

Great Horwood Conservation Area



*Designated by the Cabinet on behalf
of the Council on 18th December 2012
following public consultation*

**Great Horwood
Conservation Area
December 2012**



The Church of St James

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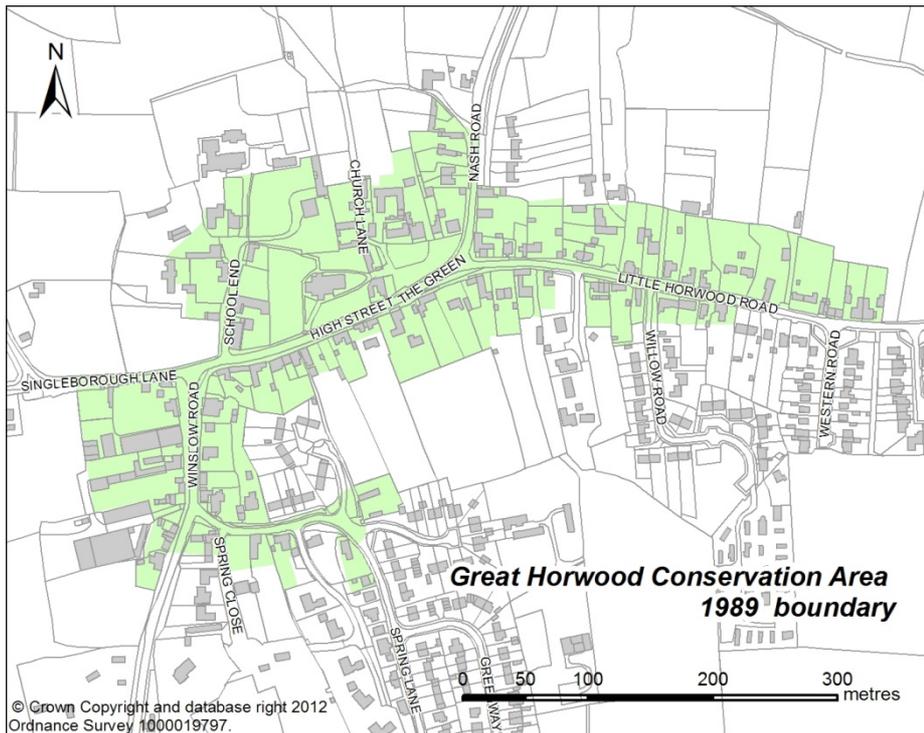
18th December 2012 following public consultation

Information contained within this report is correct at the time of going to print.

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CHAPTER 1 – Introduction

The Great Horwood Conservation Area was designated by Aylesbury Vale District Council on the 19th July 1989 and has not been reviewed since. Conservation Area designations must be reviewed from time to time in order to ensure that they are still appropriate, and that the designated Conservation Area boundaries are up to date. The plan below shows the original 1989 boundary of the Great Horwood Conservation Area.



The Great Horwood Conservation Area has now been reviewed and this new Conservation Area Appraisal has been produced. This appraisal identifies those elements which make the Great Horwood Conservation Area special and worthy of designation. This document also outlines a number of proposed changes to the boundary of the area.

It is acknowledged that this document cannot be comprehensive and where buildings, features and spaces etc. have not been specifically identified, it should not be assumed that they are of no significance.

At the time of publication the process of public consultation adopted in the production of this document conformed with Aylesbury Vale District Council's statement of Community Involvement, as adopted in October 2006.

CHAPTER 2 – Planning Policy

The Planning (Listed Building and Conservation Areas) Act 1990 states that the local planning authority must:

- determine which parts of their district are of ‘special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’
- designate those areas as Conservation Areas
- review past designations and determine whether they are still appropriate
- designate any further areas which are now considered to be of interest

The process of review and designation of Conservation Areas adopted by AVDC is laid out in the AVDC Conservation Areas Supplementary Planning Document (March 2011) and is in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. The process has also been laid out with regard to general principles in the National Planning Policy Framework 2012 (and associated guidance).

As part of the designation and review a Conservation Area appraisal is produced. This appraisal is written with help from the local community and:

- explains the reasons and justifications for the designation
- defines the special architectural and historic interest of the area
- increases public awareness of the historic built environment
- informs decisions relating to design and development
- informs decisions regarding the management of the area
- guides the form and content of new development
- aids decision making in relation to planning appeals

The purpose of Conservation Area designation is to acknowledge the special character of an area. Designation is not intended to prevent future development of an area, nor would it be desirable or constructive to do so as it would inhibit the natural growth of the settlement. However, new development within historic areas should not be allowed to obscure the special interest of a place, and designation, along with other forms of protection, must inform planning decisions relating to the historic environment.

In the UK householders have Permitted Development Rights which allow them to undertake certain works to their homes without the need for Planning Permission. Within Conservation Areas some permitted development rights are restricted. This means that applications for planning permission will be required for certain types of work not normally needing consent. A list of the types of development controlled by Conservation Area designation is contained within Appendix II of this document.

