farm Lane. A large area of infill housing was built between Narcot Lane and the Lagger. Ribbon development occurred along London Road and cul-de-sacs such as Turners Wood Drive provided further opportunities for housing.

2.5.9 Since 1975 there have been several new developments in Chalfont St Giles. These largely comprise the backland developments of detached houses with cul-de-sacs used to gain access.

### Character

2.5.10 Today, Chalfont St. Giles is laid out on either side of the Misbourne Valley. Overlapping the character typologies identified in this study are particular townscape nodes, topographical and landscape features, open spaces and views that add further distinctiveness to the town as a whole (see **Figure 2.5a**). These are:

- The distinctive village green forms the centre piece of the settlement centre which is enclosed by a compact pattern of historic buildings, with glimpsed views of the 12th century church through gaps in building frontages
- The Old Rectory on the north side of Dean Way is a key historic townscape feature, with mature specimen trees in the grounds of the Old Rectory providing a distinctive setting
- Chalfont St. Giles Conservation Area
- Numerous historic buildings, comprising red and heather brick mixtures with red brown plain clay tiles.
- Areas with distinctive detached, wide frontage houses situated within very large plots, some of which display distinctive traditional architectural features such as pitched roofs and exterior walls of red brick
- Hedges play an important role in dividing the front gardens from the street and contribute to a green and leafy streetscape character in places
- Large gardens are a key distinctive feature of streetscapes
- A predominantly rural character along lanes within the area, which are lined with grass verges and hedged boundaries
- A coherent and legible street pattern

- Short Edwardian terraces with interesting period features such as bay windows, low eaves and white painted render along Sycamore Road

2.5.11 The following character typologies have been identified in Chalfont St. Giles (see **Figure 2.5b**):

- Tightly Formed Centre
- Clustered Centre
- Town Centre Fringes
- Green Suburban Roads
- Formal Suburban
- Inconsistent Suburban
- Open Plan Suburban
- Suburban Roads
- Woodland Roads
- Greenspace

2.5.12 The characteristics of the above typologies are described in **Section 4.0**.



Further details about the history of the settlement's evolution and character of the townscape can be found in the 2011 Chiltern Townscape Character Assessment

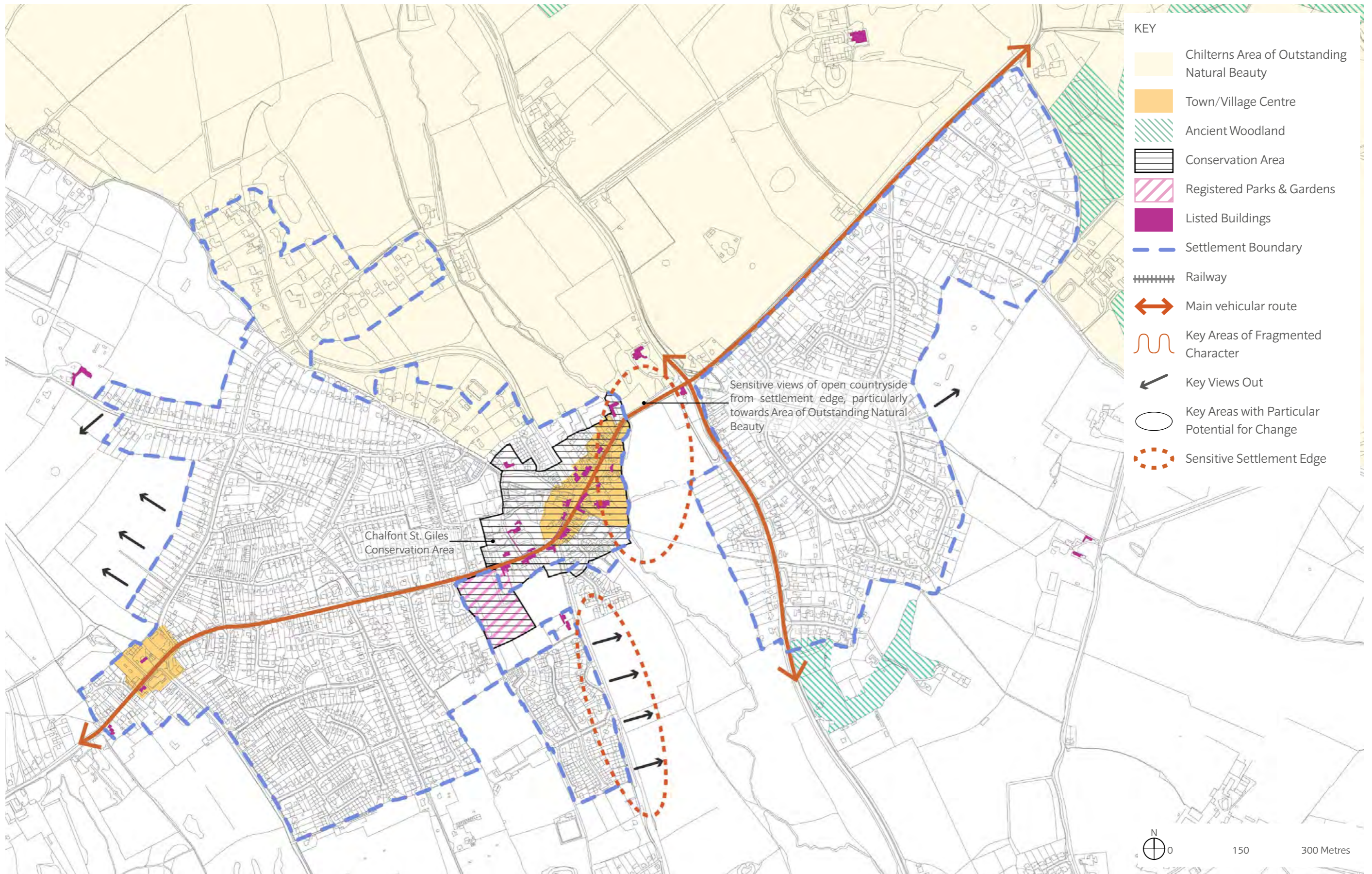
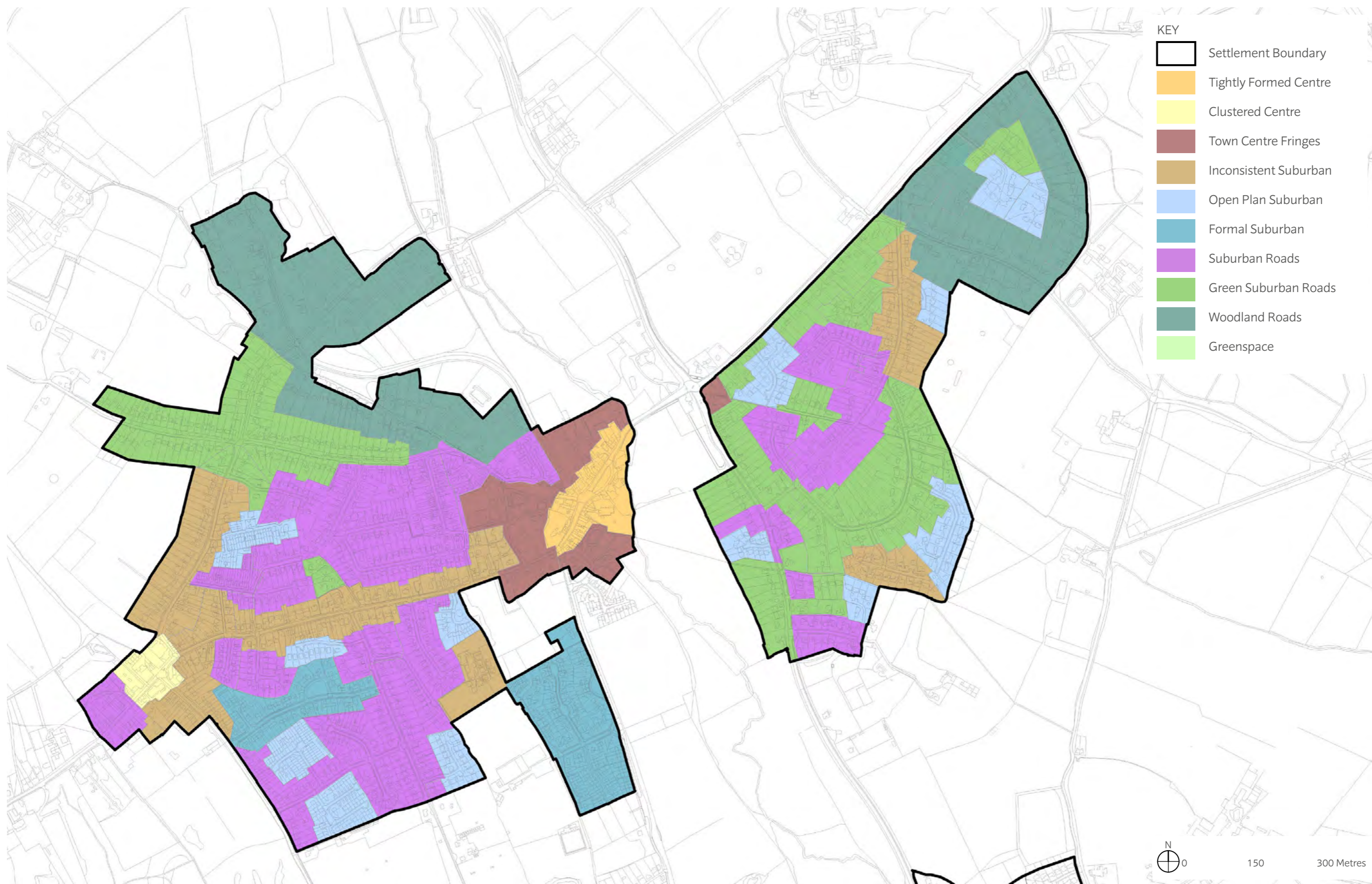


Figure 2.5a - Chalfont St. Giles: Character Analysis



**Figure 2.5b - Chalfont St. Giles: Character Typology**



### Townscape Values

2.5.13 Based on the feedback from the stakeholder workshops held in February 2017, the key townscape characteristics and special qualities valued by the local community can be summarised as follows:

- Conservation Area
- Green belt land
- Listed buildings

### Areas with Potential for Change

2.5.14 The following have been identified as areas with particular potential for change (based on currently unimplemented development sites identified in the Chiltern District Council and South Bucks District Council Draft Housing and Economic Land Availability Assessment Update, May 2017):

- Blizzards Yard Car Park, Off High Street
- Thomas Valentine House, Deanway

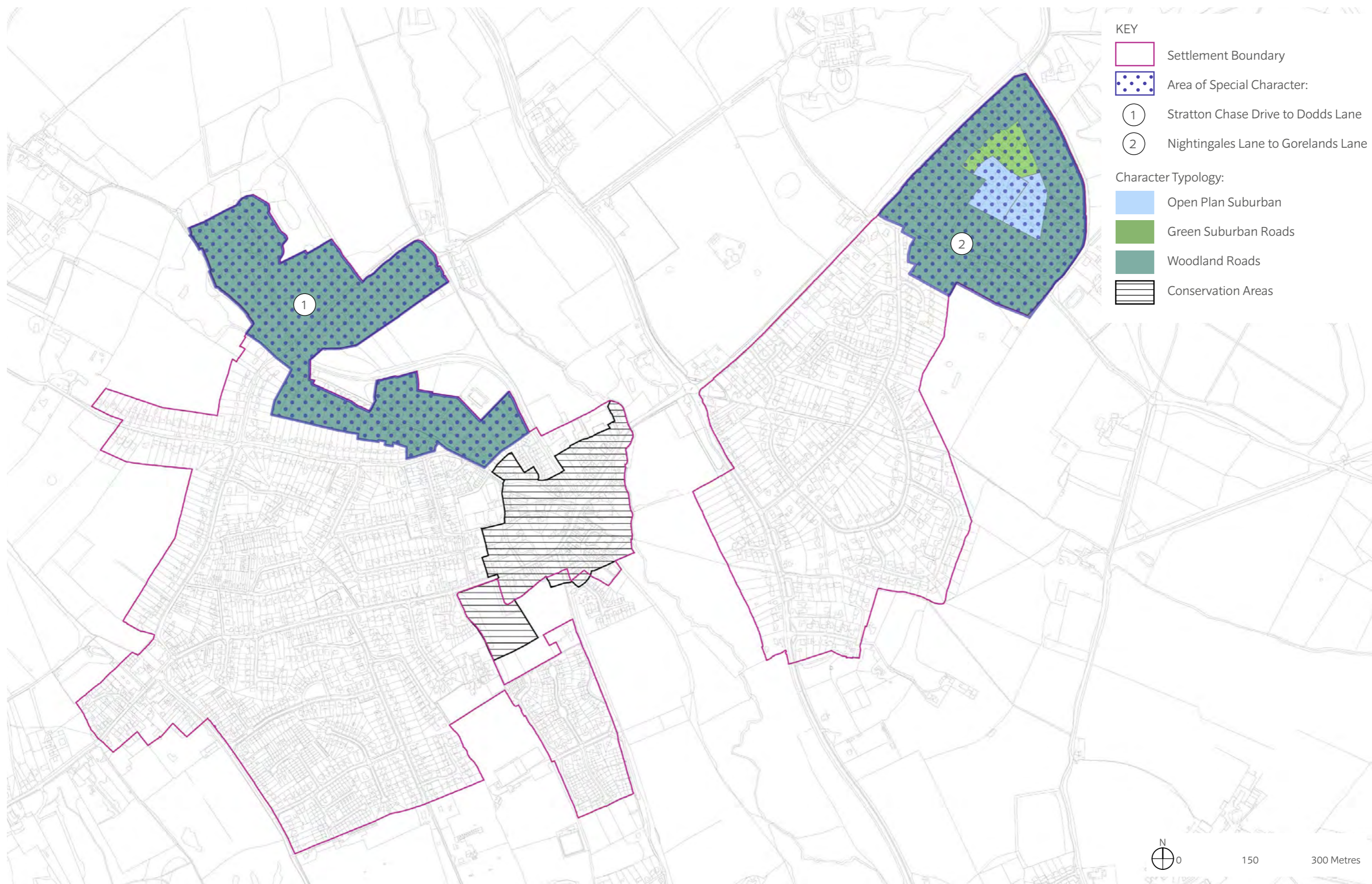
2.5.15 Any proposals for these sites should take regard of the characteristics of the area they are located in as well as the surrounding context.



### Areas of Special Character

2.5.16 The following residential areas have been identified as Areas of Special Character (see **Figure 2.5c**):

- Stratton Chase Drive to Dodds Lane
- Nightingales Lane to Gorelands Lane



**Figure 2.5c - Chalfont St. Giles: Areas of Special Character**

**1. Stratton Chase Drive to Dodds Lane Area of Special Character**

- 2.5.17 The Stratton Chase Drive to Dodds Lane Area of Special Character (ASC) is located in the northwest of Chalfont St. Giles. It is a high quality example of the 'Woodland Roads' character typology, and is particularly well preserved and maintained (see **Figure 2.5c**). It comprises Stratton Chase Drive, Dodds Lane and Mill Lane.
- 2.5.18 Plots are predominantly regular with a consistent width and rhythm along individual roads within the ASC. Properties are set along roads which predominantly have very little traffic, though Mill Lane is a through route.
- 2.5.19 Housing predominantly comprises very large, detached properties built in a variety of mock historic styles and set within large, secluded gardens. Consistency is created by the regular plot pattern and streetscape character of mature trees, high boundary hedges and walls. Mature trees within front gardens and trees/hedgerows lining the road corridors contribute to a semi-rural, 'green' streetscape character, which is not visually dominated by the adjacent built form. Many houses located deep within their plot, can only be glimpsed through gates and gaps in boundary hedges. The trees make a substantial contribution to the character and sense of enclosure of the ASC.
- 2.5.20 The character of the ASC is weakened in places by the use of hard surfaces in front gardens, hard boundary treatments and buildings located closer to the boundary and limiting the space for landscape to fully mature.

**Summary/Justification**

2.5.21 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive low density pattern of detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the well-treed green streetscape.



**2. Nightingales Lane to Gorelands Lane Area of Special Character**

- 2.5.22 The Nightingales Lane to Gorelands Lane Area of Special Character (ASC) is located in the northwest of Chalfont St. Giles. It is a high quality example of the 'Woodland Roads', 'Open Plan Suburban' and 'Green Suburban Roads' character typologies, and is particularly well preserved and maintained (see **Figure 2.5c**). It comprises Nightingales Lane, Deadhearn Lane, Barrington Park Gardens and Gorelands Lane.
- 2.5.23 Plots are predominantly regular with a consistent width and rhythm along individual roads within the ASC. Properties are set along roads with varying levels of traffic. Nightingales Lane, which forms the settlement boundary on this side, is a busier route, whilst the other roads are quieter.
- 2.5.24 Within the 'Woodland Roads' character type (including Nightingales Lane), housing predominantly comprises large, detached properties built in a variety of mock historic styles, set within large, secluded gardens. Consistency is created by the regular plot pattern and streetscape character of mature trees, high boundary hedges and walls. Mature trees within front gardens and hedgerows lining the road corridors contribute to a semi-rural, 'green' streetscape character, which is not visually dominated by the adjacent built form. Many houses located deep within their plot, can only be glimpsed through gates and gaps in boundary hedges. The trees make a substantial contribution to the character and sense of enclosure of the ASC.
- 2.5.25 In newer developments the character of the ASC is weakened in places by the use of hard surfaces in front gardens and hard boundary treatments.
- 2.5.26 Within the 'Green Suburban Roads' character type (part of Barrington Park Gardens), the streetscape is less well-treed, but still softened by vegetation in front gardens and as boundary treatments. A number of mature pine trees are key features of the streetscape.
- 2.5.27 Within the 'Open Plan Suburban' character type (part of Barrington Park Gardens), the streetscape lacks boundary treatments but has a number of scattered trees. Properties are very large in a variety of mock historic styles, with large, secluded gardens to the rear.

**Summary/Justification**

2.5.28 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive low density pattern of detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the well-treed green streetscape.

## 2.6 Great Missenden

### Location

2.6.1 Great Missenden is situated in the west of Chiltern District (see **Figure 1.1**). The village adjoins Prestwood in the west, and is located within the Misbourne Valley.

### History

2.6.2 Great Missenden is a linear settlement, located in the valley floor, which developed along the old London to Aylesbury Road. The village has expanded up the western side of the valley along Martinsend Lane.

2.6.3 An earthwork in Rook Wood (to the south east of the settlement), known as the Castle is likely to be a medieval moat. A number of other medieval moats and enclosures are known around the parish. A medieval moat and fishpond is known at Bury Farm (to the east of the settlement), which seems to have been a farmstead and maybe the seat of a manor from this period, though the house is 17th century. There is also a medieval ringwork on Frith Hill, to the east of the settlement.

2.6.4 Medieval and post-medieval pottery shards and kiln furniture has been found around Potter Row to the east, suggesting that kilns were functioning in the area from the 13th to the 17th century. There are also records of a windmill in the parish from the 14th to the 18th century, and a watermill from the 13th to the 18th century, known as Deep Mill.

2.6.5 A few medieval buildings remain in the parish, such as St Peter and St Paul church, which dates to the 14th century. Older than this is Missenden Abbey, which was first built in the 12th century. It was turned into a country house in the 18th and 19th century and also suffered a fire in the 1980s, so much of the medieval fabric is gone or encased in later building work. Some secular buildings incorporate medieval fabric, such as Elmhurst and the George Inn. Several of the buildings on the High Street were built in the 15th century and later fronted with eighteenth century facades.

2.6.6 Following the arrival of the Metropolitan Railway in 1892, Great Missenden became a commuter village, resulting in 20th century housing development, with the most extensive areas to the west of the railway line.