In Appendix III is a list of Planning Policies contained within Aylesbury Vale District Council's Local Plan (January 2004) which relate to Conservation Areas and the management of the historic environment.

CHAPTER 3 – Summary

Great Horwood is a large village with urban characteristics. The 1989 Conservation Area focussed on the historic core of the settlement and covered around half the village. The 2012 Conservation Area boundary has been altered slightly to ensure that it follows extant features on the ground, and a number of new areas of architectural and historic interest have been included.

Landscape Setting

Great Horwood sits on a narrow ridge between two valleys. These two valleys contain small streams - tributaries of the Claydon Brook. The village sits below higher ground to the east, upon which are Little Horwood Manor and College Wood. To the north, west and south the village overlooks the surrounding stream valleys, affording good views from the settlement across adjacent agricultural land.

Settlement Type

Great Horwood is a regular row settlement which, whilst a village, displays some urban characteristics (see plan form below) with development of a linear form along both sides of the main street (High Street/Winslow Road).

Plan Form

The historic plan form of Great Horwood is still easily visible on modern day maps of the settlement. There is a strong feeling of regularity within the settlement. Along High Street plots of the same width and length indicate deliberate planning in their layout. Such features are usually found in historic towns, but less commonly in villages, leading to Great Horwood having a more urban character than other villages in the District. This form of planning is usually indicative of early 12th or 13th century development or later 18th and 19th century development. In the case of Great Horwood it is likely to be the former.

Houses within the village display some conformity in terms of their siting in plot and orientation. However, architectural style is varied, with examples of buildings from the 12th century to the present day.

Historically Great Horwood had a large common, in addition to three common fields and a substantial part of the woodland towards Nash (the Whaddon Chase). Mediaeval open fields have survived around the village, and ridge and furrow around the settlement is of some interest. In addition, green spaces within the village have preserved mediaeval field patterns (to the rear of the houses on High Street) and early enclosure fields (to the rear of buildings on Spring Lane).

The Green, in the centre of the village, is generally interpreted as a redundant market place due to documentary references to the granting of a market charter in the 15th century.

However, there are no documentary records of the market charter ever having been enacted in Great Horwood and as such it is unclear whether this space was ever intended as a market place.

Historic Development

Great Horwood is an ancient settlement which dates back to at least the Anglo Saxon period. There is evidence of Roman settlement in the Parish, although it is unclear whether the settlement of Great Horwood was established during this period. The first documentary reference to the village is contained in the Cartularium Saxonicum in AD 792. The village is later mentioned in Domesday as having 1 manor, 8 villagers, 10 smallholders and 2 slaves (approximately 80-100 people).

In 1781 Great Horwood suffered a great fire which destroyed a number of buildings around The Green/High Street. This led to much rebuilding of the settlement. The impact of this great rebuilding is still visible today in the architectural uniformity of the buildings which line The Green.

In the 19th century farming was the principle occupation of the majority of residents within the village, and the population of the settlement in 1801 was recorded as 537 people. Between 1801 and 1871 the population of the settlement rose in line with agricultural prosperity. However, there was a steep decline after 1871. It was not until the Second World War, and the post-war period, that Great Horwood saw another steep rise in population, as a result of the influx of people to the Little Horwood Airfield (opened in 1942) and the redevelopment of World War II RAF sites within the village for housing after the war.

Building Form

The centre of Great Horwood is characterised by a continuous building line along High Street, with buildings filling their plots. Plots tend to be narrow and long, stretching back from the road edge at 90 degrees. This form of development, reminiscent of burghage plots in urban areas, is unusual in a village context and indicates that the village was planned and formally laid out in the mediaeval period.

The Church Tower in Great Horwood is an important local landmark, easily visible from the surrounding area.

Settlement Identity

The settlement form of Great Horwood is unusual within Aylesbury Vale. This gives the settlement a distinct identity which contrasts with the irregular plans of other nearby villages. The buildings and gardens in Great Horwood are well maintained and there is a strong sense of ownership throughout the village.

CHAPTER 4 – Location and Context

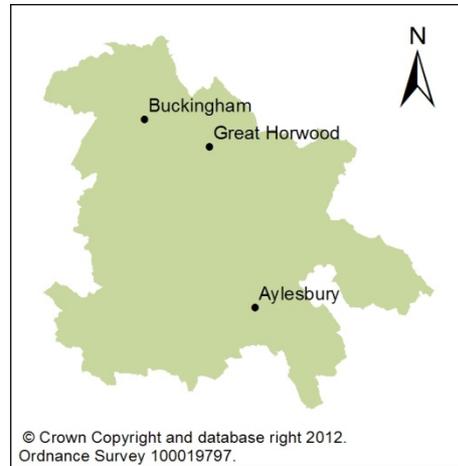
Location and Context

Great Horwood is a large village, located roughly 13 miles north of Aylesbury and 6 miles east of Buckingham. The village is close to the historic market town of Winslow which sits less than 2 miles to the south of the village.