### Character

2.6.7 Today, Great Missenden is laid out in the Misbourne Valley on either side of the railway. Overlapping the character typologies identified in this study are particular townscape nodes, topographical and landscape features, open spaces and views that add further distinctiveness to the town as a whole (see **Figure 2.6a**). These are:

- Many historic and listed landmark buildings, which survive from as early as the 15th century, such as the Crown House; and those which line Church Street, which date from as early as the 16th century
- Great Missenden Conservation Area
- Extremely large plots in the west of the settlement, which contain widely spaced, substantial buildings, placed in a variety of locations on the plot. Distinctive gardens are the principal component in the street scene, resulting in a predominantly green residential character
- A predominantly rural landscape including floodplain meadows, woodland and fields which provide landscape setting
- Large private gardens which contain a number of mature trees and soften the edge of the built area
- Remains of a medieval or post-medieval manor house at Elmhurst
- Distinctive brick and flint walls are characteristic boundary features in the area, surrounding the gardens of both Elmhurst and the Vicarage
- A strong sense of enclosure along the High Street as a result of the almost continuous historic façade
- Gables, which add to the diversity of the street scene
- Some buildings display a distinctive Georgian vernacular style, have strong historic integrity and exhibit many interesting architectural details including shallow pitched slate roofs

2.6.8 The following character typologies have been identified in Great Missenden (see **Figure 2.6b**):

- Tightly Formed Centre
- Town Centre Fringes
- Green Suburban Roads
- Formal Suburban
- Inconsistent Suburban
- Open Plan Suburban
- Suburban Roads
- Woodland Roads

2.6.9 The characteristics of the above typologies are described in **Section 4.0**.



Further details about the history of the settlement's evolution and character of the townscape can be found in the 2011 Chiltern Townscape Character Assessment

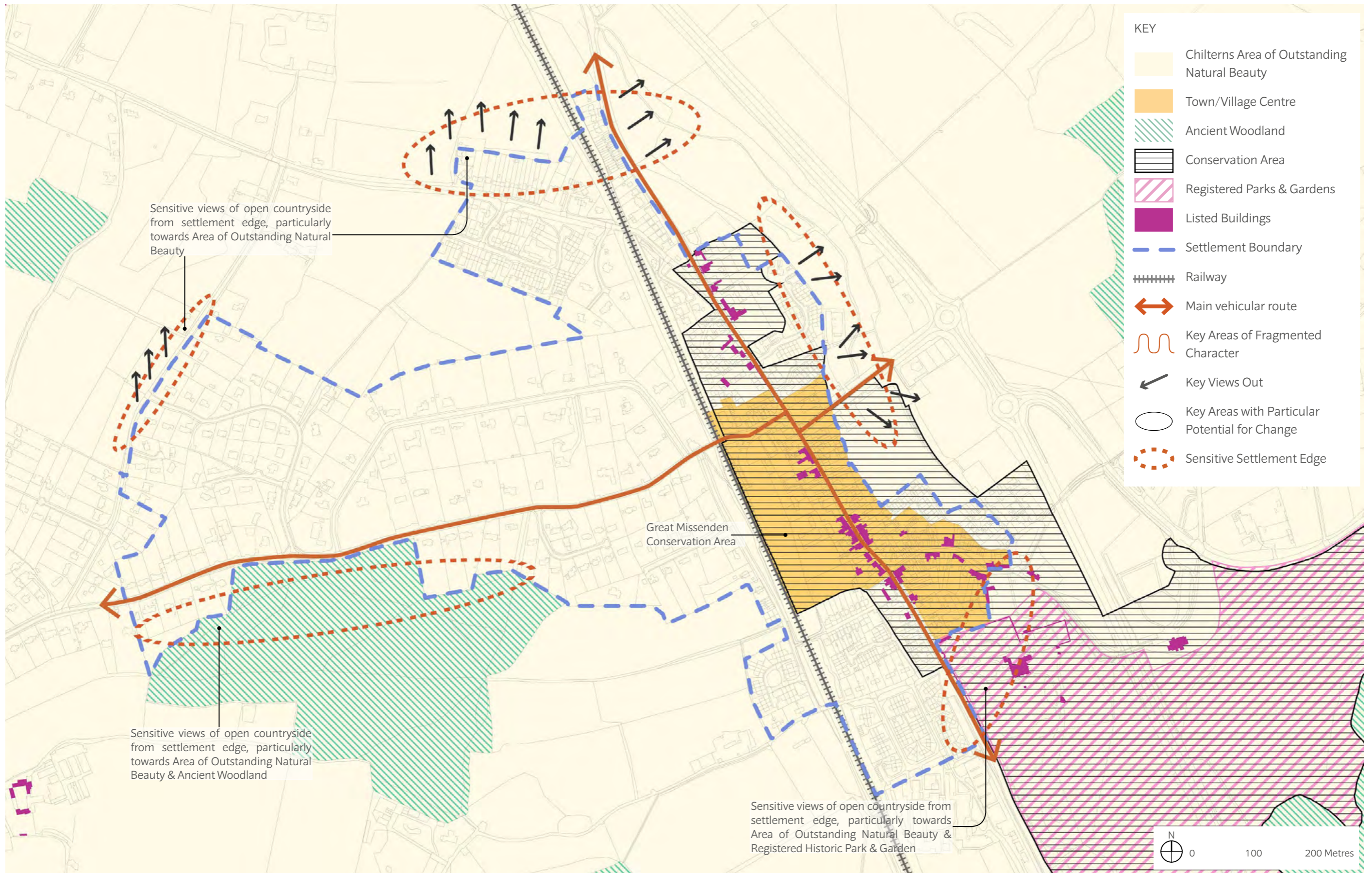
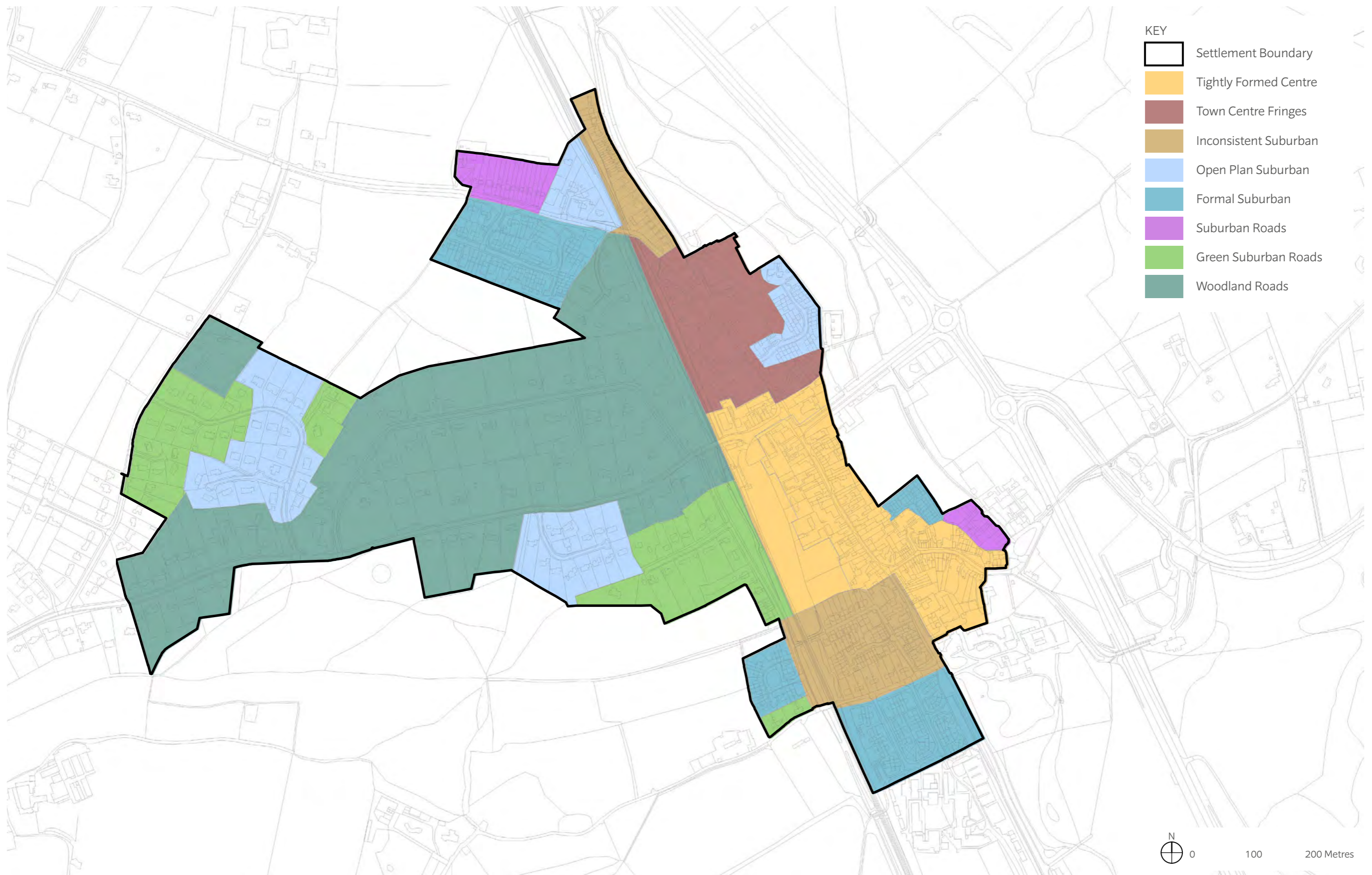


Figure 2.6a - Great Missenden: Character Analysis



**Figure 2.6b - Great Missenden: Character Typology**

### Townscape Values

2.6.10 Based on the feedback from the stakeholder workshops held in February 2017, the key townscape characteristics and special qualities valued by the local community can be summarised as follows:

- Roald Dahl Museum
- Station
- Car Parking
- AONB setting
- Historic areas of the village, Missenden Abbey and its setting
- 14th to 16th Century buildings in the High St
- Low density late 20th Century housing
- Well designed 20th Century architecture in keeping with earlier historic buildings
- Leafy, quiet streets, tranquil ambience
- Wildlife, Ancient Woodland and Ancient pathways
- Abbey Walk development
- The attractive skyline created by the roof lines in the village



### Areas with Potential for Change

2.6.11 The following have been identified as areas with particular potential for change (based on currently unimplemented development sites identified in the Chiltern District Council and South Bucks District Council Draft Housing and Economic Land Availability Assessment Update, May 2017):

- Wicks Garage, Rignall Road
- Land to the West of the High Street and adjacent to the Great Missenden Station
- 82 High Street, Great Missenden
- 28-32 High Street, Great Missenden

2.6.12 Any proposals for these sites should take regard of the characteristics of the area they are located in as well as the surrounding context.

2.6.13 In addition, the following have been identified as issues with particular potential for change:

- Reduction of commuter parking in residential streets.

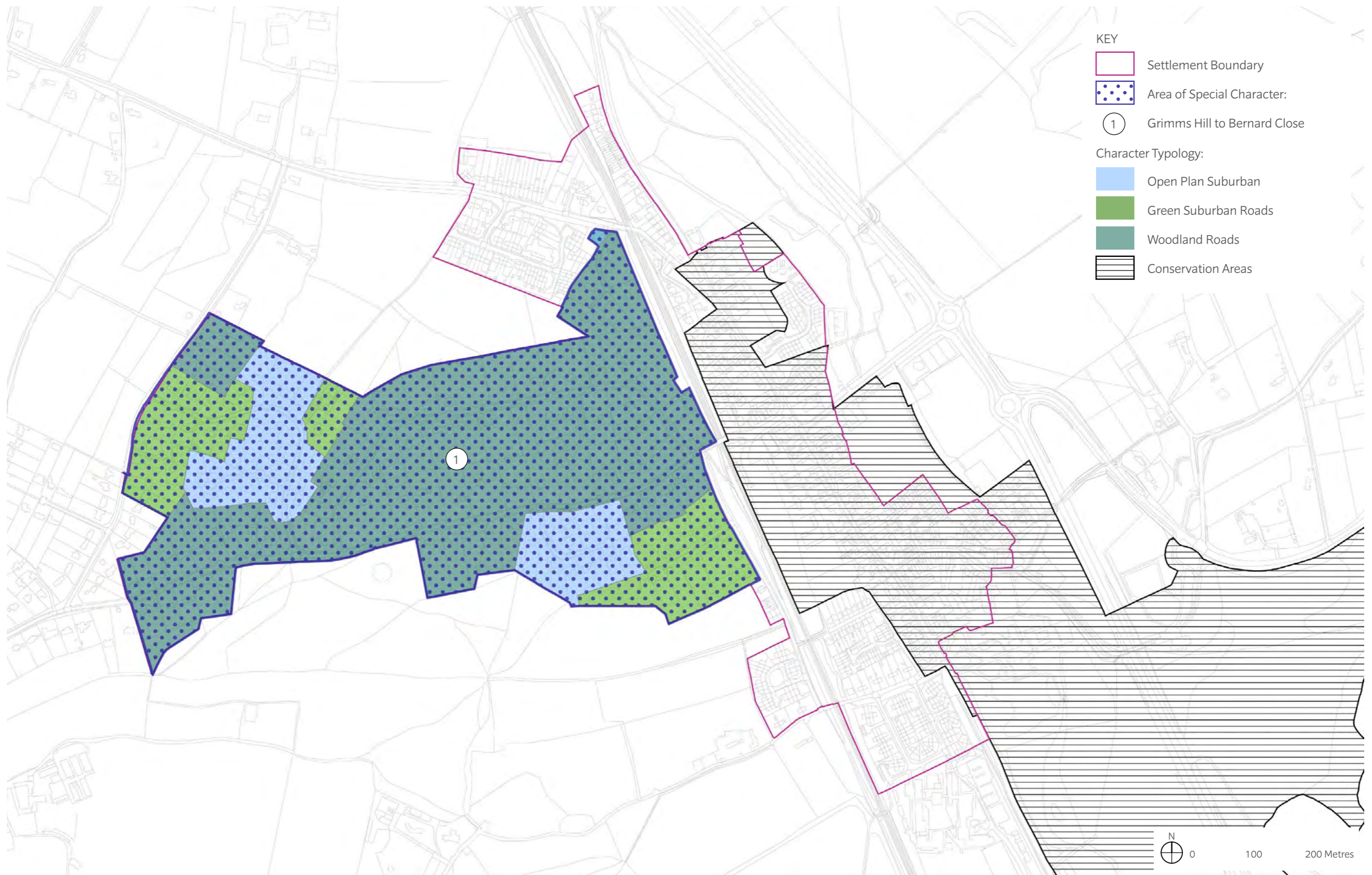
2.6.14 These areas have the potential to be improved in terms of their quality and positive contribution to the overall quality of the character area they sit within.



### Areas of Special Character

2.6.15 The following residential areas have been identified as Areas of Special Character (see **Figure 2.6c**):

- Grimms Hill to Bernards Close



**Figure 2.6c - Great Missenden: Areas of Special Character**



### 1. Grimms Hill to Bernards Close Area of Special Character

2.6.16 The Grimms Hill to Bernards Close Area of Special Character (ASC) is located in the west of Great Missenden. It is a high quality example of the 'Woodland Roads', 'Open Plan Suburban' and 'Green Suburban Roads' character typologies, and is particularly well preserved and maintained (see **Figure 2.6c**). It comprises Grimms Hill, the eastern part of Martinsend Lane, Upper Hollis, Chiltern Manor Park and Bernards Close.

2.6.17 Plots are predominantly regular with a consistent width and rhythm along individual roads within the ASC. Properties are set along roads which predominantly have low levels of traffic, though Martinsend Lane is a busier through route to Prestwood.

2.6.18 Within the 'Woodland Roads' character type (including Grimms Hill), housing predominantly comprises large, detached properties built in a variety of mock historic styles and set within large, secluded gardens. Consistency is created by the regular plot pattern and streetscape character of mature trees, high boundary hedges and walls. Mature trees within front gardens and trees/hedgerows lining the road corridors contribute to a semi-rural, 'green' streetscape character, which is not visually dominated by the adjacent built form. Many houses located deep within their plot, can only be glimpsed through gates and gaps in boundary hedges. The trees make a substantial contribution to the character and sense of enclosure of the ASC.

2.6.19 Within the 'Green Suburban Roads' character type (Bernards Close), the streetscape is less well-treed, but still softened by vegetation in front gardens and as boundary treatments.

2.6.20 Within the 'Open Plan Suburban' character type (Chiltern Manor Park), the streetscape lacks dividing boundary treatments but has a number of scattered trees and shrubs. Properties are quite large, with a consistent architectural style, and with large, secluded gardens to the rear.

2.6.21 The character of the ASC is weakened in places by the use of hard surfaces in front gardens, hard boundary treatments and limiting the space for landscape to fully mature.

#### Summary/Justification

2.6.22 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive low density pattern of detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the well-treed green streetscape.



Grimms Hill to Bernards Close Area of Special Character



Grimms Hill to Bernards Close Area of Special Character

## 2.7 Prestwood

### Location

2.7.1 Prestwood is situated in the west of Chiltern District (see **Figure 1.1**). The village adjoins Great Missenden in the east, and is located on high ground above the Misbourne Valley.

### History

2.7.2 There are a number of medieval and post-medieval farmsteads around Prestwood, including Moat Farm, which comprises a 15th to 16th century timber framed house, with later alterations, and Pankridge Farmhouse originally dating to the 17th century. A smock mill operated in Prestwood in the 19th and 20th centuries. A number of 19th century buildings are recorded in the area including brickworks on Kiln Lane.

2.7.3 Housing was developed along one side of the High Street in Prestwood between 1883 and 1900 and included some early examples of semi-detached houses. There was very little further development before the Second World War. Only a few semi-detached properties located near to Great Missenden station were constructed at this time.

2.7.4 Housing development began after the Second World War. Extremely large building plots were laid out in the east of the village, and large villa residences constructed, within easy reach of the station. In other parts of Prestwood, housing development was characterised by smaller building plots and more closely spaced houses. There was variety in the plan form of the houses and in the building line. Much of the centre of Prestwood dates from the post-war years. At Gryms Dyke semi-detached and terraced housing was arranged around a small green. Housing was also completed at Moat Lane, Pankridge Drive, The Glebe, Greenlands Lane and Church Path before 1956.

2.7.5 Several new areas of housing were built between 1957 and 1972. A large estate was built in Prestwood around Wrights Lane which included parking courts and garages reflecting increasing car ownership. There was considerable demand for new housing at the time and dwellings were arranged in blocks to achieve higher densities, however each house was still provided with a small private garden. A considerable number of detached properties with sizeable gardens were also built in Prestwood in this period.

2.7.6 Since 1975 housing development has been more limited, however a large estate was constructed around Lodge Lane in Prestwood. This comprised a mixture of modern terraced housing, semi-detached and detached houses. Large residences on wide plots were built at Nairdwood Close at the southern edge of Prestwood. Redevelopment has occurred off Kiln Road with the construction of several cul-de-sacs surrounded by detached houses. Otherwise, post-1975 activity has been limited to very small sites spread throughout the settlement.