Great Horwood occupies a ridge and hillside dropping down towards south-west. The ridge sits between two stream valleys to the north and south – both tributaries of Claydon Brook, and is overlooked to the north east by Shucklow Hill and Wood End.

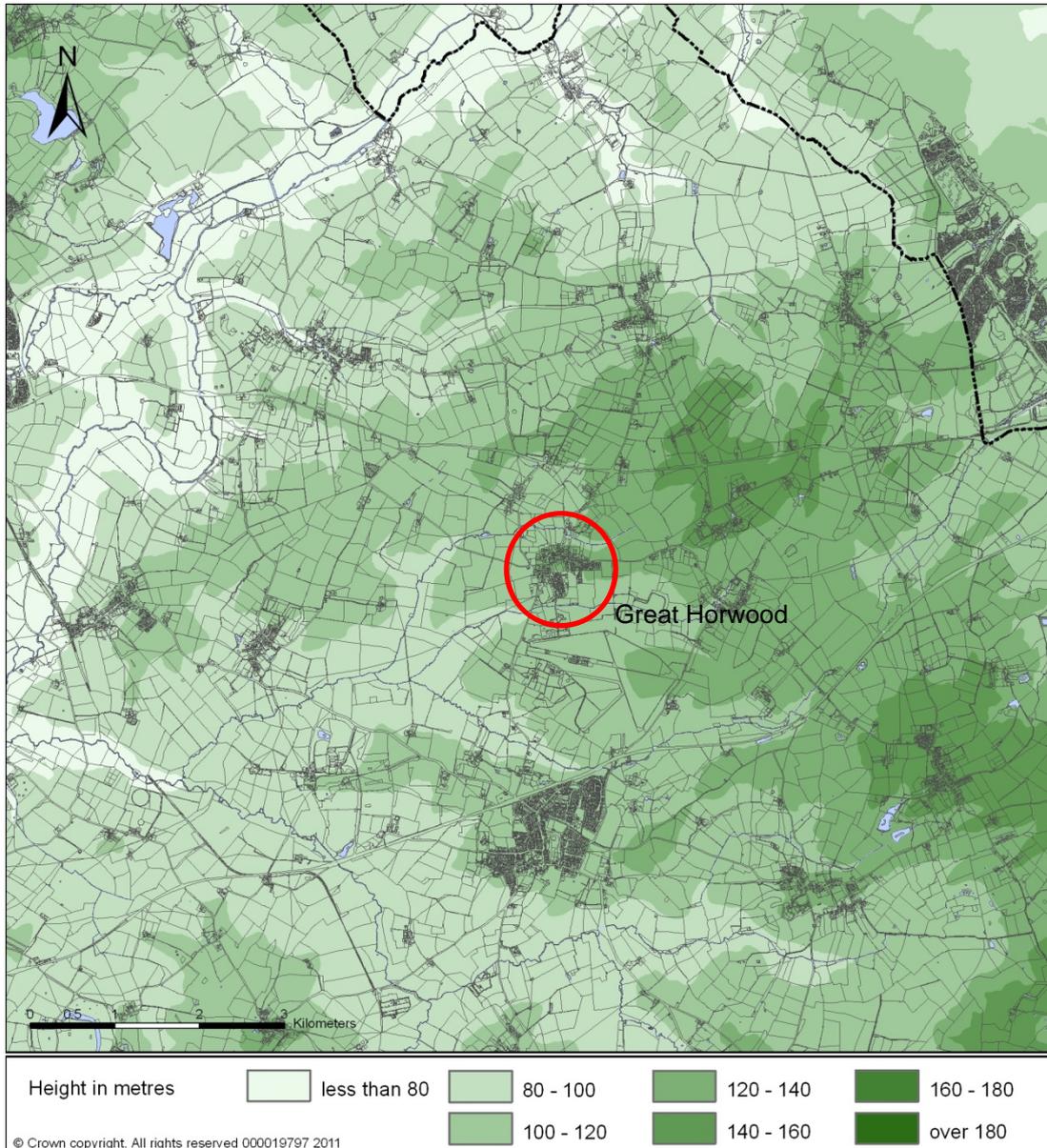
To north, south and west the village overlooks the surrounding undulating, predominantly agricultural, land and the river valleys.

Great Horwood has a population of roughly 1025 (Census data, 2001)



Landscape Setting

The underlying geology around Great Horwood is Stewartby member mudstone (an undifferentiated fine-grained sandstone), with glacio-fluvial deposits of sand, till and gravel. As a result there is very little nearby building stone available. This has influenced the design and structure of the buildings in the village - building materials are predominantly brick, timber and daub, with very few examples of stone building.



There are several springs in the area, possibly a factor which influenced the original settlement of Great Horwood. The heavy clay soils around the village led to a move towards pastoral farming in the late mediaeval period – the 15th century was a period of national prosperity for sheep farmers – and may have influenced the development of the village - the periods of prosperity generally leading to periods of building and improvement of existing buildings which have shaped the appearance of the settlement today.

CHAPTER 5 – Historic Development

Early Origins

There is evidence of Roman occupation in the area around Great Horwood, including the Roman road from Bletchley to Buckingham close by, and a number of Roman camps and finds in the area of the village Common.

The first documentary reference to Great Horwood dates from 792, the Carticularium Saxonicum. This document includes reference to 10 hides “which is named Horwudu”, although this does not indicate whether there was an Anglo-Saxon settlement present.

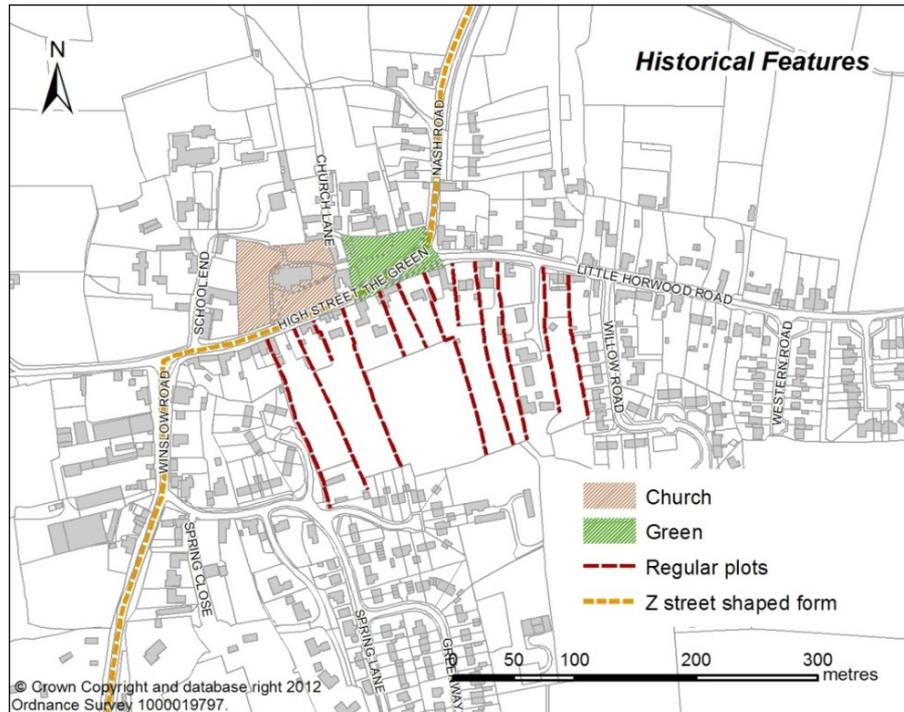
The settlement of Great Horwood (or Harwood Magna) is referred to in the Domesday Survey (1086) as being in the ownership of Walter Giffard, and measuring 10 hides.

From this evidence we know that the area of Great Horwood was settled by the 8th century, and that the village was present by the 11th century, although it may have been founded substantially earlier.

14th and 15th centuries

There is a reconstructed map of Gt Horwood drawn up by Matt Tompkins in 2006, based on the 1842 pre-enclosure map, and earlier 17th century plans of the village with known post-1400 buildings removed and known mediaeval buildings or features references in manorial records retained or added. This shows the village to have had a large wood to the north east and three open fields to the south, east and west (plan available online at <https://lra.le.ac.uk/handle/2381/1390>).

Later maps and plans show the development of the existing z-shaped crossroads layout. The present day layout of the village indicates that a large proportion of the village may have been formally planned and laid out in the mediaeval period, with the green adjacent to the church and regular plots lining the main street. The Parish Church is predominantly 14th century in date.



By the 15th century the Manor of Great Horwood was owned by New College, Oxford. In 1447 the College was granted the right to hold a weekly fair on Wednesdays, and a 3-day fair from the 24th to the 26th of July in honour of St James the Apostle. There is no documentary evidence confirming whether or not these markets were ever held in Great Horwood, but the space now known as The Green may indicate that a market place was laid out, even if the charter were never implemented.

17th century

By the late mediaeval period Great Horwood was experiencing piecemeal enclosure of open fields, and an increase in pasture, rather than arable farming. A number of properties were subdivided during the 17th century, causing the subdivision of large plots into smaller parcels – the impact of this type of division is still visible in the physical layout of the village today.

18th century

In 1771, 1791 and particularly 1781, fires destroyed many of the buildings along the main street. As a result of this, and the subsequent rebuilding, some parts of Great Horwood have a considerable uniformity in architectural materials and detailing. Earlier houses tend to be timber frame with thatched roofs – such as the houses along Little Horwood Road, whilst red brick and clay tile with 18th century detailing is characteristic of later houses built around The Green.