### Character

2.7.7 Today, Prestwood is laid out on high ground above the Misbourne Valley. Overlapping the character typologies identified in this study are particular townscape nodes, topographical and landscape features, open spaces and views that add further distinctiveness to the town as a whole (see **Figure 2.7a**). These are:

- Historic buildings, pre-dating 1883, including a 15th to 16th century timber-framed farmhouse and a 17th century timber-framed house
- In places, grass verges, hedgerows and mature trees within front gardens, which contribute to the semi-rural character of this area and a green street scene
- Detached houses, set within large plots along Greenlands Lane, with a semi-rural character as a result of the combination of hedgerows and trees lining the road corridor
- Distinctive large plots containing detached houses and bungalows and generous front gardens in places
- Hedges and mature trees which contribute significantly to the public realm and introduce a green and leafy character
- Ancient (replanted) woodland to the south of Martinsend Lane contributes significantly to the wooded character of the streetscape
- Lanes which have a distinctive historic character, comprising narrow, winding routes bounded by hedgerows, with an absence of suburbanising features such as pavements or street lighting
- Fields to the west of Broomfield Hill and Broombarn Lane which create a rural landscape setting

2.7.8 The following character typologies have been identified in Prestwood (see **Figure 2.7b**):

- Clustered Centre
- Town Centre Fringes
- Out of Town Commercial
- Green Suburban Roads
- Formal Suburban
- Inconsistent Suburban
- Open Plan Suburban
- Suburban Roads
- Woodland Roads
- Apartments
- Greenspace

2.7.9 The characteristics of the above typologies are described in **Section 4.0**.

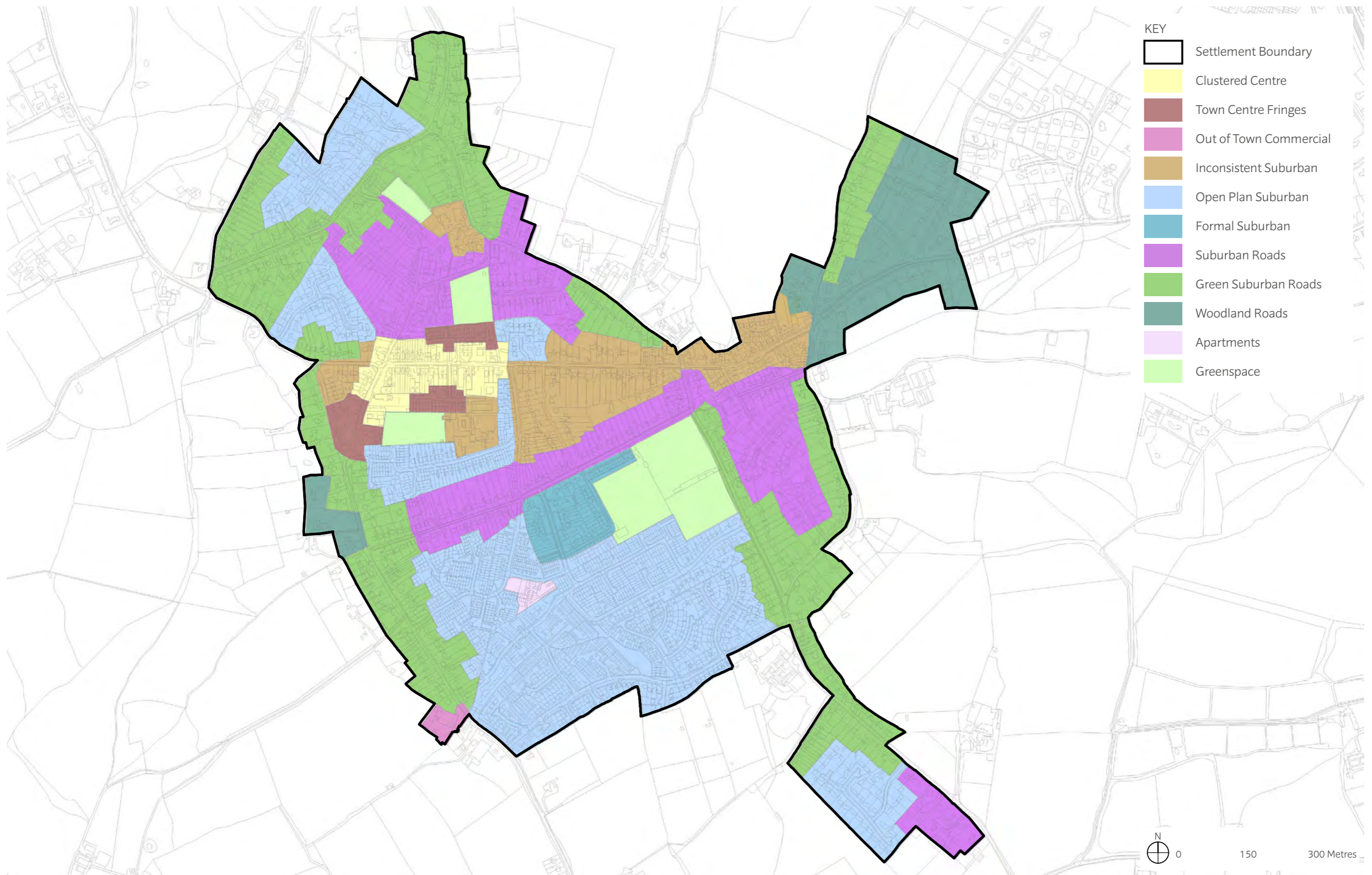


Gryms Dyke, Prestwood

Further details about the history of the settlement's evolution and character of the townscape can be found in the 2011 Chiltern Townscape Character Assessment



Figure 2.7a - Prestwood: Character Analysis



**Figure 2.7b - Prestwood: Character Typology**

**Townscape Values**

2.7.10 Based on the feedback from the stakeholder workshops held in February 2017, the key townscape characteristics and special qualities valued by the local community can be summarised as follows:

- Greenspaces (including Recreation Ground and Allotments)



**Areas with Potential for Change**

2.7.11 The following have been identified as areas with particular potential for change (based on currently unimplemented development sites identified in the Chiltern District Council and South Bucks District Council Draft Housing and Economic Land Availability Assessment Update, May 2017):

- Florence Orchard, Nairdwood Lane
- Collings Hanger Farm, 100 Wycombe Road, Prestwood

2.7.12 Any proposals for these sites should take regard of the characteristics of the area they are located in as well as the surrounding context.

2.7.13 In addition, the following have been identified as issues with particular potential for change (see **Figure 2.7a**):

- Poor and inconsistent townscape quality of the apartment block and surroundings on Hazell Road
- The fragmented character of the inconsistent suburban area to the east of the settlement centre.

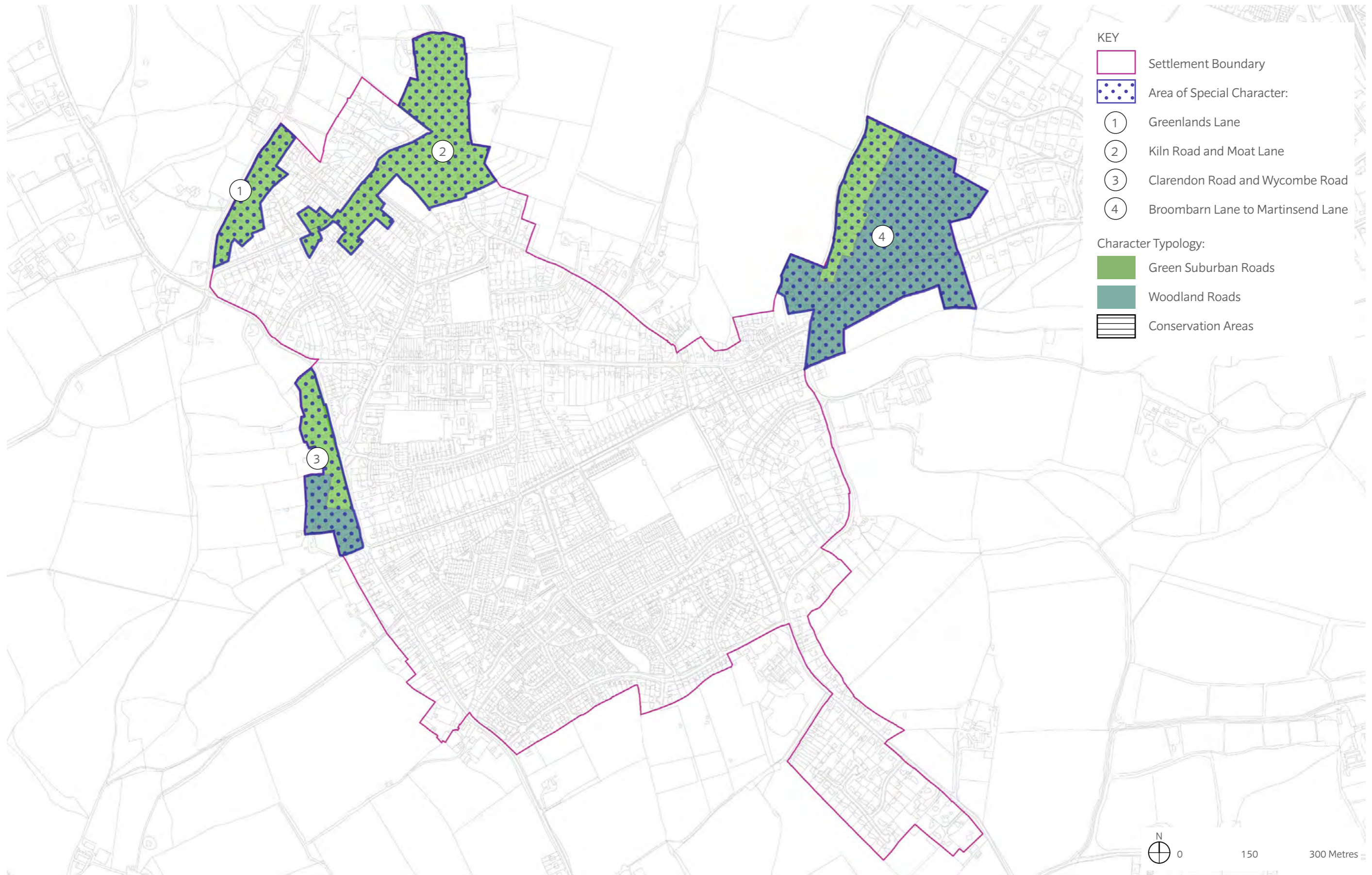
2.7.14 These areas have the potential to be improved in terms of their quality and positive contribution to the overall quality of the character area they sit within.



**Areas of Special Character**

2.7.15 The following residential areas have been identified as Areas of Special Character (see **Figure 2.7c**)

- Greenlands Lane
- Kiln Road and Moat Lane
- Clarendon Road and Wycombe Road
- Broombarn Lane to Martinsend Lane



**Figure 2.7c - Prestwood: Areas of Special Character**

### 1. Greenlands Lane Area of Special Character

- 2.7.16 The Greenlands Lane Area of Special Character (ASC) is located in the west of Prestwood. It is a high quality example of the 'Green Suburban Roads' character typology, and is particularly well preserved and maintained (see **Figure 2.7c**). It comprises properties on the eastern side of Greenlands Lane.
- 2.7.17 Plots are fairly regular with a consistent width and rhythm within the ASC. The road is quiet with little traffic.
- 2.7.18 Housing predominantly comprises large, detached properties built in a variety of styles and set within quite large, secluded gardens. Consistency is created by the regular plot pattern and streetscape character of trees, boundary hedges and walls. Scattered trees within front gardens and trees/hedgerows lining the road corridors, as well as grass verges, contribute to a semi-rural, 'green' streetscape character. Trees make a contribution to the character and sense of enclosure of the ASC.

#### Summary/Justification

- 2.7.19 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive low density pattern of detached houses with a variety of architectural styles set within large garden plots associated with vegetation, fronting onto the green streetscape.



### 2. Kiln Road and Moat Lane Area of Special Character

- 2.7.20 The Kiln Road and Moat Lane Area of Special Character (ASC) is located in the north of Prestwood. It is a high quality example of the 'Green Suburban Roads', 'Suburban Roads' and 'Open Plan Suburban' character typologies, and is particularly well preserved and maintained (see **Figure 2.7c**). It comprises properties on the north end of Moat Lane, south end of Hotley Bottom Lane, and some of the properties on Kiln Road, Kiln Close and The Glebe. These roads are all fairly quiet with little traffic.
- 2.7.21 Within the 'Green Suburban Roads' type, housing predominantly comprises detached properties, semi-detached properties and short terraces (including two grade II listed properties and a number of distinctive early 20th century houses and a terrace) built in a variety of styles, some set within secluded gardens. Consistency is created by the streetscape character of trees, boundary hedges and walls. Scattered trees within front gardens and trees/hedgerows lining the road corridors, as well as grass verges, contribute to a semi-rural, 'green' streetscape character. Trees make a contribution to the character and sense of enclosure of the ASC.



#### Summary/Justification

- 2.7.22 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive low density pattern of detached houses with a variety of architectural styles set within large garden plots associated with vegetation, fronting onto the green streetscape.



**3. Clarendon Road and Wycombe Road Area of Special Character**

- 2.7.23 The Clarendon Road and Wycombe Road Area of Special Character (ASC) is located in the west of Prestwood. It is a high quality example of the 'Woodland Roads' and 'Green Suburban Roads' character typologies, and is particularly well preserved and maintained (see **Figure 2.7c**). It comprises the western side of Clarendon Road, and the adjoining stretch of Wycombe Road as far as Sixty Acres Road.
- 2.7.24 Plots are predominantly regular with a consistent width and rhythm along individual roads within the ASC. Wycombe Road has heavier traffic than Clarendon Road, as it is one of the main routes through the settlement.
- 2.7.25 Within the 'Woodland Roads' character type (part of Wycombe Road), housing predominantly comprises large, detached properties built in a variety of styles and set within secluded gardens. Consistency is created by the regular plot pattern and streetscape character of mature trees, high boundary hedges and walls. Mature trees within front gardens and trees/hedgerows lining the road corridors contribute to a semi-rural, 'green' streetscape character, which is not visually dominated by the adjacent built form. Many houses located deep within their plot, can only be glimpsed through gates and gaps in boundary hedges. The trees make a substantial contribution to the character and sense of enclosure of the ASC.
- 2.7.26 Within the 'Green Suburban Roads' character type (part of Clarendon Road), the streetscape is less well-treed, but still softened by vegetation in front gardens and as boundary treatments. Properties are quite large, with secluded gardens.
- 2.7.27 The character of the ASC is weakened in places by the use of hard surfaces in front gardens, hard boundary treatments and limiting the space for landscape to fully mature.

**Summary/Justification**

2.7.28 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive low density pattern of detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the well-treed green streetscape.



**4. Broombarn Lane to Martinsend Lane Area of Special Character**

- 2.7.29 The Broombarn Lane to Martinsend Lane Area of Special Character (ASC) is located in the east of Prestwood. It is a high quality example of the 'Woodland Roads' and 'Green Suburban Roads' character typologies, and is particularly well preserved and maintained (see **Figure 2.7c**). It comprises the western part of Martinsend Lane, Broomfield Close, Firs Rise, and the eastern side of Broombarn Lane.
- 2.7.30 Plots are predominantly regular with a consistent width and rhythm along individual roads within the ASC. Properties are set along roads which predominantly have low levels of traffic, though Martinsend Lane is a busier through route between Great Missenden and Prestwood.
- 2.7.31 Within the 'Woodland Roads' character type (for example parts of Martinsend Lane), housing predominantly comprises large, detached properties built in a variety of styles and set within large, secluded gardens. Consistency is created by the regular plot pattern and streetscape character of mature trees, high boundary hedges and walls. Mature trees within front gardens and trees/hedgerows lining the road corridors contribute to a semi-rural, 'green' streetscape character, which is not visually dominated by the adjacent built form. Many houses located deep within their plot, can only be glimpsed through gates and gaps in boundary hedges. The trees make a substantial contribution to the character and sense of enclosure of the ASC.
- 2.7.32 Within the 'Green Suburban Roads' character type (part of Broombarn Lane), the streetscape is less well-treed, but still softened by vegetation in front gardens and as boundary treatments.
- 2.7.33 The character of the ASC is weakened in places by the use of hard surfaces in front gardens, hard boundary treatments and limiting the space for landscape to fully mature.

**Summary/Justification**

2.7.34 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive low density pattern of detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the well-treed green streetscape.



## 2.8 Heath End

### Location

2.8.1 Heath End is situated at the western edge of Chiltern District (see **Figure 1.1**). The village adjoins Great Kingshill in the west, and is located on the chalk dip slope, with the Misbourne Valley to the north east and the Wye valley to the south west.

### History

2.8.2 Heath End sits at the edge of what was in Anglo-Saxon times Wycombe or Holmer Heath, which comprised 4,000 acres of common heath and woodland. The inhabitants of all the surrounding parishes enjoyed rights of common and were likely to have used the heath to pasture pigs, graze cattle and to provide fuel and wood for houses and tools. During Saxon times the Heath was used as a hunting chase for noblemen.

2.8.3 The use of the heath as a common and as a hunting chase continued during the Medieval period. Heath End originated as a small hamlet, at the edge of the heath, in the parish of Great Missenden. Much of the common around Heath End was enclosed in the 18th and 19th centuries through enclosure awards made by parliament.

2.8.4 During the 20th century Heath End grew to reach the edge of Great Kingshill to the south west. The present day settlement largely comprises 20th century housing. Wide building plots were laid out along both sides of Spurlands End Road. Inter-war bungalows predominated while some detached dwellings were also built. Post-war infill completed the development of the road and there is the occasional post-1975 house.

2.8.5 One side of Copes Road has remained undeveloped allowing views out of the village. The other side is lined with a range of houses from different periods. The earliest houses are interwar bungalows and the occasional detached house in a cottage style. A number of post-war bungalows and houses are also present. Several houses appear to have been recently constructed which convincingly imitate vernacular and early 20th century styles.

2.8.6 A range of early 20th century buildings were constructed on the north-western side of Heath End Road, including a number of semi-detached properties of varying designs. Some houses contained internal garages reflecting rising car ownership in the 1920s and 30s. The other side of the road contains a pre-20th century cottage and some post-war infill development.

### Character

2.8.7 Today, Heath End is laid out immediately adjacent to Great Kingshill. Overlapping the character typologies identified in this study are particular townscape nodes, topographical and landscape features, open spaces and views that add further distinctiveness to the settlement as a whole (see **Figure 2.8a**). These are:

- Ancient woodland in the settlement setting to the north east of the settlement
- Views out of the settlement, across fields southwards from Copes Road.
- Area of allotments in the north east

2.8.8 The following character typologies have been identified in Heath End (see **Figure 2.8b**):

- Inconsistent Suburban
- Open Plan Suburban
- Suburban Roads
- Green Suburban Roads
- Greenspace

2.8.9 The characteristics of the above typologies are described in **Section 4.0**.



### Areas with Potential for Change

2.8.10 No areas have been identified with particular potential for change (based on currently unimplemented development sites identified in the Chiltern District Council and South Bucks District Council Draft Housing and Economic Land Availability Assessment Update, May 2017).

2.8.11 Any proposals for this settlement should take regard of the characteristics of the area they are located in as well as the surrounding context.