Jefferies Map, 1770 showing Great Horwood (Harwood Magna) and common

19th century

By the 19th century Great Horwood was expanding, with the population rising from 537 in 1801 to 866 in 1871. However, the late 19th century agricultural depression saw this fall back to 554 by 1901, indicating that there was a certain amount of settlement contraction in the latter part of the 19th century. During the 1860s the Parish Church of St James was repaired and restored by R. C. Hussey, and again between 1873 and 1874 by Sir George Gilbert Scott. It was during this period that the churchyard was also expanded.



Bryant Map, 1825, showing Great Horwood and Common

In 1821 the Congregational Chapel was opened on Nash Road, having been converted from use as a barn. In addition, in 1861 R. C. Hussey built the village School in School End.

The book, *Great Horwood Past and Present*, compiled by residents and local historians from Great Horwood, goes into some detail on the history and development of the village, including a comprehensive history of the Manor or Great Horwood and a full account of the 18th century fire and its impact on the built form of the settlement.

20th century

In the mid to late 20th century Great Horwood experienced considerable change. The arrival of the RAF in the 1940s led to a number of sites in Great Horwood being requisitioned for RAF use as training facilities for the Little Horwood Airfield. Following the end of the war, during the 1960s a number of these ex-RAF sites were redeveloped for housing, leading to considerable expansion of the village. In addition, the late 20th century saw a number of other small developments, in the form of building conversions (e.g. barns to residential use) and backland and infill development.

Archaeology

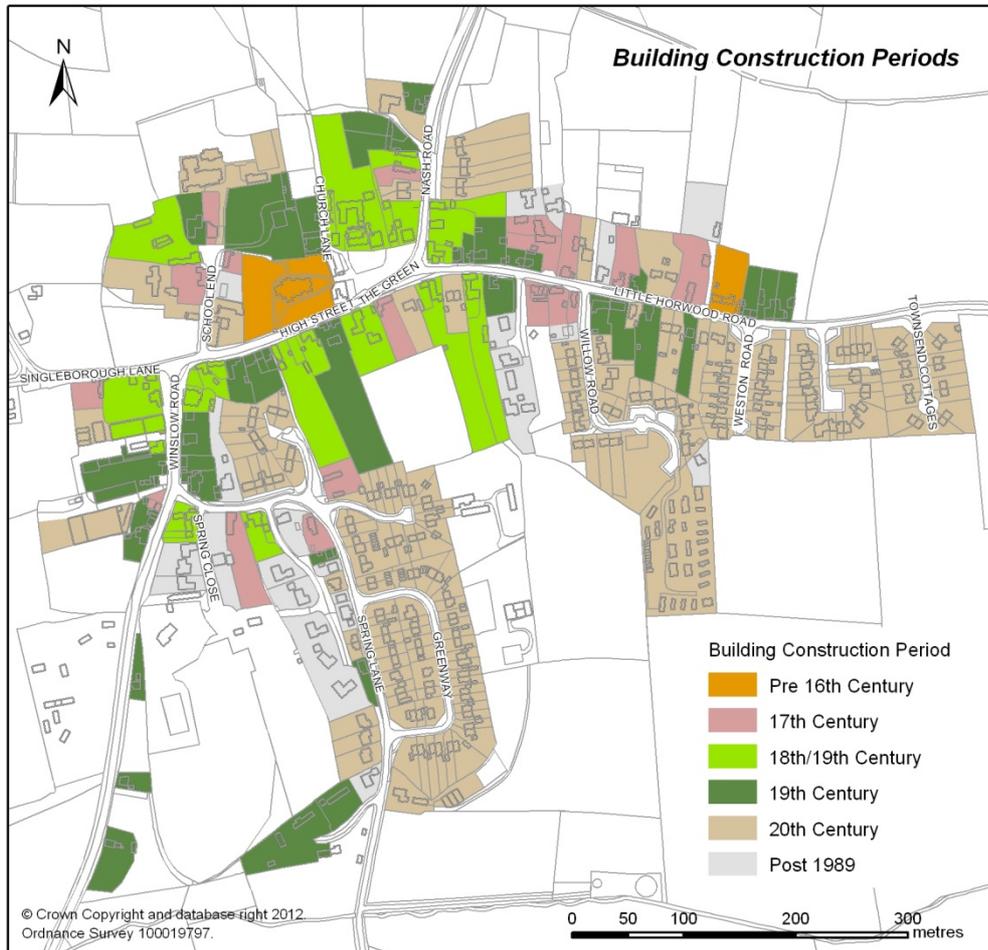
The Bucks County Archaeological Service has produced a comprehensive archaeological characterisation for the village of Great Horwood as part of the Buckinghamshire Historic Towns Project. This report is available online through the Bucks County Council website.

In general terms there is a high archaeological potential within Great Horwood, given the age and type of settlement. However, there have been very few archaeological investigations undertaken in the village, and of those that have been undertaken several have found little evidence due to the extent of modern redevelopment in the area.

There are a large number of historic records and documents relating to Great Horwood and the surrounding area. These are summarised in the Bucks County Historic Towns Report.

Surviving historic buildings

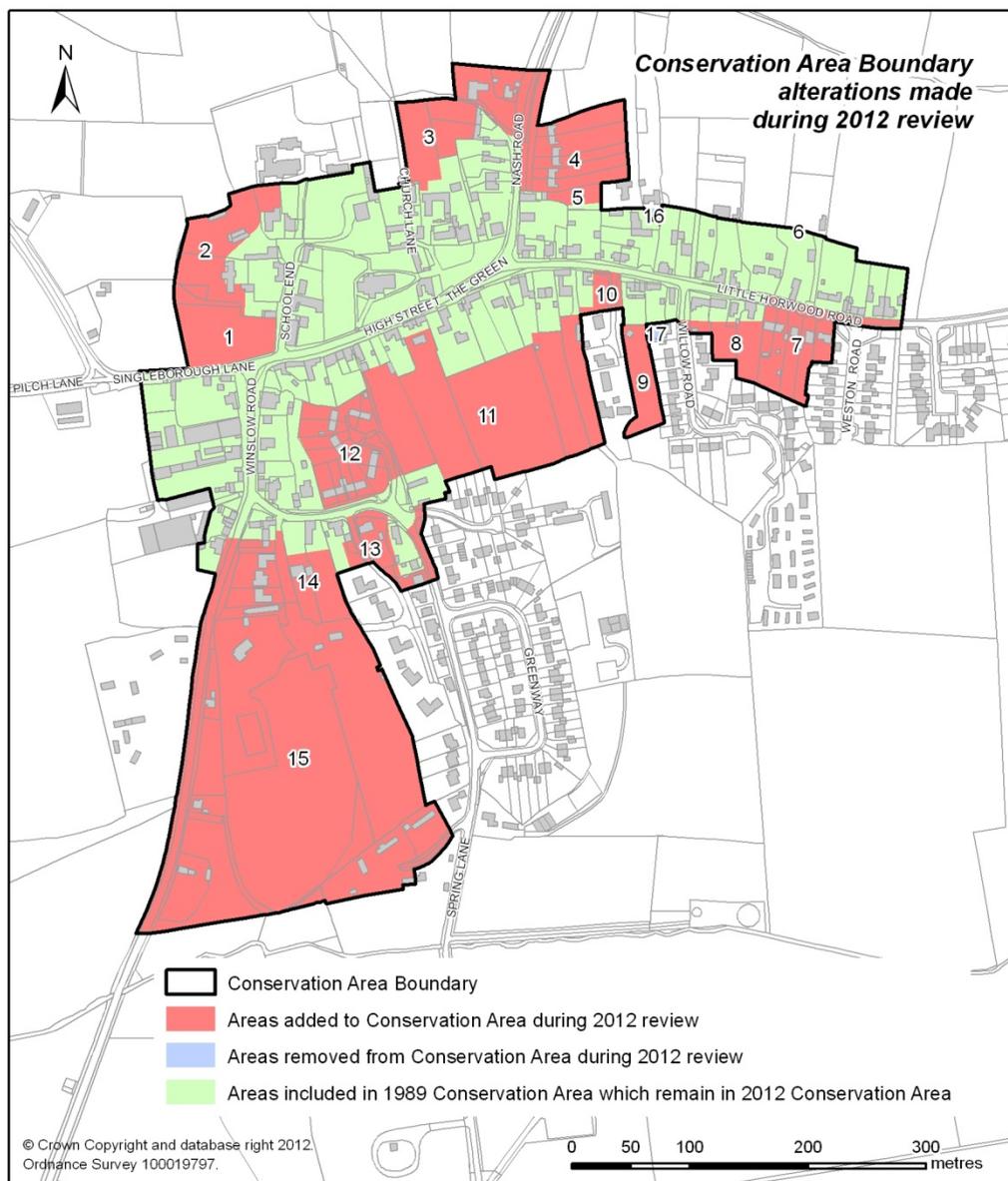
The plan below shows the earliest surviving period of construction of each building within the core of Great Horwood. For listed buildings the building period shown is that noted in the listing description for the building. It is acknowledged that many of these dates are conservative, as most buildings were not surveyed internally at the time of listing.



CHAPTER 6 – Alterations to Boundary

The principles applied in defining the Conservation Area boundaries are included in the AVDC Conservation Area SPD (published in March 2011). Where landscape features such as a row of trees or an important hedge follow the Conservation Area boundary, then the Conservation Area status is assumed to apply to the whole landscape feature. It is not therefore necessary to define the width of a hedge or the span of a tree.

The following alterations to the 1989 Conservation Area boundary were approved by Cabinet on 18th December 2012.



*Areas added during the 2012 Conservation Area review:***1. Field at junction of School End, High Street and Singleborough Lane**

This is an important green space, and provides good landscape views out from the built up area of the High Street. The field is an important gap site, and provides an interesting visual contrast with the continuous building line of the High Street.