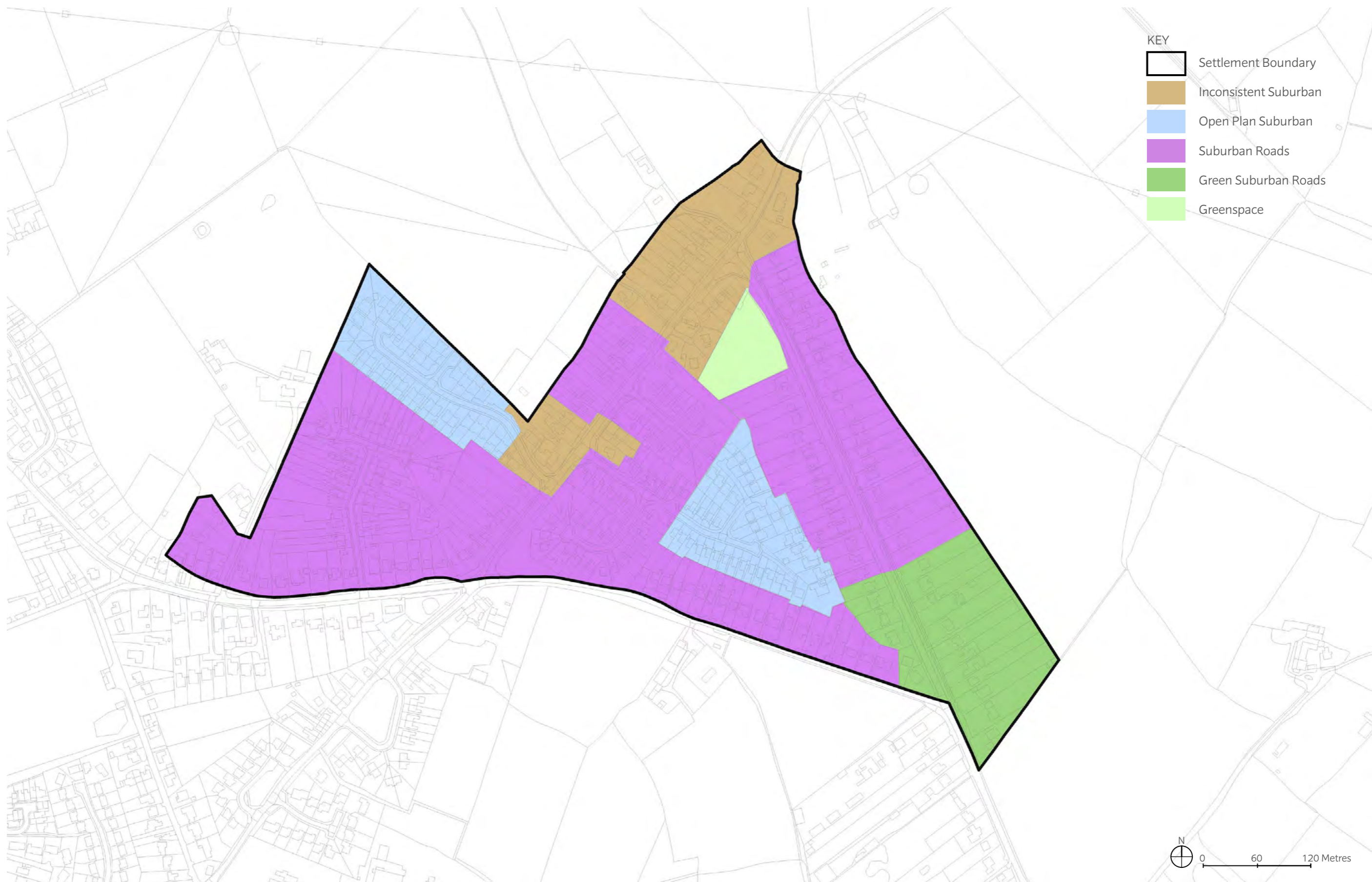
### Areas of Special Character

2.8.12 No areas have been identified as Areas of Special Character in Heath End.

Further details about the history of the settlement's evolution and character of the townscape can be found in the 2011 Chiltern Townscape Character Assessment



Figure 2.8a - Heath End: Character Analysis



**Figure 2.8b - Heath End: Character Typology**

## 2.9 Holmer Green

### Location

2.9.1 Holmer Green is situated in the west of Chiltern District (see **Figure 1.1**). The village is located on the chalk dip-slopes of the Chiltern Hills and adjoins the eastern edge of Hazlemere.

### History

2.9.2 Historical records indicate the existence of a medieval manor, known as Holmer manor. The oldest extant building in the village is a probable 15th century timber-framed hall house, with later alterations, called Penfold Cottage.

2.9.3 A number of buildings from the post-medieval period are present within the settlement. These include a 17th century timber-framed farmhouse, and two timber-framed barns at Holmer Green Farm, a pair of 18th century cottages, and an 18th century lodge probably built as a shooting lodge.

2.9.4 The only pre-1883 buildings to survive are arranged in three small clusters, one adjacent to the village green, another off Penfold Lane and the last off Earl Howe Road. Orchard Way and Parish Piece roads existed at this time and their function was probably related to the many orchards. The period 1883 to 1926 was characterised by the construction of individually designed detached and, less commonly, semi-detached homes on large building plots. Most of the buildings around the green date from this period.

2.9.5 The settlement further expanded from 1926 to 1956 with ribbon development along Browns Road, Wycombe Road, Watchet Lane, Beech Tree Road, Earl Howe Road and Sheepcote Dell Road, while more housing was completed on Parish Piece and Orchard Way. Small housing estates were completed between Penfold Lane and Sheepcote Dell Road, and at Ridings Cottages.

2.9.6 The population of Holmer Green increased rapidly in the 1950s, 1960s and 1970s and much of the property in the village dates from this time. Development at this time consolidated the village. Housing was completed along the undeveloped frontages of existing roads. In addition housing estates were constructed on backland making the village more compact. These included different forms of development and tended to use small building plots. Numerous cul-de-sacs were built to infill vacant land.

2.9.7 Since 1977 several small infill housing schemes have been implemented with new cul-de-sacs developed at Holmer Place, The Rosary, Parsons Walk, Campbell's Ride and Chilton Close. The cul-de-sacs at Mulberry Court and Todd Close have been built on previously developed land.

### Character

2.9.8 Today, Holmer Green is laid out immediately adjacent to Hazlemere. Overlapping the character typologies identified in this study are particular townscape nodes, topographical and landscape features, open spaces and views that add further distinctiveness to the settlement as a whole (see **Figure 2.9a**). These are:

- The village green, forming the original nucleus of the settlement and with several pre-1883 buildings around the margins. Much of it is enclosed by hedges containing deciduous trees
- Glimpsed views to the AONB from the settlement edges
- Post-war shopping parades on Browns Road creating a settlement centre

2.9.9 The following character typologies have been identified in Holmer Green (see **Figure 2.9b**):

- Clustered Centre
- Out of Town Commercial
- Green Suburban Roads
- Formal Suburban
- Inconsistent Suburban
- Open Plan Suburban
- Suburban Roads
- Greenspace

2.9.10 The characteristics of the above typologies are described in **Section 4.0**.



### Areas with Potential for Change

2.9.11 The following have been identified as areas with particular potential for change (based on currently unimplemented development sites identified in the Chiltern District Council and South Bucks District Council Draft Housing and Economic Land Availability Assessment Update, May 2017):

- The Old Exchange, 23 New Pond Road

2.9.12 Any proposals for this site should take regard of the characteristics of the area it is located in as well as the surrounding context.

2.9.13 In addition, the following have been identified as issues with particular potential for change:

- Poor townscape quality of the Out of Town Commercial area in the southeast of the settlement
- The fragmented character to the west of the settlement centre.

These areas have the potential to be improved in terms of their quality and positive contribution to the overall quality of the character area they sit within.

### Areas of Special Character

2.9.14 No areas have been identified as Areas of Special Character in Holmer Green.



Further details about the history of the settlement's evolution and character of the townscape can be found in the 2011 Chiltern Townscape Character Assessment

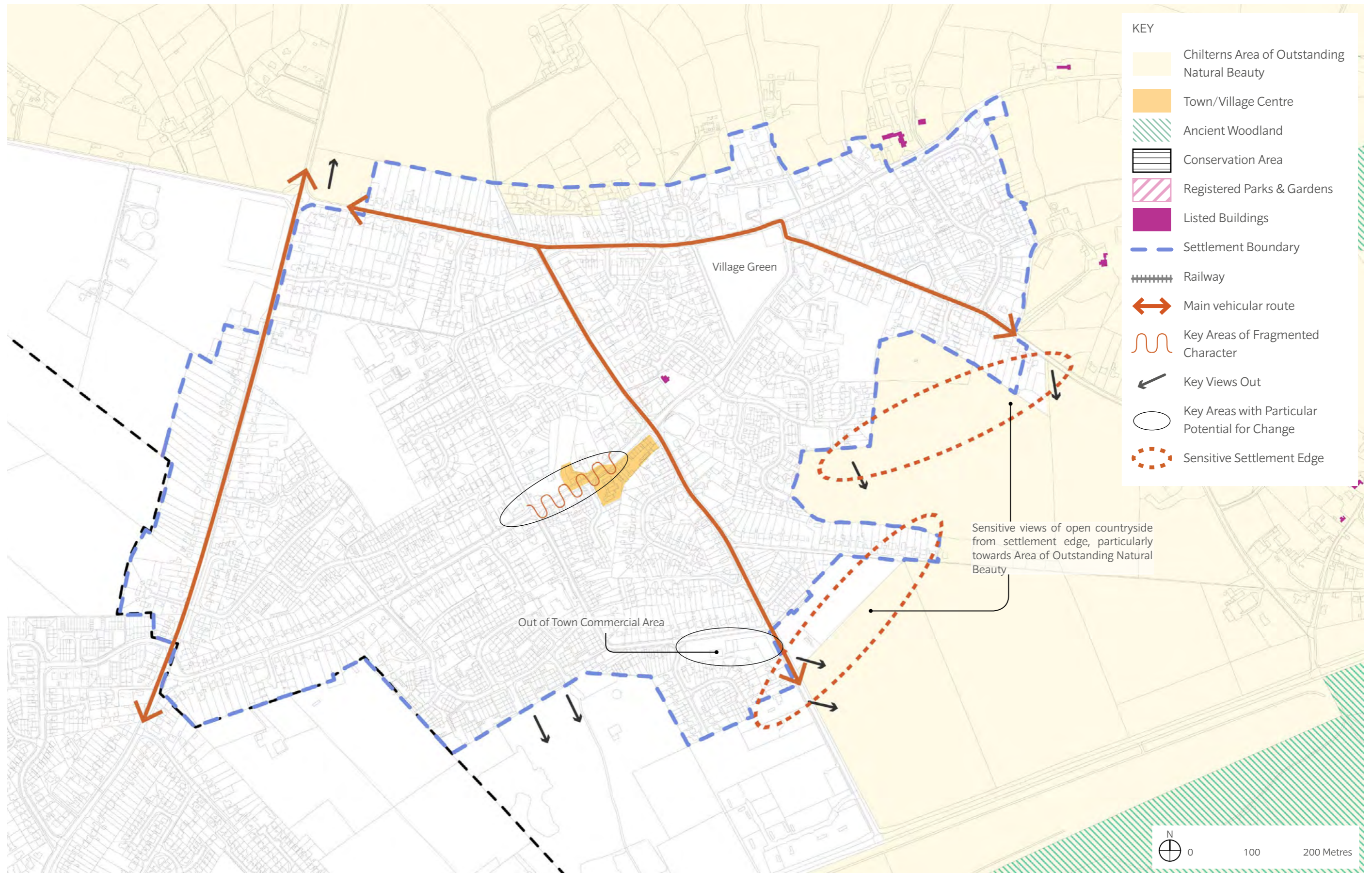
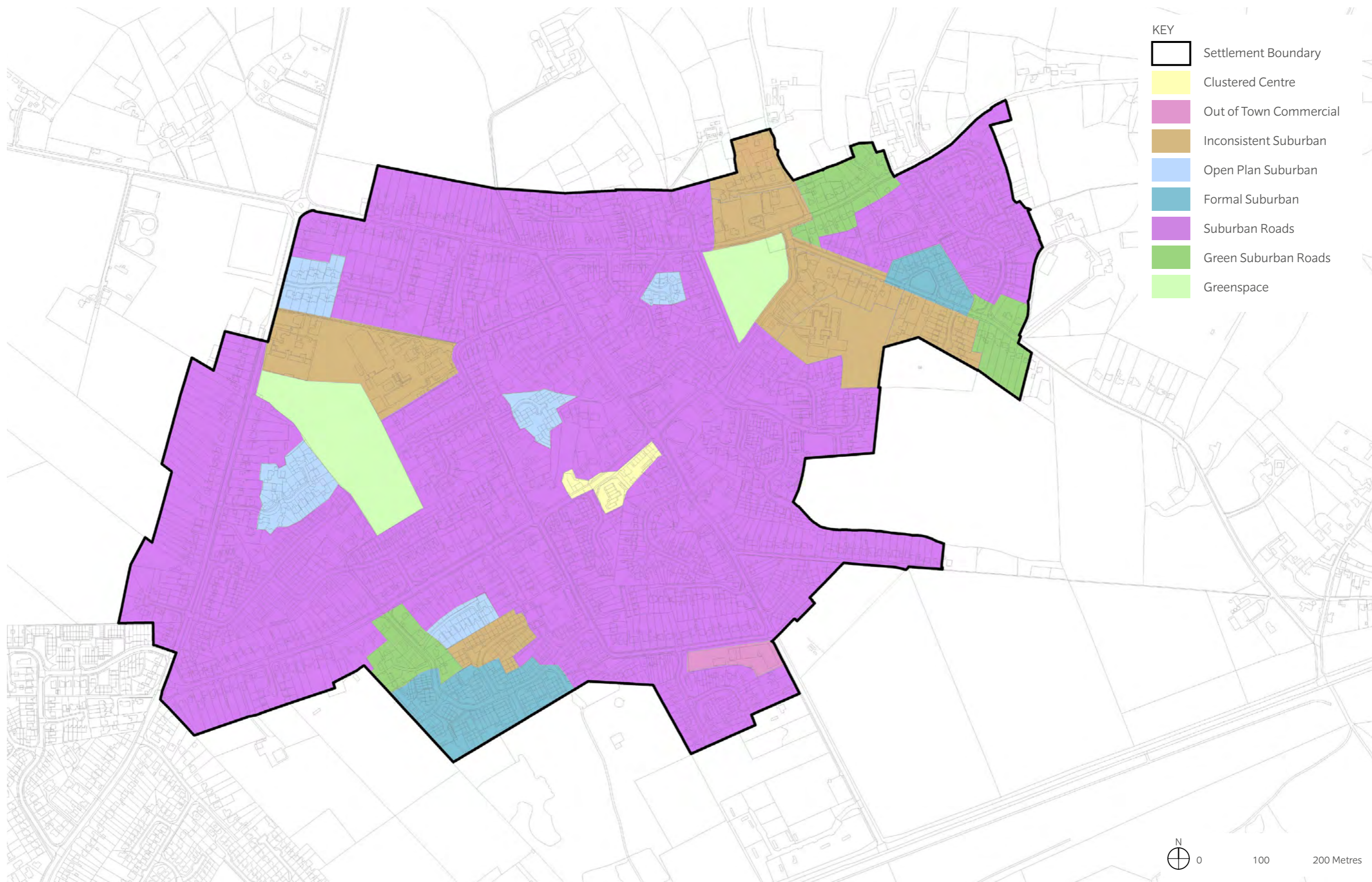


Figure 2.9a - Holmer Green: Character Analysis



**Figure 2.9b - Holmer Green: Character Typology**

## 2.10 Knotty Green

### Location

2.10.1 Knotty Green is situated in the south of Chiltern District (see **Figure 1.1**). The village adjoins Beaconsfield in the south, and is located on the chalk dip-slopes of the Chiltern Hills.

### History

2.10.2 The village contains a 15th century timber-framed hall house (Baylins Farm) with later alterations and extensions. Possible remains of a medieval or post-medieval moat or water-filled ditch have also been found in the area.

2.10.3 Beelings or Baylins Manor is also recorded in the 16th and 17th centuries. The hamlet of Knotty Green was first noted on a map of 1680. A number of 16th and 17th century timber-framed farmhouses and barns indicate that agriculture was the main activity in the settlement at this time. The centre of the old hamlet is still identifiable at the junction of Penn Road and Forty Green Road where a remnant of the old green from which the hamlet took part of its name survives.

2.10.4 The development that followed the arrival of the railway in Beaconsfield in 1906 increased the population of the parish as a whole by nearly 50 per cent in five years, but it was confined to Penn Road and Forty Green Road. Several small groups of houses reached by long drives were constructed. A decline in house building around the First World War, has left a fragmented pattern of housing from this period. The majority of development occurred along a north-south axis around Penn Road leading up from the Old Town to Knotty Green and along the Amersham Road in the period 1915-1945 sometime after the introduction of the railway. Development then extended outwards towards Penn in the north and Holtspur to the west in the period 1945-1980.

2.10.5 The 1960s saw considerable expansion of the settlement. Housing was completed at Hogback Wood Road, Eghams Wood Road and Woodlands Drive. To the East of Penn Road a large housing estate was completed. Seeleys estate, built in the 1970s to the north of Seeleys farm, follows an open plan style almost devoid of shrubbery, with a looped road network.

2.10.6 Post-1980 residential is primarily limited to infill or redevelopment rather than expansion to the town limits. It should also be noted that a series of plots around Knotty Green leading to the railway were developed in the period 1900-1915 immediately following the construction of the railway but has since been extensively redeveloped with only isolated plots remaining. Post-1980 developments are generally located off Forty Green Road and Penn Road.

### Character

2.10.7 Today, Knotty Green is laid out immediately adjacent to Beaconsfield. Overlapping the character typologies identified in this study are particular townscape nodes, topographical and landscape features, open spaces and views that add further distinctiveness to the settlement as a whole (see **Figure 2.10a**). These are:

- The historic green which is a key townscape feature
- Landmark historic buildings such as the Red Lion public house
- Exceptionally large, secluded gardens in places, which contribute to a semi-rural character;
- Witheridge Wood, which is a key distinctive townscape and landscape feature
- Distinctive substantial, detached houses, several of which are Edwardian villas – displaying distinctive architectural styles and details
- Mature trees, mostly located within private gardens contribute to the street scene
- Substantial detached houses, set back within large garden plots and contain mature trees, which contribute to a semi-rural streetscape character.
- Gables are a distinctive architectural feature, alongside intact examples of Arts and Crafts architecture within the villas
- A distinctive garden suburb influence in places, including a coherent street pattern of elegant, winding residential drives, grass verges and front gardens
- In some areas, hedges and ornamental garden planting contribute to a green street scene
- Distinctive architectural materials and details include coloured brick, render and decorative features
- Distinctive open plan nature of residential estates with consistent pattern of unusual architectural buildings (eg. the Anglo-Scandinavian chalet style architecture of the Mynchen Road estate)

2.10.8 The following character typologies have been identified in Knotty Green (see **Figure 2.10b**):

- Green Suburban Roads
- Formal Suburban
- Inconsistent Suburban
- Open Plan Suburban
- Suburban Roads
- Woodland Roads
- Greenspace

2.10.9 The characteristics of the above typologies are described in **Section 4.0**.



Hutchings Road, Knotty Green

Further details about the history of the settlement's evolution and character of the townscape can be found in the 2011 Chiltern Townscape Character Assessment