2. Gardens of Orchard Cottage, School End Farm and Playground to the rear of the Old School House

The 1989 Conservation Area boundary cut through the curtilages of these buildings. The boundary was amended to include the full curtilage of all the buildings on the west side of School End, to prevent confusion.

3. Gardens of Kingsmead Lodge, Church Lane, No. 11 The Green, and Hilltop (11) and Windyridge (13) Nash Road

The 1989 Conservation Area boundary cut through the curtilages of these buildings. The boundary was amended to include their full curtilage, to prevent confusion.

4. Russetts, Hillside Cottage (15), and Nos. 2 to 12 (even) Nash Road

Hillside Cottage is a building of some historic and visual interest. The other buildings, whilst modern in their construction date and design, have a close visual connection to The Green and the High Street and form an important part of the street scene.

The inclusion of nos. 2 to 12 (even) Nash Road recognises the close visual relationship between their front gardens and the surrounding buildings which front Nash Road.

5. Garden of No. 3 Little Horwood Road

The 1989 Conservation Area boundary cut through the curtilages of these buildings. The boundary was amended to include their full curtilage, to prevent confusion.

6. Garden of No. 15 Little Horwood Road

The 1989 Conservation Area boundary cut through the curtilages of these buildings. The boundary was amended to include their full curtilage, to prevent confusion.

7. Nos. 28A, 28B, 30, 30A and 32 Little Horwood Road and section of road from No. 28A to 27 Little Horwood Road

A mix of buildings, some of historic and architectural interest, others of more modern construction dates and design. These buildings have a clear visual connection with the historic buildings on Little Horwood Road, facing onto the street frontage. They follow the general, linear pattern of development in this part of the Conservation Area.

8. Gardens of Tudor Cottage (12), Old Timbers (14), Pear Tree House (16), Nos. 24 and 24A, and Devon House (26) Little Horwood Road

The 1989 Conservation Area boundary cut through the curtilages of these buildings. The boundary was amended to include their full curtilage, to prevent confusion.

9. Land to south of 6 to 10 (even) Little Horwood Road

This land appears to be part of the remains of the historic mediaeval field pattern which is found to the rear of buildings on the High Street. In addition, the 1989 Conservation Area boundary cut through the curtilages of these buildings. The boundary was amended to include their full curtilage, to prevent confusion.

10. Curtilage of No. 4 Little Horwood Road and adjacent portion of Wheathouse Copse

The 1989 Conservation Area boundary cut through the curtilages of these buildings. The boundary was amended to include their full curtilage, to prevent confusion.

11. Curtilage of No. 2 Little Horwood Road, The Old Dairy (11) and No. 8 High Street, and Land to the south of Cottslow (8 The Green), The Old Post House (16) and The Paddocks (12) High Street including adjacent footpath to the west

This land appears to be the remains of the historic mediaeval field pattern (strip fields) The land is therefore of considerable interest in terms of the history of Great Horwood, and the District as a whole. In addition, the 1989 Conservation Area boundary cut through the curtilages of these buildings. The boundary was amended to include their full curtilage, to prevent confusion.

12. Nos. 1 to 23 (odd) Spring Lane

These buildings, whilst modern in their construction date and design, have a close visual connection to the footpath that joins Spring Lane with the High Street. In addition the buildings are surrounded by buildings and spaces which are of clear historic or architectural interest. The proportionate size of the cul-de-sac in this context is not sufficient to justify the creation of a hole in the centre of the Conservation Area.

13. Wigwell, Spring Lane and Gardens of Rose Cottage (4) and Briar Thatch, Spring Lane

Wigwell, whilst not of any great age or special architectural interest, is part of a cluster of buildings on the corner of Spring Lane which form a group. The building follows the form of nearby historic buildings in terms of its footprint and position in plot.

The 1989 Conservation Area boundary cut through the curtilages of Rose Cottage and Briar Thatch. The boundary was amended to include their full curtilage, to prevent confusion.

14. Curtilages of the Firs and The Old Farmhouse (including Witsend), Spring Lane

The 1989 Conservation Area boundary cut through the curtilages of these buildings. The boundary was amended to include their full curtilage, to prevent confusion. Witsend – a newly built house on part of the original curtilage of The Old Farmhouse, has a clear visual connection with Spring Lane. It is proposed for inclusion due to the historic associations of the land ownership and the fact that it forms part of a cluster of buildings some of which are of historic and architectural interest.

15. 1, 2, 3, and Spring Farm (4), Spring Close, Nos. 17, Rose Cottage (19) and 21 Winslow Road, Nos. 24 and Spring Cottage (28) Spring Lane, and the fields between 24 Spring Lane and Spring Farm

Nos. 1, 2, and 3 Spring Close, whilst not of any great age or special architectural interest, are part of a cluster of buildings on the corner of Spring Lane which form a group. The buildings are not particularly easily visible from the public highway, but are surrounded by buildings and spaces that are of historic and architectural interest and the group does not detract from the character or appearance of the surrounding area.