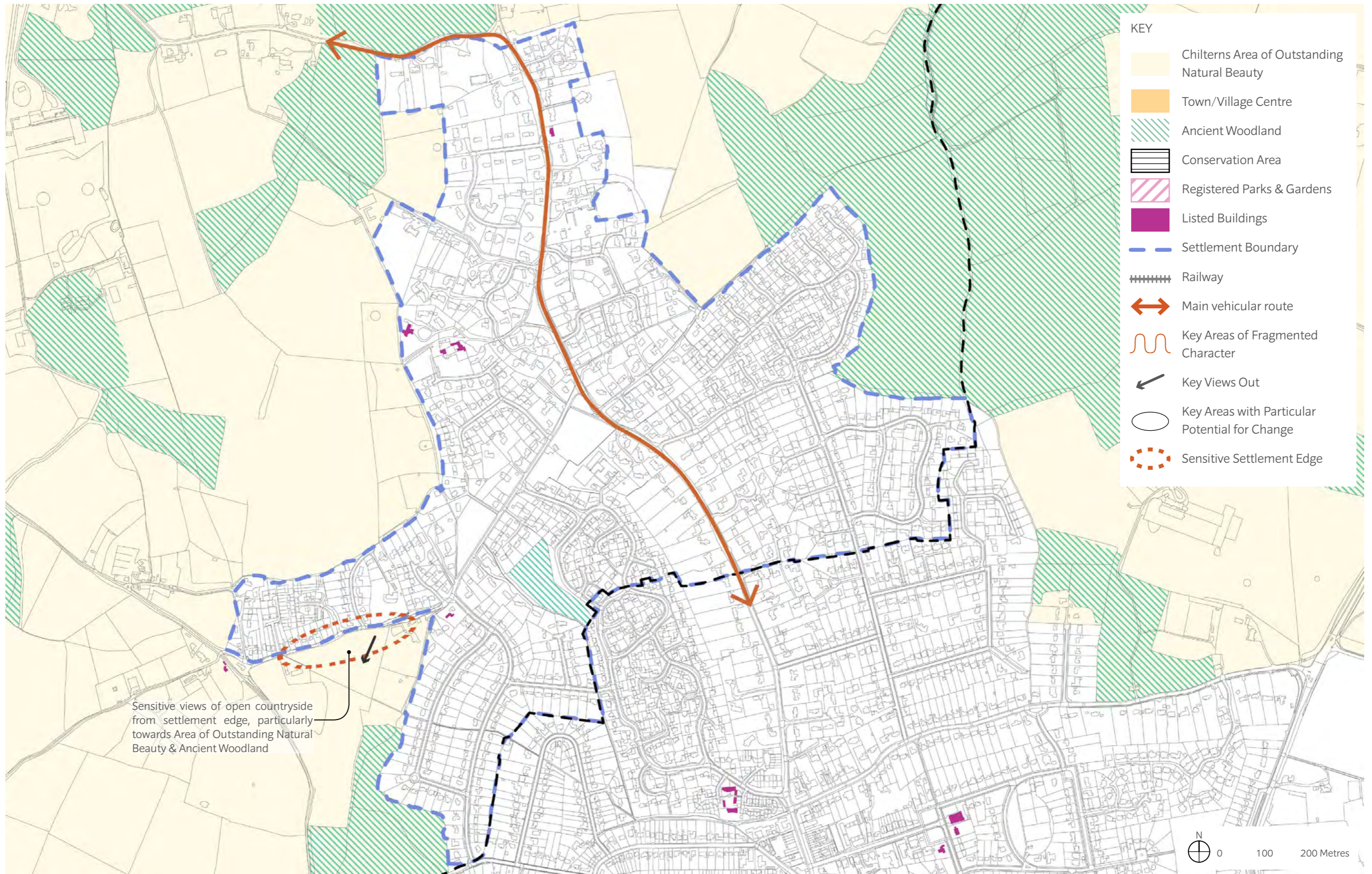


Figure 2.10a - Knotty Green: Character Analysis



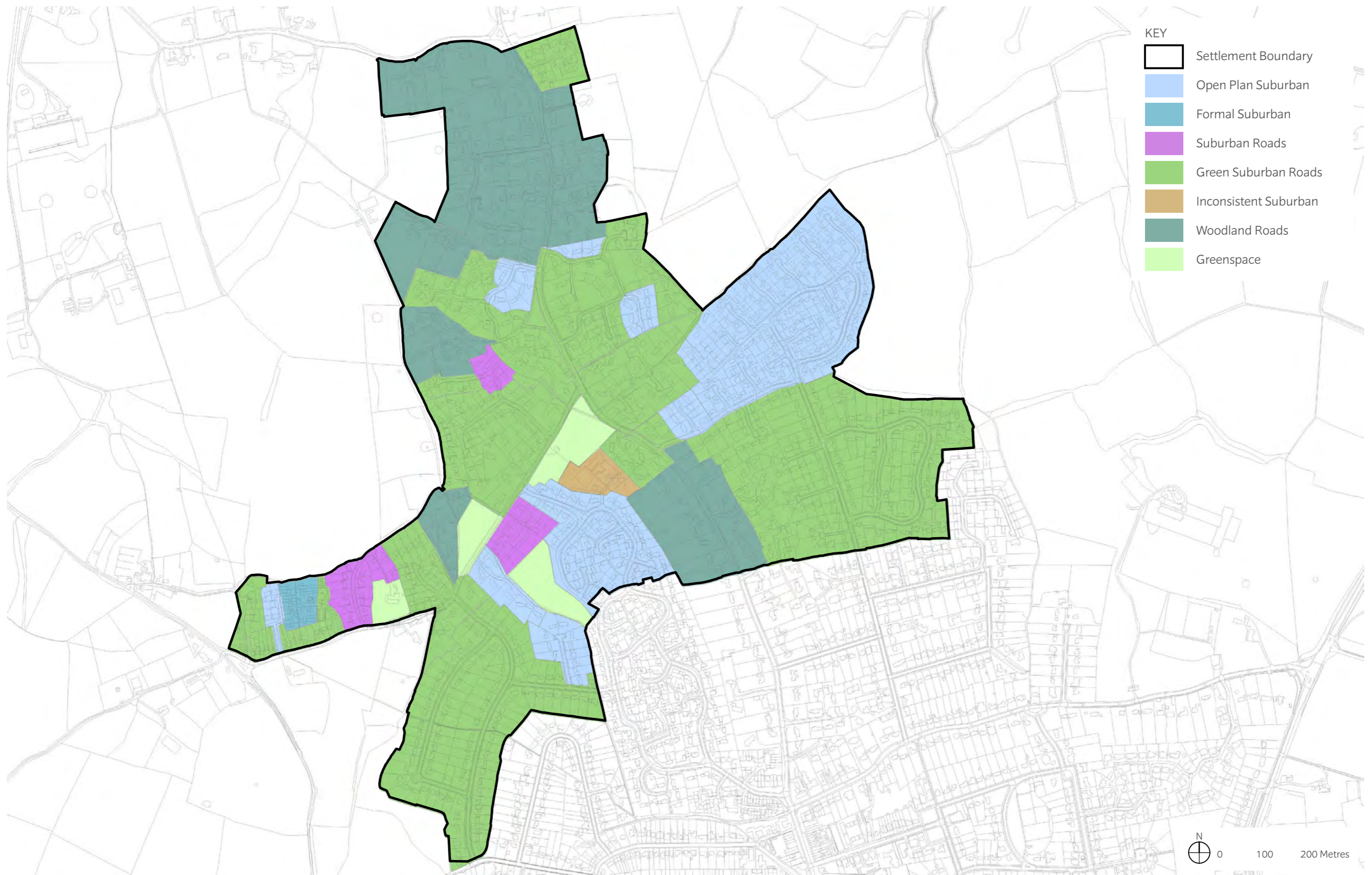


Figure 2.10b - Knotty Green: Character Typology

**Areas with Potential for Change**

2.10.10 The following have been identified as areas with particular potential for change (based on currently unimplemented development sites identified in the Chiltern District Council and South Bucks District Council Draft Housing and Economic Land Availability Assessment Update, May 2017):

- Glenock House, Penn Road
- 66 and 68 Penn Road, Knotty Green
- Knotty Green Garage Site, Penn Road
- Hillcroft, 72 Penn Road, Knotty Green

2.10.11 Any proposals for these sites should take regard of the characteristics of the area they are located in as well as the surrounding context.



**Areas of Special Character**

2.10.12 The following residential areas have been identified as Areas of Special Character (see **Figure 2.10c**)

- Penn Road
- Forty Green Road
- Seeley's Avenue
- Hogback Wood Road to Woodlands Drive

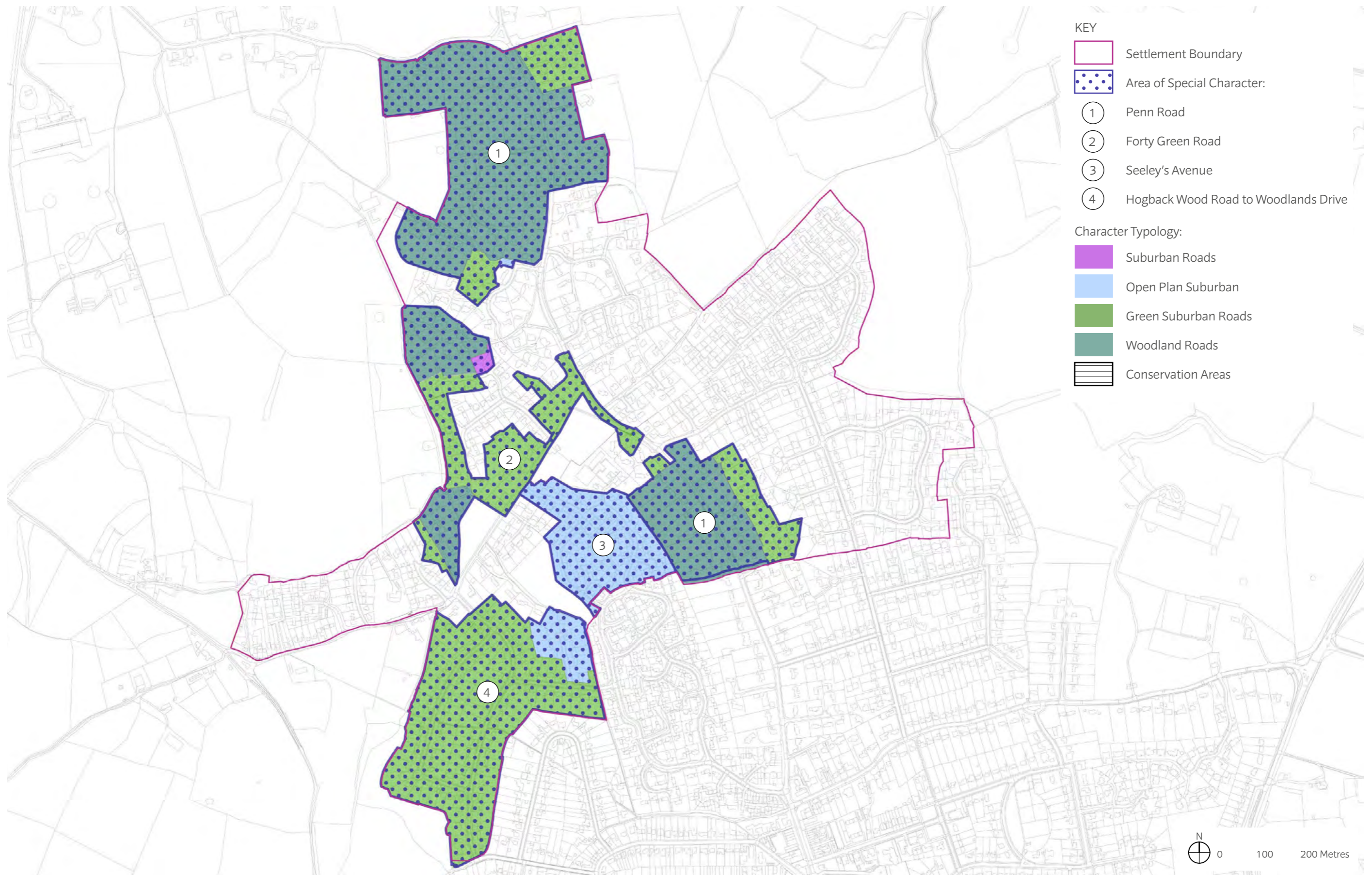


Figure 2.10c - Knotty Green: Areas of Special Character

### 1. Penn Road Area of Special Character

- 2.10.13 The Penn Road Area of Special Character (ASC) is located across two geographically distinct areas in the north and south of Knotty Green. It is a high quality example of the 'Woodland Roads' and 'Green Suburban Roads' character typologies, and is particularly well preserved and maintained (see **Figure 2.10c**). It comprises parts of Penn Road, the south side of Witheridge Lane, Park Grove, Drew's Park, Disraeli Park and Scotswood Close.
- 2.10.14 Plots are predominantly regular with a consistent width and rhythm along individual roads within the ASC. Properties are set along roads with varying levels of traffic. Penn Road is a busy through route to Beaconsfield, whilst the other side roads, are quieter.
- 2.10.15 Within the 'Woodland Roads' character type (Penn Road), housing predominantly comprises large, detached properties built in a variety of styles and set within large, secluded gardens. Consistency is created by the regular plot pattern and streetscape character of mature trees, high boundary hedges and walls. Mature trees within front gardens and trees/hedgerows lining the road corridors contribute to a semi-rural, 'green' streetscape character, which is not visually dominated by the adjacent built form. In places, the road is less enclosed, with wide grass verges. Many houses located deep within their plot, can only be glimpsed through gates and gaps in boundary hedges. The trees make a substantial contribution to the character and sense of enclosure of the ASC.
- 2.10.16 Within the 'Green Suburban Roads' character type (including Scotswood Close), the streetscape is less well-treed, but still softened by vegetation in front gardens and as boundary treatments.
- 2.10.17 The character of the ASC is weakened in places by the use of hard surfaces in front gardens, hard boundary treatments and limiting the space for landscape to fully mature.

#### Summary/Justification

- 2.10.18 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive low density pattern of detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the well-treed green streetscape.



### 2. Forty Green Road Area of Special Character

- 2.10.19 The Forty Green Road Area of Special Character (ASC) is located in the west of Knotty Green. It is a high quality example of the 'Woodland Roads' and 'Green Suburban Roads' character typologies, and is particularly well preserved and maintained (see **Figure 2.10c**). It comprises a number of clusters of properties to the north of Forty Green Road, including parts of Priests Paddock, the western side of Pitch Pond's Close and part of Churchill Drive.
- 2.10.20 Plots are predominantly regular with a consistent width and rhythm along individual roads or clusters of properties within the ASC. Properties are set along roads which predominantly have little traffic.
- 2.10.21 Within the 'Woodland Roads' character type in the far north and south of the ASC, housing predominantly comprises large, detached properties built in a variety of styles and set within large, secluded gardens. Consistency is created by the regular plot pattern and streetscape character of mature trees, high boundary hedges and walls. Mature trees within front gardens and trees/hedgerows lining the road corridors contribute to a semi-rural, 'green' streetscape character, which is not visually dominated by the adjacent built form. Many houses located deep within their plot, can only be glimpsed through gates and gaps in boundary hedges. The trees make a substantial contribution to the character and sense of enclosure of the ASC.
- 2.10.22 Within the 'Green Suburban Roads' character type (including parts of Forty Green Road), the pattern is similar, but slightly higher density and with slightly smaller plots. The streetscape is less well-treed, but still softened by vegetation in front gardens and as boundary treatments.
- 2.10.23 The character of the ASC is weakened in places by the use of hard surfaces in front gardens, hard boundary treatments and limiting the space for landscape to fully mature.

#### Summary/Justification

- 2.10.24 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive low density pattern of detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the well-treed green streetscape.

### 3. Seeleys Road Area of Special Character

- 2.10.25 The Seeleys Road Area of Special Character (ASC) is located in the south of Knotty Green, and adjoins an ASC of the same name in Beaconsfield (see **Section 3.1**). It is a high quality example of the 'Open Plan Suburban' character typology and is particularly well preserved and maintained (see **Figure 2.10c**). It comprises the northern part of Seeleys Road, Campbell Drive, The Copse, Mossway and Eastergate.
- 2.10.26 The area is a distinct pocket of development with clearly defined boundaries. Roads meander around open green spaces and front gardens. There is a consistent absence of boundary treatments between the buildings and the streets. This creates a sense of openness that is heightened by the green carpet of lawn that runs from the edge of each home to the edge of the road integrating footpaths and verges. The landscape is generally very well maintained. Roads are relatively quiet with little traffic.
- 2.10.27 The houses are clustered in small groups. These become the focus of the development. Within these groups building lines are staggered and houses placed at differing angles to the street. This pattern of development creates a loose plan in which the green spaces are as important to the overall character as buildings. The clustering of buildings and their relationship to the open spaces is well considered.
- 2.10.28 There is a distinctive architectural approach characterised by 1 to 2 storey, detached, simple buildings with low pitched roofs and a consistent material palette of red and yellow brick and timber cladding. Within this overall consistency, neighbouring properties in each cluster of housing tend to display small variations in form and materiality. This creates a level of individuality for each dwelling.
- 2.10.29 There is a distinctive use of ornamental planting and topiary - the quality of which is not generally found in other areas. Shrubs and small trees are grouped together in small clusters. Each add its own colour, shape and size to the overall composition. These groups are very well maintained and are an important part of the landscape character.

#### Summary/Justification

- 2.10.30 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its uniform townscape character and consistent architectural approach, associated with consistent public realm, boundary and landscape treatments.



Seeleys Road Area of Special Character



Hogback Wood Road to Woodlands Drive Road Area of Special Character

### 4. Hogback Wood Road to Woodlands Drive Area of Special Character

- 2.10.31 The Hogback Wood Road to Woodlands Drive Area of Special Character (ASC) is located in the southwest of Knotty Green. It is a high quality example of the 'Green Suburban Roads' and 'Open Plan Suburban' character typologies, and is particularly well preserved and maintained (see **Figure 2.10c**). It comprises Hogback Wood Road, Eghams Wood Road, Woodlands Drive and Woodlands Glade.
- 2.10.32 Plots are predominantly regular with a consistent width and rhythm along individual roads within the ASC. Properties are set along quiet roads with little traffic.
- 2.10.33 In the areas where the 'Green Suburban Roads' character dominates, such as along Hogback Way and Eghams Wood Road, properties are predominantly set back a short distance from the road, and there are grass verges in places. Hedges further enhance the semi-natural, soft feel of the streetscape. In many places across the 'Green Suburban Roads' character within the ASC, mature trees within front gardens contribute to a semi-rural, 'green' streetscape character, which is not strongly visually dominated by the adjacent built form.
- 2.10.34 The character of the 'Green Suburban Roads' areas of the ASC is weakened in places by the use of hard surfaces in front gardens, hard boundary treatments and buildings located closer to the boundary, limiting the space for landscape to fully mature.
- 2.10.35 Within the 'Open Plan Suburban' typology in Woodlands Glade, properties are laid out in a similar low density pattern, set back from the road with front gardens and off road parking. Architectural style varies and boundary treatments are limited, though predominantly soft where they do occur. There are few street trees, and the streetscape is visually dominated by the adjacent built form.

#### Summary/Justification

- 2.10.36 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its low density distinctive pattern of detached and semi-detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the well-treed green streetscape.

## 2.11 Chesham Bois

### Location

2.11.1 Chesham Bois is situated in the centre of Chiltern District (see **Figure 1.1**). The village adjoins Amersham in the south, and is located on the plateau between the Misbourne and the Chess Valleys.

### History

2.11.2 Chesham Bois was originally a settlement on the edge of Amersham Common, situated between Chesham and Amersham. The oldest building in the parish is St Leonard's church, which was developed from the former chapel of Bois Manor, built in the 14th century. Bois Manor was formed after the Norman conquest and included a manor house and park.

2.11.3 Mayhall Farm is thought to have originated in the 16th century as a great hall. Other Listed Buildings in the parish, including Manor Farm Cottage and Rectory Cottage, date mainly to the 18th century. Several barns, dating to the 18th century, are also listed.

2.11.4 Before the arrival of the railway in 1892, Chesham Bois was a rural hamlet. The main areas of pre-1883 development are located at High Bois Lane and around Amersham Common. 20th century development of Amersham-on-the-Hill and Chesham Bois has resulted in the joining of the northern boundary of Amersham with the southern boundary of Chesham Bois.

2.11.5 With the arrival of the railway, the large building plots and well-built houses in Chesham Bois were designed for the 'middle classes', moving from central London. Housing was built along existing roads such as Bois Lane, Amersham Road, Copperkins Lane and North Road, while new residential roads were also created including Chiltern Road, Clifton Road, Bois Avenue, Green Lane and North Park. Some building plots appear to be undeveloped in 1925, probably due to the First World War. Whilst large building plots predominate, areas of semi-detached and terraced housing on narrow plots were constructed at Bois Lane, Green Lane and North Park.

2.11.6 Further building activity occurred from 1925 to 1938. Housing was completed at Clifton Road and the settlement expanded along both Holloway Road and Stubbs Wood road. Detached houses were also built along Green Lane. The only new housing to occur between 1938 and 1955 was built along St Leonard's Road, and a small section of Long Park.

2.11.7 The period of 1955 to 1978 saw several infill developments based around cul-de-sacs including The Leys, Deep Acres, Long Park Close, and Runrig Hill. Post-1975 housing activity has been limited. Detached houses on small plots have been built at Hollybush Lane. Small sites have also been developed at Macdonald Close and Heatherton Park.

### Character

2.11.8 Today, Chesham Bois is laid out on the plateau above the Misbourne and the Chess Valleys. Overlapping the character typologies identified in this study are particular townscape nodes, topographical and landscape features, open spaces and views that add further distinctiveness to the settlement as a whole (see **Figure 2.11a**). These are:

- Several historic and landmark buildings, including seventeenth century buildings, an eighteenth century manor house, Chesham Bois House and St. Leonard's church
- A historic green at the centre of the village
- Large, regular building plots that contain a range of distinctive Edwardian villas which show considerable individuality and distinctive architectural styles such as deep gables, bay windows, complex roof plans, porches, chimney stacks and decorative timbering
- Consistent use in some areas of distinctive Arts and Crafts architectural styles and details including deep gables, prominent chimneys, side hinged windows, low eaves and cat slide roofs
- Front gardens which are well planted with trees and hedges and are an important component of the street scene, and rows of mature trees which contribute to a green streetscape character
- Consistency in building lines
- Pockets of replanted ancient woodland which provide a sense of enclosure
- A wooded common within the centre of the settlement, which is a key historic townscape feature
- Mature Beech woodland, which forms a high canopy over Amersham Road
- A sense of seclusion along narrow, unmade tracks in parts of the settlement

- Replanted ancient woodland which encloses development to the north and is a key landscape and townscape feature
- Wide grass margins, wooded public spaces, thick hedges and mature trees within gardens are distinctive features
- An area of 18th to 19th century parkland is present on the site of an older park, which a key landscape and townscape feature

2.11.9 The following character typologies have been identified in Chesham Bois (see **Figure 2.11b**):

- Clustered Centre
- Green Suburban Roads
- Formal Suburban
- Inconsistent Suburban
- Open Plan Suburban
- Suburban Roads
- Woodland Roads
- Greenspace

2.11.10 The characteristics of the above typologies are described in **Section 4.0**.



North Road, Chesham Bois

Further details about the history of the settlement's evolution and character of the townscape can be found in the 2011 Chiltern Townscape Character Assessment

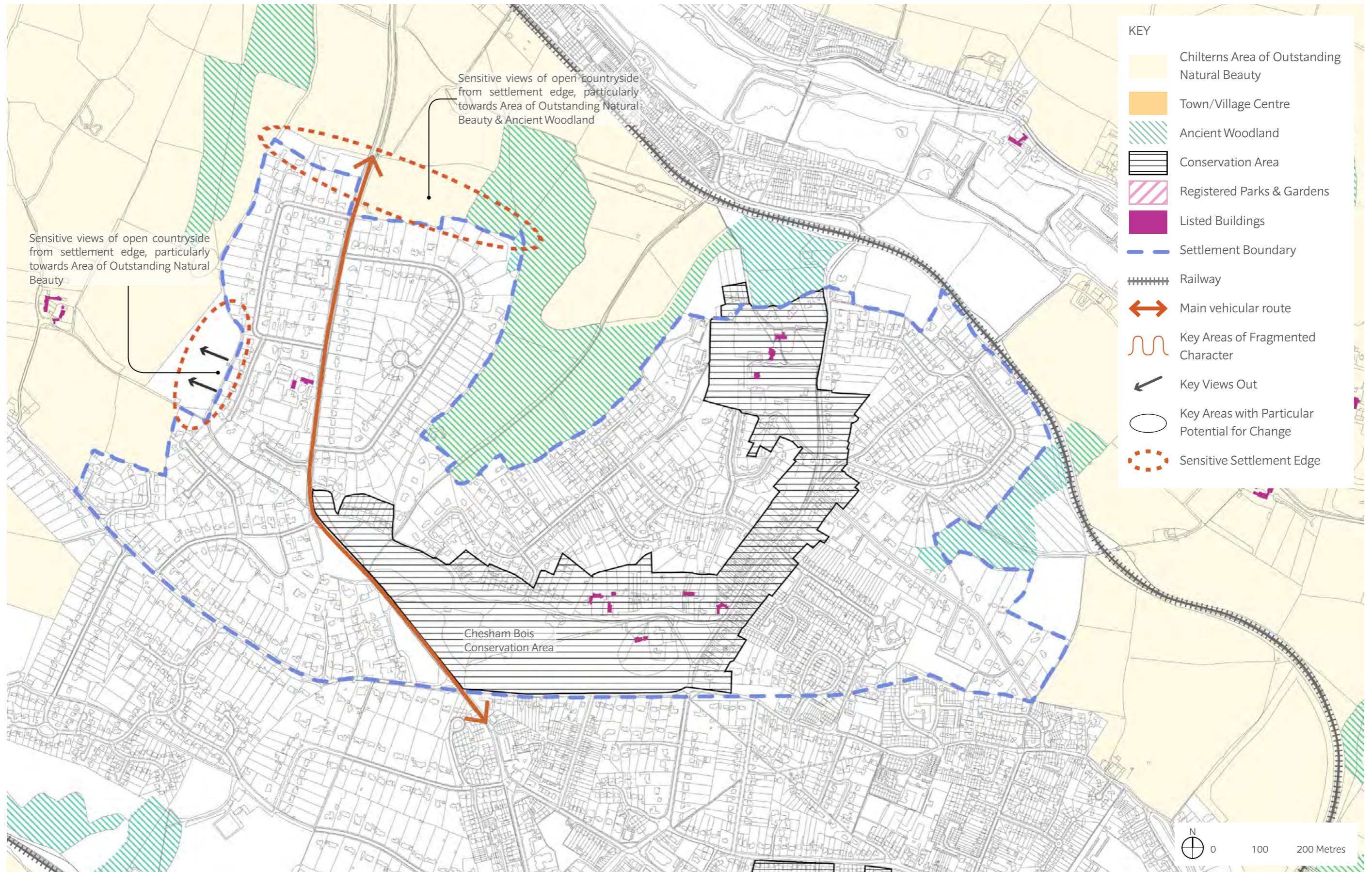


Figure 2.11a - Chesham Bois: Character Analysis

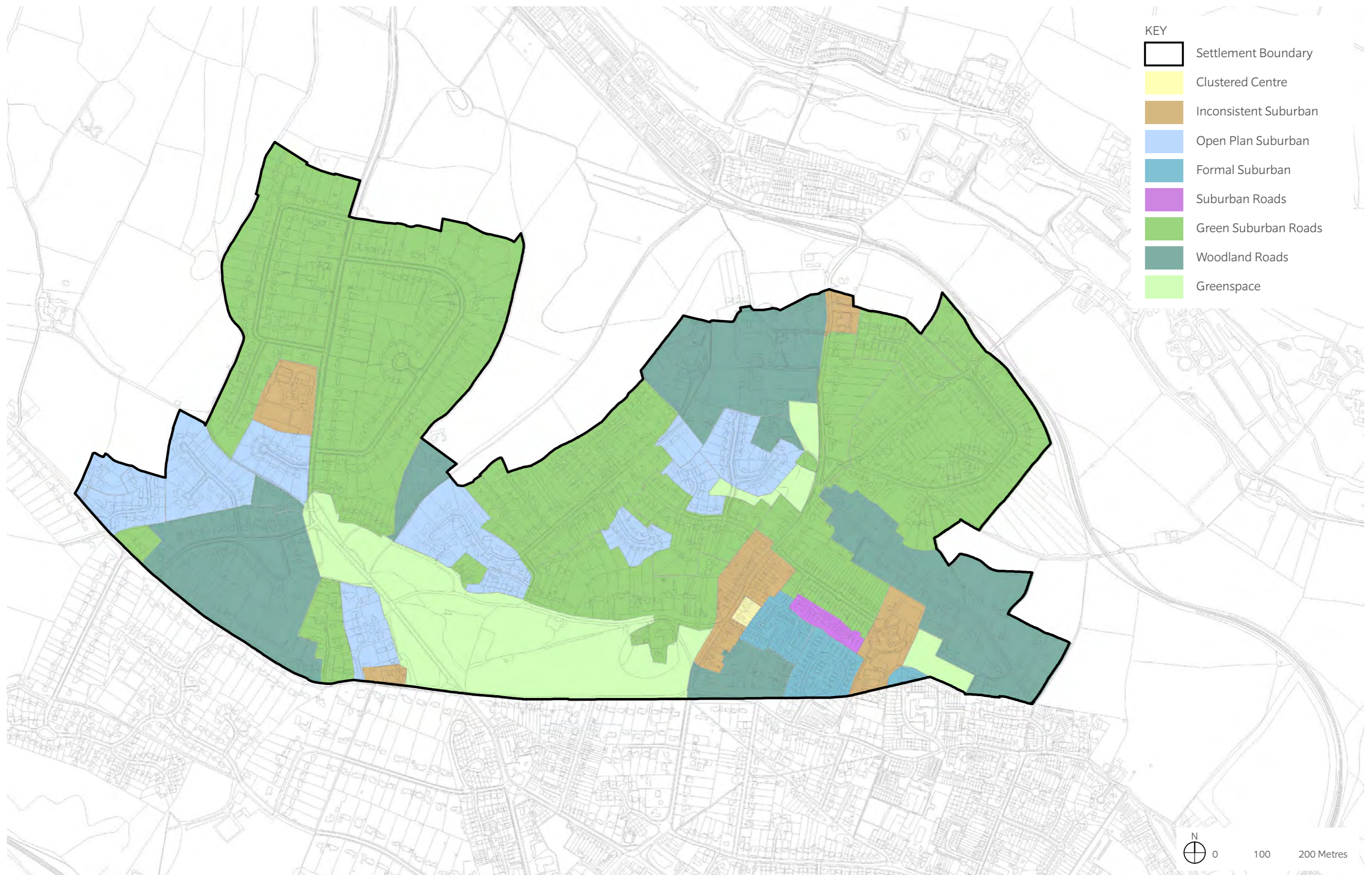


Figure 2.11b - Chesham Bois: Character Typology



### Townscape Values

2.11.11 Based on the feedback from the stakeholder workshops held in February 2017, the key townscape characteristics and special qualities valued by the local community can be summarised as follows:

- Chesham Bois Common - recreational importance
- War Memorial
- Frontage of school and church



### Areas with Potential for Change

2.11.12 The following have been identified as areas with particular potential for change (based on currently unimplemented development sites identified in the Chiltern District Council and South Bucks District Council Draft Housing and Economic Land Availability Assessment Update, May 2017):

- 5 Stubbs Wood, Chesham Bois

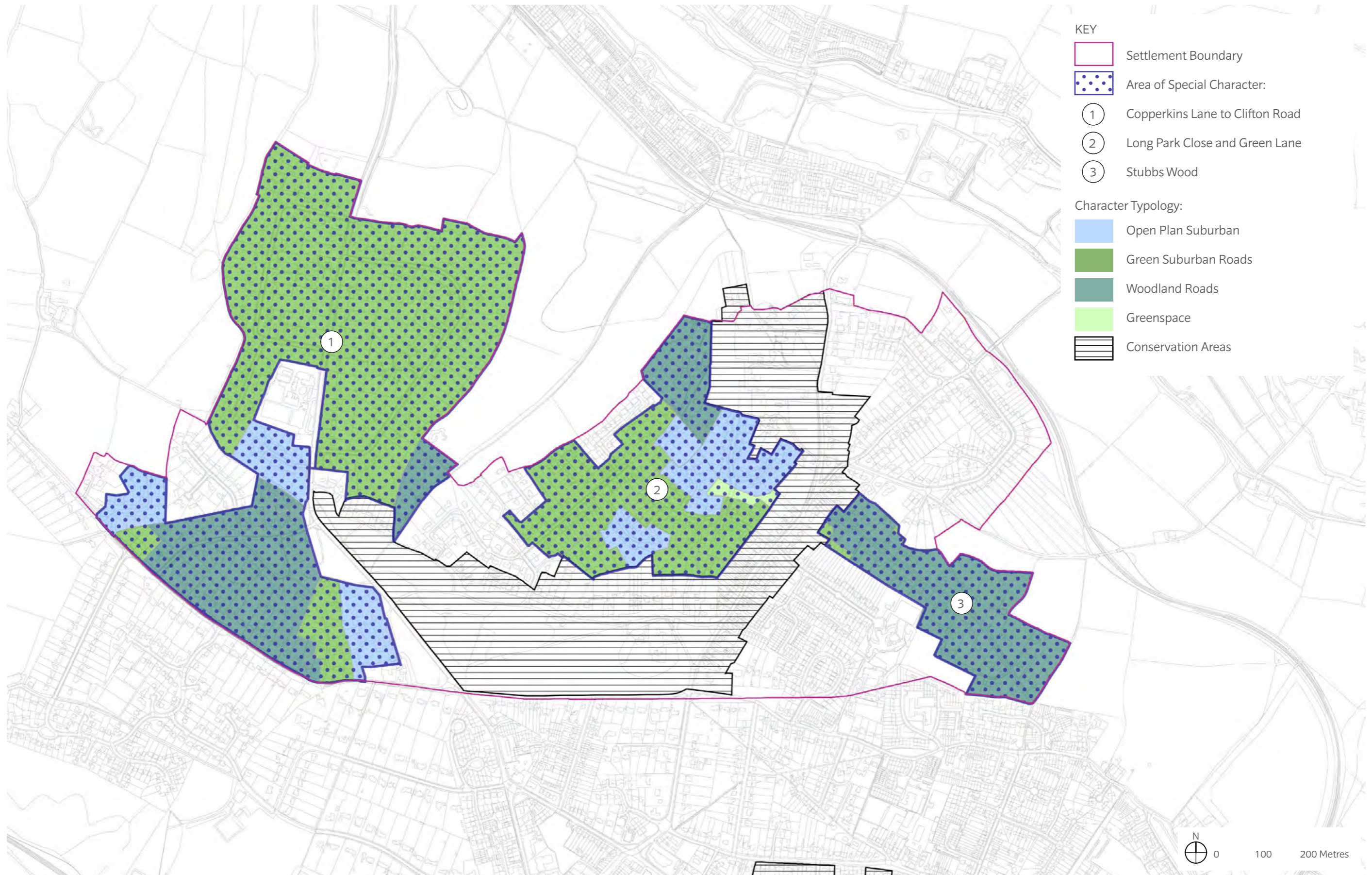
2.11.13 Any proposals for these sites should take regard of the characteristics of the area they are located in as well as the surrounding context.



### Areas of Special Character

2.11.14 The following residential areas have been identified as Areas of Special Character (see **Figure 2.11 c**)

- Copperkins Lane to Clifton Road
- Long Park Close and Green Lane
- Stubbs Wood



**Figure 2.11c - Chesham Bois: Areas of Special Character**

### 1. Copperkins Lane to Clifton Road Area of Special Character

- 2.11.15 The Copperkins Lane to Clifton Road Area of Special Character (ASC) is located in the west of Chesham Bois. It is a high quality example of the 'Woodland Roads', 'Open Plan Suburban' and 'Green Suburban Roads' character typologies, and is particularly well preserved and maintained (see **Figure 2.11c**). It comprises part of the northern side of Copperkins Lane, Deep Acres, Bois Avenue, Copperkins Grove, Heatherton Park, The Leys, Oakway, Chiltern Road, part of Amersham Road, and Clifton Road.
- 2.11.16 Plots are predominantly regular with a consistent width and rhythm along individual roads within the ASC. Properties are set along roads with varying levels of traffic, Amersham Road and Copperkins Lane are busy routes, whilst the other roads are quiet.
- 2.11.17 Within the 'Woodland Roads' character type (such as Bois Avenue), housing predominantly comprises large, detached properties built in a variety of styles and set within large, secluded gardens. Consistency is created by the regular plot pattern and streetscape character of mature trees, boundary hedges and walls. Mature trees within front gardens and trees/hedgerows lining the road corridors contribute to a semi-rural, 'green' streetscape character, which is not visually dominated by the adjacent built form. Some houses located deep within their plot, can only be glimpsed through gates and gaps in boundary hedges. The trees make a substantial contribution to the character and sense of enclosure of the ASC.
- 2.11.18 Within the 'Green Suburban Roads' character type (such as Clifton Road), the streetscape is less well-treed, but still softened by vegetation in front gardens and as boundary treatments. Property and plot size is frequently smaller than that found in the 'Woodland Roads' character type.
- 2.11.19 Within the 'Open Plan Suburban' character type, such as that found along The Leys, the streetscape predominantly lacks dividing boundary treatments but has a number of scattered trees and shrubs. Properties are quite large, with a consistent architectural style, and with large, secluded gardens to the rear.
- 2.11.20 The character of the ASC is weakened in places by the use of hard surfaces in front gardens, hard boundary treatments and limiting the space for landscape to fully mature.

#### Summary/Justification

- 2.11.21 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive low density pattern of detached and semi-detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the well-treed green streetscape.



## 2. Long Park Close and Green Lane Area of Special Character

- 2.11.22 The Long Park Close and Green Lane Area of Special Character (ASC) is located in the centre of Chesham Bois. It is a high quality example of the 'Woodland Roads', 'Open Plan Suburban' and 'Green Suburban Roads' character typologies, and is particularly well preserved and maintained (see **Figure 2.11c**). It comprises Long Park Close, Green Lane, The Woodlands, The Fennings, Cheyne Close, The Grove, and The Ridings.
- 2.11.23 Plots are predominantly regular with a consistent width and rhythm along individual roads within the ASC. Properties are set along quiet roads with low levels of traffic.
- 2.11.24 Within the 'Green Suburban Roads' character type, such as along The Woodlands, housing predominantly comprises medium to large, detached and semi-detached properties built in a variety of styles and set within secluded gardens. Consistency is created by the regular plot pattern and streetscape character of mature trees, boundary hedges and walls. Mature trees within front gardens and trees/hedgerows lining the road corridors contribute to a semi-rural, 'green' streetscape character. The trees make a substantial contribution to the character and sense of enclosure of the ASC.
- 2.11.25 Within the 'Woodland Roads' character type, found in the north of the ASC, the streetscape is not strongly visually dominated by the adjacent built form, boundary treatments are higher, and plot size is frequently larger than that found in the 'Green Suburban Roads' character type, with properties located deep within their plot.
- 2.11.26 Within the 'Open Plan Suburban' character type, such as that found along The Grove and The Ridings, the streetscape predominantly lacks dividing boundary treatments but has a number of scattered trees and shrubs. Properties are mostly quite large, with a consistent architectural style, and with secluded gardens to the rear.
- 2.11.27 The character of the ASC is weakened in places by the use of hard surfaces in front gardens, hard boundary treatments and limiting the space for landscape to fully mature.

### Summary/Justification

- 2.11.28 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive low density pattern of detached and semi-detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the well-treed green streetscape.



Long Park Close and Green Lane Area of Special Character



Long Park Close and Green Lane Area of Special Character



Stubbs Wood Area of Special Character

## 3. Stubbs Wood Area of Special Character

- 2.11.29 The Stubbs Wood Area of Special Character (ASC) is located in the east of Chesham Bois. It is a high quality example of the 'Woodland Roads' character typology, and is particularly well preserved and maintained (see **Figure 2.11c**). It comprises both sides of Stubbs Wood Road.
- 2.11.30 Plots are predominantly regular with a consistent width and rhythm along individual roads within the ASC. Stubbs Wood is a private road and has low levels of traffic.
- 2.11.31 Within the 'Woodland Roads' character type, housing predominantly comprises large, detached properties built in a variety of styles and set within large, secluded gardens. Consistency is created by the regular plot pattern and streetscape character of mature trees, boundary hedges and walls. Mature trees within front gardens and trees/hedgerows lining the road corridors contribute to a semi-rural, 'green' streetscape character, which is not visually dominated by the adjacent built form. Some houses located deep within their plot, can only be glimpsed through gates and gaps in boundary hedges. The trees make a substantial contribution to the character and sense of enclosure of the ASC.
- 2.11.32 The character of the ASC is weakened in places by the use of hard surfaces in front gardens, hard boundary treatments and limiting the space for landscape to fully mature.

### Summary/Justification

- 2.11.33 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive low density pattern of detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the well-treed green streetscape.

## 2.12 Seer Green

### Location

2.12.1 Seer Green is situated in the south of Chiltern District (see **Figure 1.1**). The village is located on the southern slopes of the Chiltern Hills.

### History

2.12.2 There are 13th to 14th century records of Sere or La Sere manor in the area. 14th to 18th century records of a manor house called Coat or Court Wick also exist.

2.12.3 The village contains a late 16th century timber-framed house and three 17th century timber-framed houses. An 18th century farmhouse, dairy and barn are present at Newbarn Farm. The historic core of Seer Green is located at the junction of Orchard Road and Chalfont Road. The flint and brick parish church was built in 1846 on the site of the village green. The green is largely surrounded by the original pre-20th century buildings.

2.12.4 In the early years of the Metropolitan railway, stations this far from London were seen as places for recreation rather than housing development, and the station was built to serve Beaconsfield Golf Club which lies to the south of Seer Green. However, the building boom of the 1920s and 1930s saw considerable development in Seer Green. Expansive building plots were laid out along Long Bottom Lane and Long Grove and these were filled with large villa residences. To the north of the village plots just wide enough to accommodate a detached home were offered along newly laid out residential roads. The housing is likely to have been aimed at the middle class London commuter.

2.12.5 The northern section of Grove Road was developed between 1955 and 1975 following a similar model of closely spaced detached houses. Since 1975 several sites have been redeveloped, the scale of the new housing appears to have been in keeping with its context, with large detached villas built along Longbottom Lane for example. A large new development has also taken place on backland in the centre of the village. This largely consists of closely spaced houses on compact building plots. Large parts of this development adopt a Radburn Layout with housing arranged around cul-de-sacs, facing public greenspace in the centre of the block. A World War II army camp was based in Hales Wood.

### Character

2.12.6 Today, Seer Green is laid out on the southern slopes of the Chiltern Hills. Overlapping the character typologies identified in this study are particular townscape nodes, topographical and landscape features, open spaces and views that add further distinctiveness to the settlement as a whole (see **Figure 2.12a**). These are:

- Several historic buildings which display Georgian architectural details such as red brick facades, sash windows and hipped roofs
- The churchyard, which forms a distinctive open space; the low iron railings of the churchyard are an attractive boundary feature, as are the red brick walls and hedges which separate many properties from the road
- In places, detached villas from the inter-war period which have been individually designed, with distinctive architectural styles and details including gables, porches and a variety of finishes including pebbledash
- Hedges and grass verges, as well as deep front gardens in some areas, contribute to a green street scene
- The narrow street width and mature planting within front gardens creates a sense of enclosure and intimacy
- Extremely large plots in places, incorporating large-scale houses set deep within the plot with a variety of distinctive architectural styles, including the original Arts and Crafts buildings to modern Mock Historic houses
- Thick hedgerows with mature trees are key townscape features

2.12.7 The following character typologies have been identified in Seer Green (see **Figure 2.12b**):

- Clustered Centre
- Green Suburban Roads
- Formal Suburban
- Inconsistent Suburban
- Open Plan Suburban
- Suburban Roads
- Woodland Roads
- Greenspace

2.12.8 The characteristics of the above typologies are described in **Section 4.0**.



Further details about the history of the settlement's evolution and character of the townscape can be found in the 2011 Chiltern Townscape Character Assessment

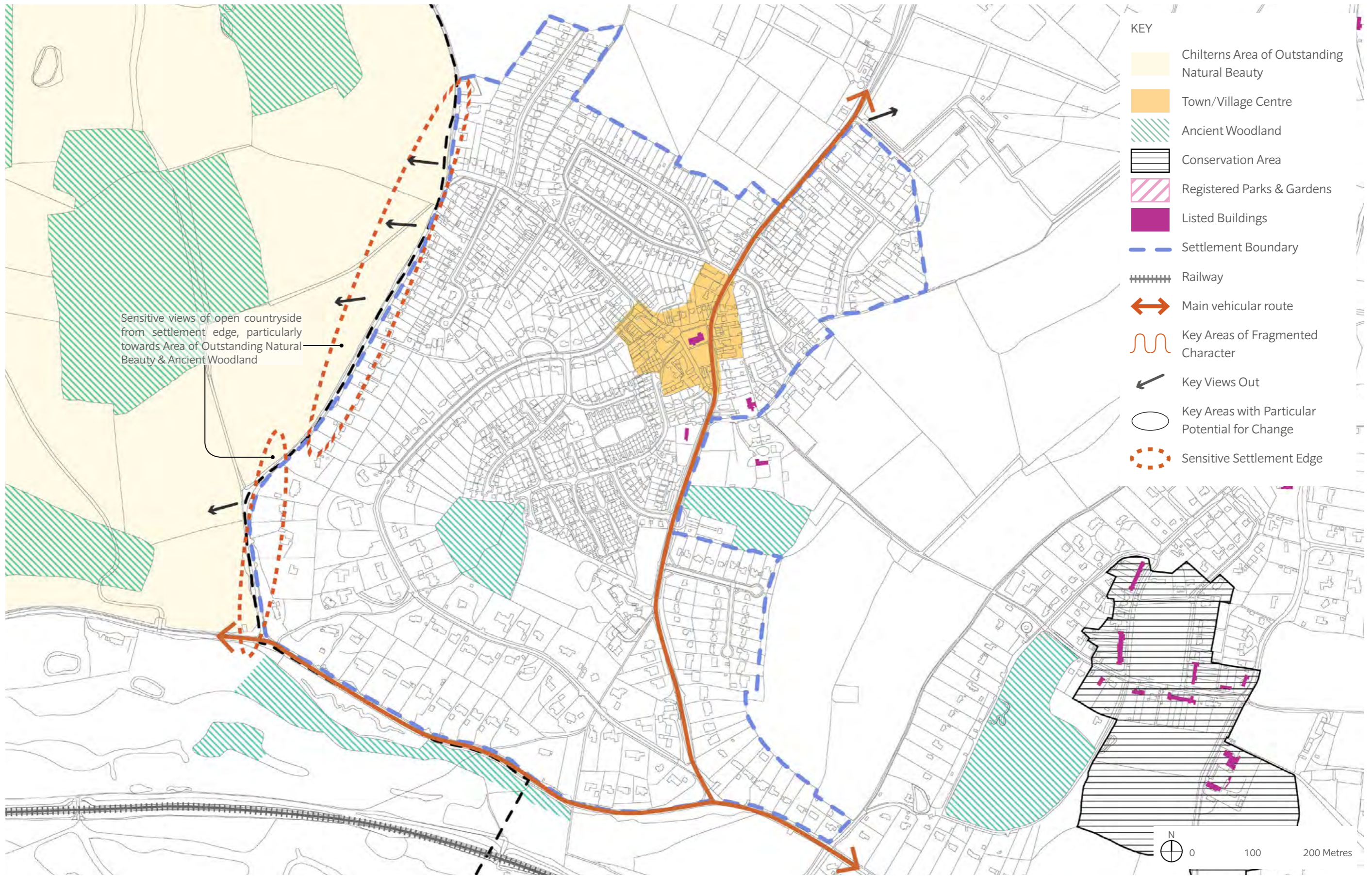


Figure 2.12a - Seer Green: Character Analysis

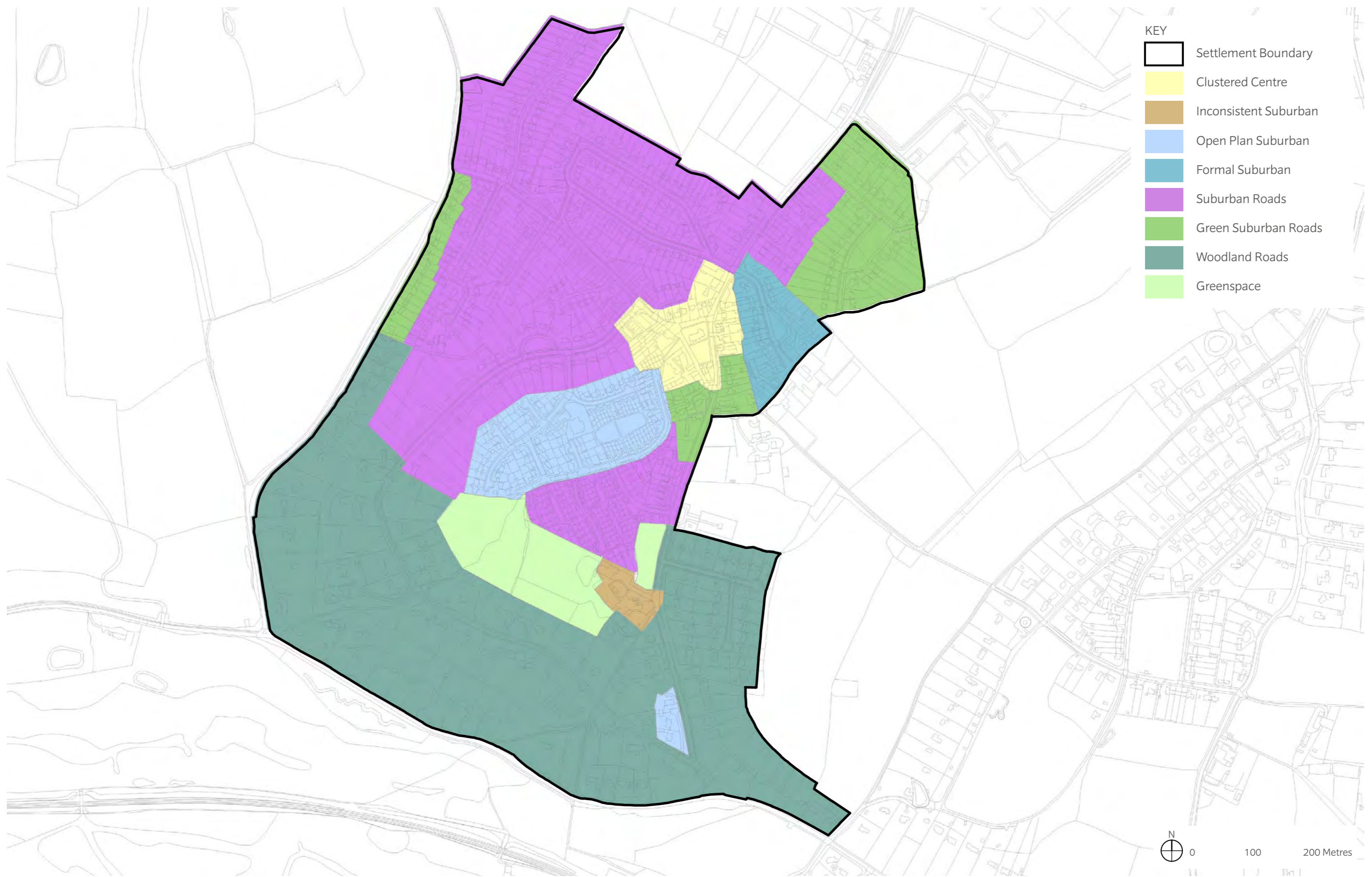
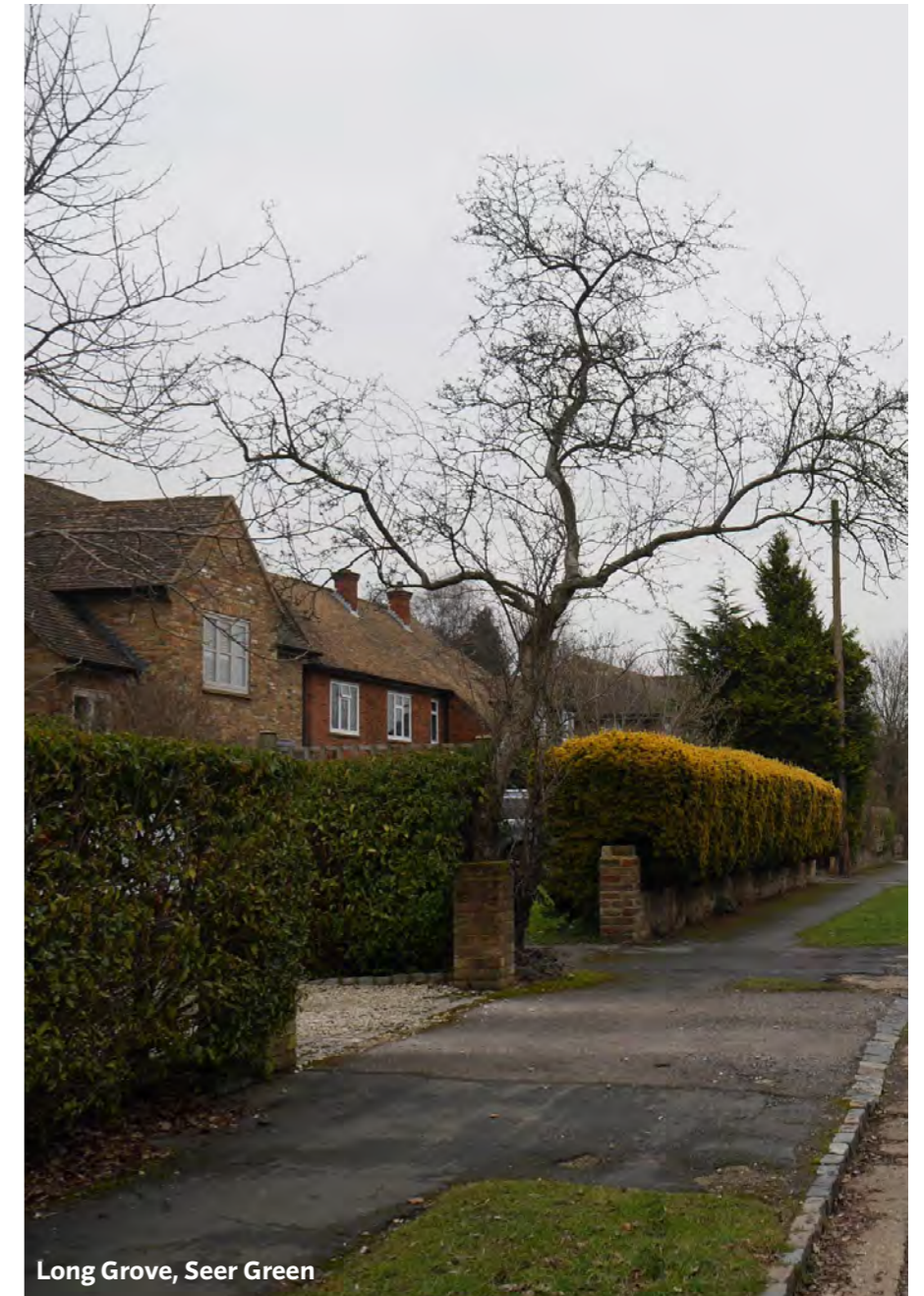


Figure 2.12b - Seer Green: Character Typology

**Areas with Potential for Change**

2.12.9 No areas have been identified with particular potential for change (based on currently unimplemented development sites identified in the Chiltern District Council and South Bucks District Council Draft Housing and Economic Land Availability Assessment Update, May 2017).

2.12.10 Any proposals for this settlement should take regard of the characteristics of the area they are located in as well as the surrounding context.



**Areas of Special Character**

2.12.11 The following residential areas have been identified as Areas of Special Character (see **Figure 2.12c**)

- Longbottom Lane to Seer Mead
- Chalfont Road and School Lane
- Manor Road and Manor Crescent



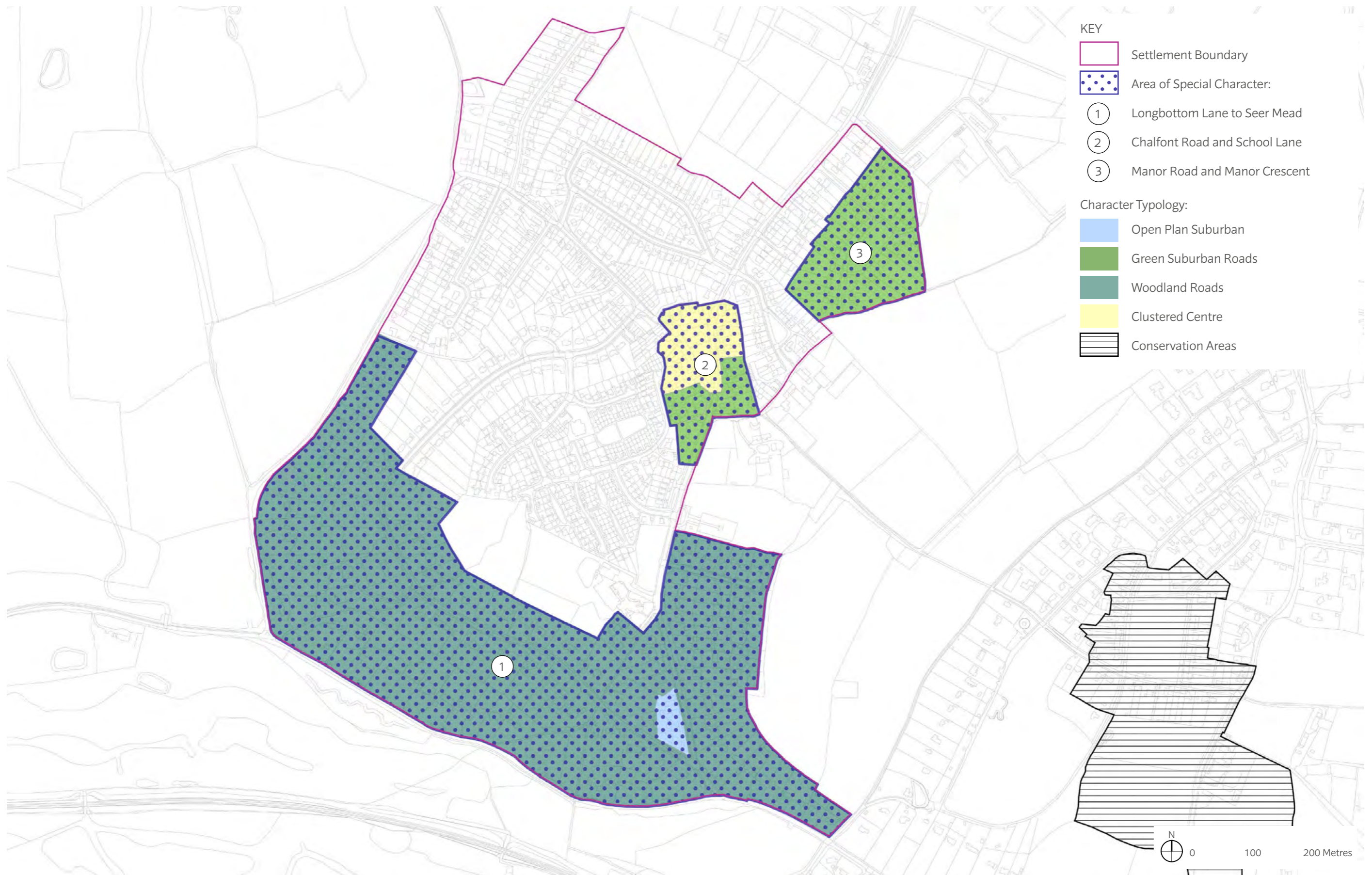


Figure 2.12c - Seer Green: Areas of Special Character

### 1. Longbottom Lane to Seer Mead Area of Special Character

- 2.12.12 The Longbottom Lane to Seer Mead Area of Special Character (ASC) is located in the south of Seer Green. It is a high quality example of the 'Woodland Roads' and 'Open Plan Suburban' character typologies, and is particularly well preserved and maintained (see **Figure 2.12c**). It comprises the north side of Longbottom Lane, Long Grove, the southern part of School Lane, Bayne Hill Close and Seer Mead.
- 2.12.13 Plots are predominantly regular with a consistent width and rhythm along individual roads within the ASC. Properties are set along roads with varying levels of traffic. Longbottom Lane, which forms the settlement boundary on this side, and School Lane are busier routes, whilst the other roads are quieter.
- 2.12.14 Within the 'Woodland Roads' character type, which includes most of the ASC, housing predominantly comprises large, detached properties built in a variety of styles and set within large, secluded gardens. Consistency is created by the regular plot pattern and streetscape character of mature trees, high boundary hedges and walls. Mature trees within front gardens and trees/hedgerows lining the road corridors contribute to a semi-rural, 'green' streetscape character, which is not visually dominated by the adjacent built form. Many houses located deep within their plot, can only be glimpsed through gates and gaps in boundary hedges. The trees make a substantial contribution to the character and sense of enclosure of the ASC.
- 2.12.15 In newer developments the character of the ASC is weakened in places by the use of hard surfaces in front gardens, hard boundary treatments and buildings located closer to the boundary and limiting the space for landscape to fully mature.
- 2.12.16 Within the 'Open Plan Suburban' character type (Bayne Hill Close), the streetscape lacks boundary treatments but has a small number of scattered trees, some of which are ornamental. Properties are large, and architectural style is consistent.

#### Summary/Justification

- 2.12.17 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive low density pattern of detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the well-treed green streetscape.



## 2. Chalfont Road and School Lane Area of Special Character

- 2.12.18 The Chalfont Road and School Lane Area of Special Character (ASC) is an extensive area located in the centre of Seer Green. It is a high quality example of the 'Green Suburban Roads' character typology, and includes part of the 'Clustered Centre' of the settlement (see **Figure 2.12c**). It comprises the area around Holy Trinity Church, including the northern part of School Lane, southern part of Chalfont Road, Church Lane, and Manor Farm Way.
- 2.12.19 Properties are set along roads with varying levels of traffic. Chalfont Road and School Lane are the busiest of these roads.
- 2.12.20 In the south of the ASC where the 'Green Suburban Roads' character dominates, properties are predominantly set back a short distance from the road, and there are grass verges in places. Hedges and trees in front gardens contribute to a semi-rural, 'green' streetscape character.
- 2.12.21 The character of the 'Green Suburban Roads' areas of the ASC is weakened in places by the use of hard surfaces in front gardens and hard boundary treatments.
- 2.12.22 Within the 'Clustered Centre' typology, architectural style varies. Consistency is created by the focal point and view of the church and predominantly green streetscape character. Hedges and trees in front gardens and around the church contribute to a semi-rural, 'green' streetscape character, and where the streetscape is more dominated by built form these are predominantly historic properties.

### Summary/Justification

- 2.12.23 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its distinctive pattern of detached and semi-detached houses and short terraces with a variety of architectural styles creating the setting for the church, and associated with mature vegetation, fronting onto the well-treed green streetscape.



## 3. Manor Road and Manor Crescent Area of Special Character

- 2.12.24 The Manor Road and Manor Crescent Area of Special Character (ASC) is located in the northeast of Seer Green. It is a high quality example of the 'Green Suburban Roads' character typology, and is particularly well preserved and maintained (see **Figure 2.12c**). It comprises Manor Road, Manor Crescent, and the southern side of Park Place
- 2.12.25 Plots are predominantly regular with a consistent width and rhythm along individual roads within the ASC. Properties are set along quiet roads with little traffic.
- 2.12.26 In the areas where the 'Green Suburban Roads' character dominates, properties are predominantly set back a short distance from the road, and in Manor Crescent properties look out over an area of greenspace. Hedges and trees, often behind low boundary walls further enhance the semi-natural, soft feel of the streetscape. In many places across the ASC, mature trees within front gardens contribute to a semi-rural, 'green' streetscape character.
- 2.12.27 The character of the ASC is weakened in places by the use of hard surfaces in front gardens, hard boundary treatments and buildings located closer to the boundary, limiting the space for landscape to fully mature.

### Summary/Justification

- 2.12.28 This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its low density distinctive pattern of detached and semi-detached houses with a variety of architectural styles set within large garden plots associated with mature vegetation, fronting onto the well-treed green streetscape.

## 2.13 Penn

### Location

2.13.1 Penn is situated at the western edge of Chiltern District (see **Figure 1.1**). The village is located adjacent to Tyler's Green on the northern side of the River Wye valley.

### History

2.13.2 Wycombe Heath was a prominent feature in the landscape during the Anglo-Saxon period. The heath was likely to have been used by noblemen for deer hunting. Deer were kept in a 'penne' or enclosure and this has given the parish its name.

2.13.3 There were several manors in Penn parish in the medieval period. Penn manor was split in 1222 and the new manor was called Seagraves. The current building at Seagrave Farm is 16th to 17th century in origin, though there are 17th century records of an old manor house here, and of a 14th century dovecote. Puttenham Manor is recorded from the 14th to the 16th century, and Puttenham Place Farm is 15th to 16th century in date. Holy Trinity Church in Penn was built between the 13th and 15th centuries.

2.13.4 Penn was famous in the medieval period for its tiles. Several 14th century tile kilns have been found in excavations or suggested from surface finds. Several finds of medieval tile and pottery have been made in the area. Pottery and tile-making carried on to some extent in the post-medieval period. Evidence has been found of a 17th century brickworks and 18th century brickworks and lime kilns. A kiln, brickworks and tileworks are noted on 19th century maps. Many of the listed buildings in the parish date to the 17th and 18th centuries.

2.13.5 Penn Wood contains 19th century features such as a ha-ha and rhododendron drives. During the Second World War the wood was used as an army camp. Hazlemere Road is lined with closely spaced detached houses of varied design, set back within the plot. Older houses line the eastern side of Elm Road, while 20th century infilling has occurred on the western side. There are many examples of rural development within this area such as the flint and brick cottages on the east side of The Green. Buildings of different ages are represented on Church Road. These include the 17th century Crown Public House, 19th century Vicarage, 20th century schoolhouse and a modern red brick building.

2.13.6 In the 1920s and 30s some cottage style houses were built on Church Road. Buildings date from a range of periods. Some 20th century infill housing has also occurred, though the village retains much of its historic character.

### Character

2.13.7 Today, Penn is laid out on the northern side of the River Wye valley. Overlapping the character typologies identified in this study are particular townscape nodes, topographical and landscape features, open spaces and views that add further distinctiveness to the settlement as a whole (see **Figure 2.13a**). These are:

- Landmark historic buildings, including a 17th century Public House, and a 17th century Old Bank House, which has distinctive Dutch gables
- A coherent mixture of distinctive vernacular architectural styles, including handmade red bricks with brown clay roof tiles, brick and flint walking and white painted weatherboarding

2.13.8 The following character typologies have been identified in Penn (see **Figure 2.13b**):

- Tightly Formed Centre
- Inconsistent Suburban
- Open Plan Suburban
- Formal Suburban
- Suburban Roads
- Green Suburban Roads

2.13.9 The characteristics of the above typologies are described in **Section 4.0**.



### Areas with Potential for Change

2.13.10 The following have been identified as areas with particular potential for change (based on currently unimplemented development sites identified in the Chiltern District Council and South Bucks District Council Draft Housing and Economic Land Availability Assessment Update, May 2017):

- Units 1, 2, 3, 4, 5, 6 & 7 Regius Court, Church Road

2.13.11 Any proposals for these sites should take regard of the characteristics of the area they are located in as well as the surrounding context.

### Areas of Special Character

2.13.12 No areas have been identified as Areas of Special Character in Penn.



Further details about the history of the settlement's evolution and character of the townscape can be found in the 2011 Chiltern Townscape Character Assessment

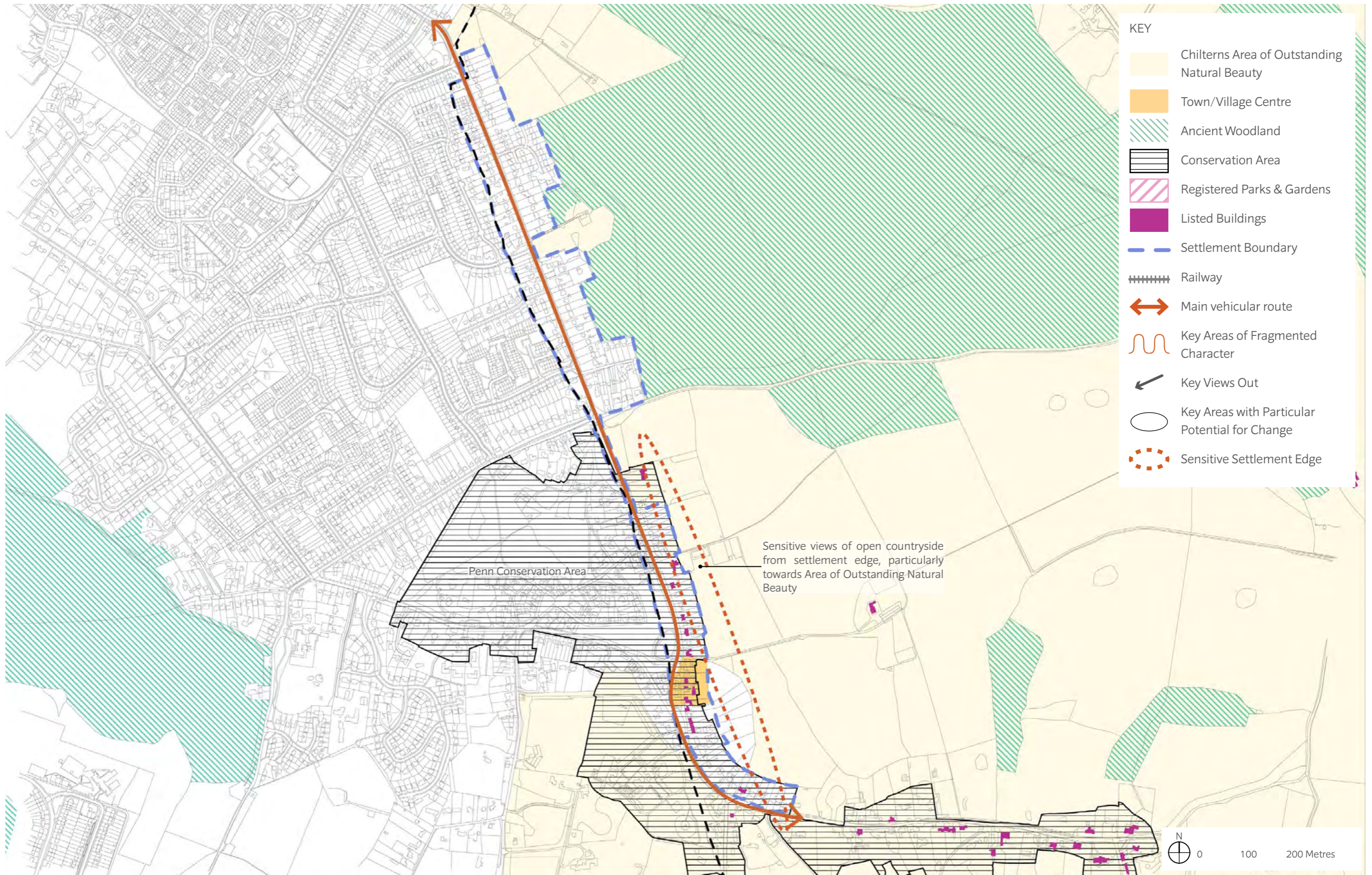


Figure 2.13a - Penn: Character Analysis

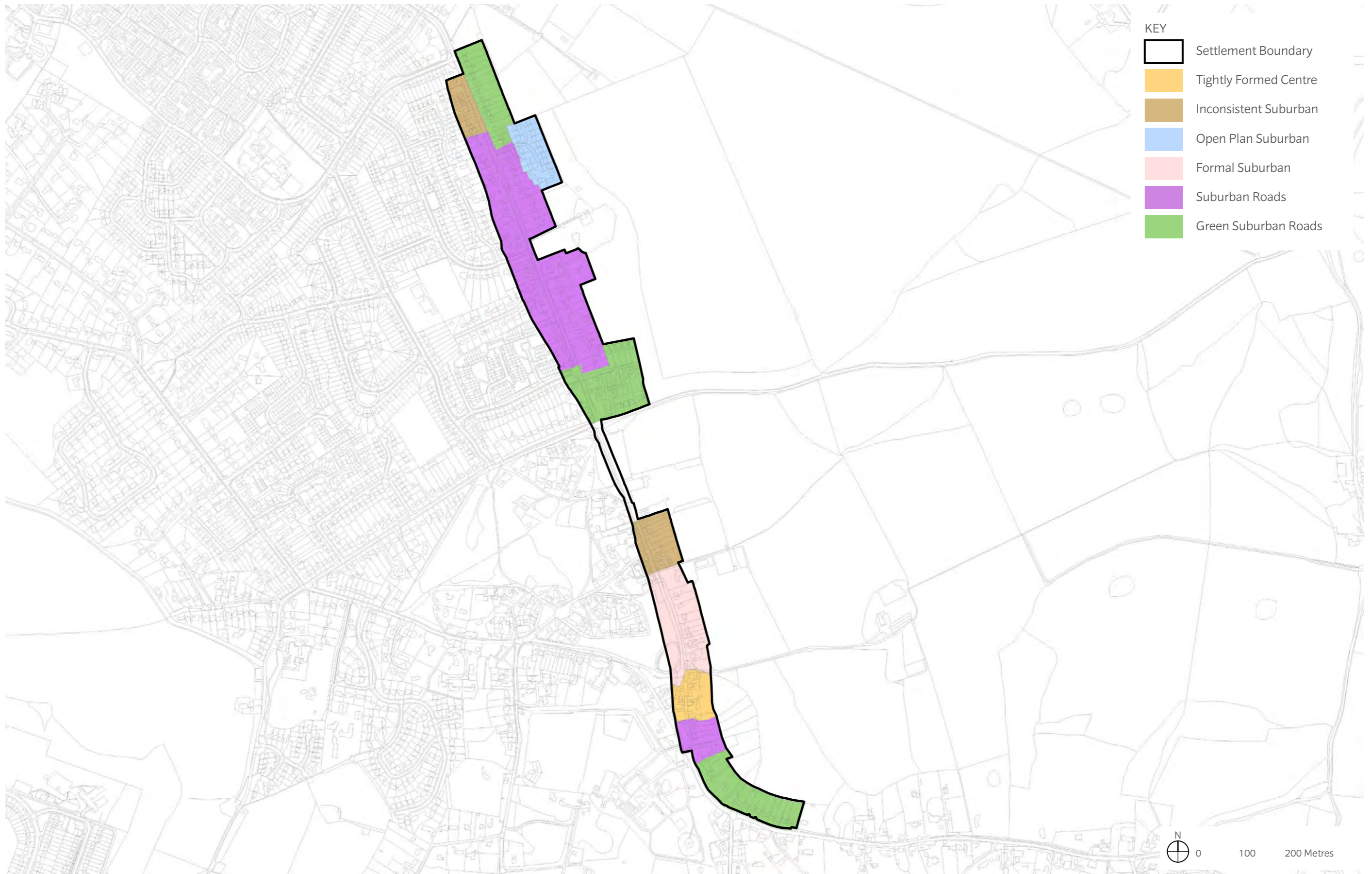


Figure 2.13b - Penn: Character Typology

## 2.14 Nashleigh Hill and Lycrome Road

### Location

2.14.1 Nashleigh Hill and Lycrome Road is a small settlement situated in the northeast of Chiltern District (see **Figure 1.1**). The village is located a short distance from the northeast edge of Chesham on high ground.

### History

2.14.2 The entirety of Nashleigh Hill and Lycrome Road settlement dates to the period between 1955 and 1978, related to the expansion of Chesham to the southwest (following the arrival of the railway in 1889). Whilst the age of housing within this period varies across the settlement, the majority dates to the 1960s and late 1970s. Sunnymede Avenue was the earliest of the residential roads developed in Nashleigh Hill and Lycrome Road, prior to which only scattered properties were present.

### Character

2.14.3 Today, Nashleigh Hill and Lycrome Road is laid out immediately to the north east of, but not adjoining Chesham. Overlapping the character typologies identified in this study are particular townscape nodes, topographical and landscape features, open spaces and views that add further distinctiveness to the settlement as a whole (see **Figure 2.14a**). These are:

- New residential development to the northwest of the settlement on the site of the former Amersham and Wycombe College, with extensive areas of public open space.

2.14.4 The following character typologies have been identified in Nashleigh Hill and Lycrome Road (see **Figure 2.14b**):

- Green Suburban Roads
- Open Plan Suburban
- Suburban Roads

2.14.5 The characteristics of the above typologies are described in **Section 4.0**.

### Areas with Potential for Change

2.14.6 No areas have been identified with particular potential for change (based on currently unimplemented development sites identified in the Chiltern District Council and South Bucks District Council Draft Housing and Economic Land Availability Assessment Update, May 2017).

2.14.7 Any proposals for this settlement should take regard of the characteristics of the area they are located in as well as the surrounding context.



### Areas of Special Character

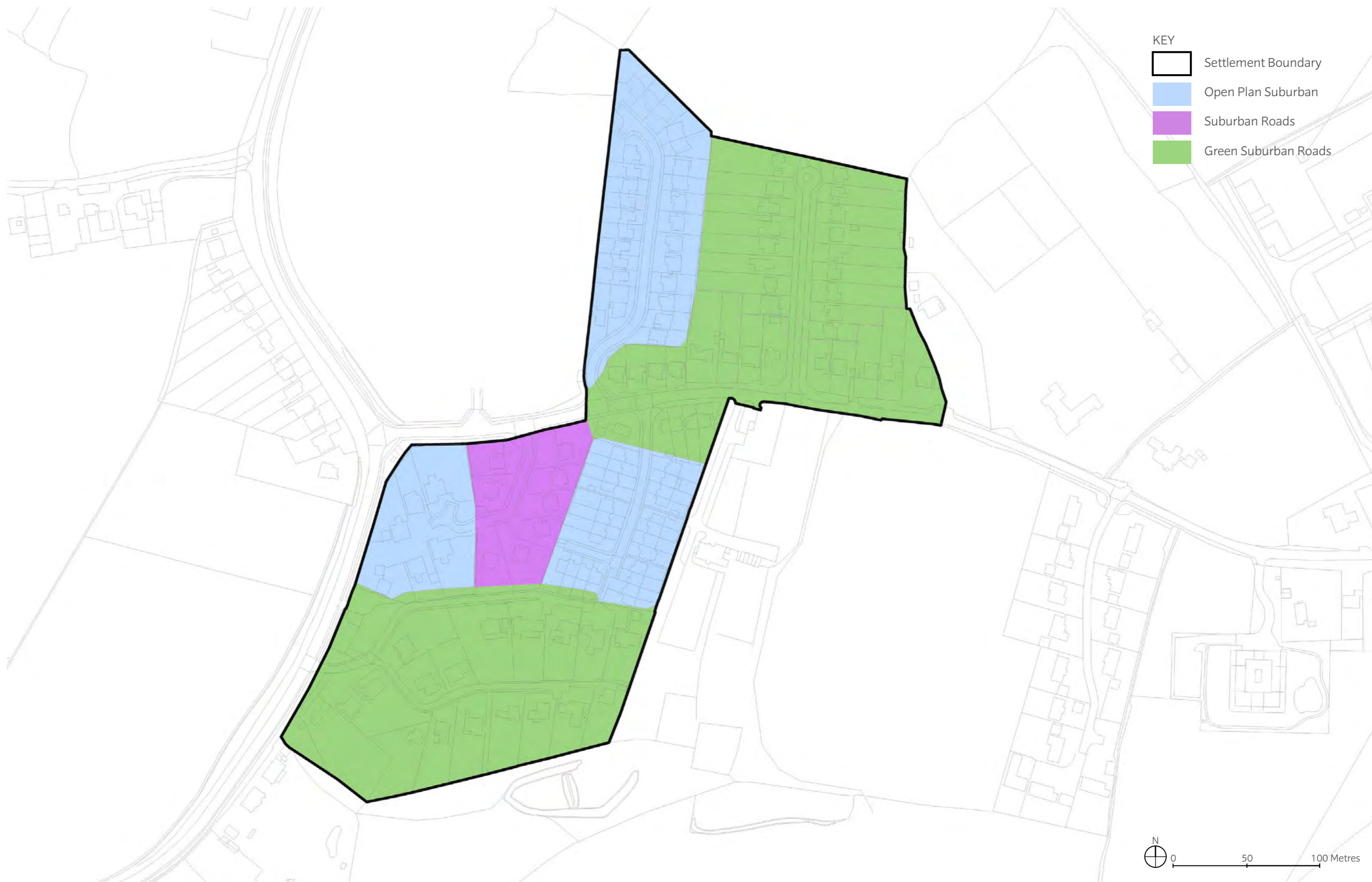
2.14.8 No areas have been identified as Areas of Special Character in Nashleigh Hill and Lycrome Road.

Further details about the history of the settlement's evolution and character of the townscape can be found in the 2013 Chiltern Townscape Character Assessment (Supplementary Report)



Figure 2.14a- Nashleigh Hill & Lycrome Road: Character Analysis





**Figure 2.14b- Nashleigh Hill & Lycrome Road: Character Typology**