Spring Farm is almost entirely hidden from view from the surrounding area, but is surrounded by agricultural land that is of clear historic interest in the context of the village, being the remains of early enclosure of the village. The building may contain some fabric of historic interest – historic maps indicate that there has been a house on the site for many decades. However, the house as it stands now has been rebuilt in recent years and appears, from the outside, to be contemporary with the other houses on Spring Close. In addition, the land associated with Spring Farm contains the ancient Wigwell – an important feature in the village, which historically gave its name the path at the southern end of Spring Lane, where the two C19 thatched cottages, 24 and 28 Spring Lane, are located.

The three buildings of Winslow Road and the two on Spring Lane are of historic and/or architectural interest, and have been included in recognition of this. The buildings on Winslow Road make a positive impression when viewed from the road, and signal the entrance to the village of Great Horwood when approaching from Winslow.

Areas to be removed during the 2012 Conservation Area review:

16. Garden to front of The Maltings, Little Horwood Road

This building is a modern insertion and is not included within the 2012 Conservation Area boundary. The building is not of special architectural or historic merit, and does not have a close visual relationship with Little Horwood Road. For this reason the boundary should be amended to exclude the small area of land which is presently within the boundary but in the ownership of The Maltings.

17. Garden to rear of No. 12, Tudor Cottage, Little Horwood Road

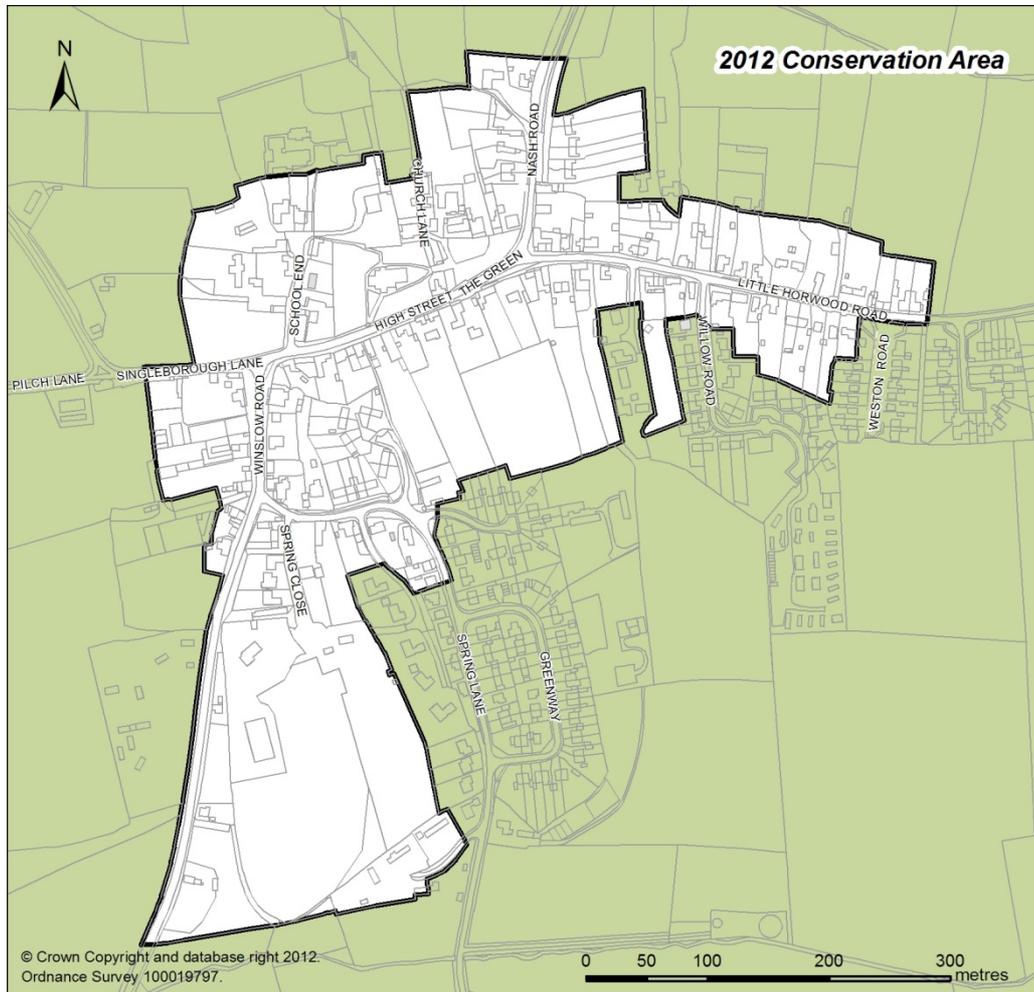
Part of the garden of 12, Tudor Cottage has been separated off from the rest of the plot, and amalgamated with a larger area of land previously owned by AVDC and which was not originally included within the Conservation Area. A new build house (1A Willow Road) has been constructed on the site. The new house does not front onto Little Horwood Road and is not of any special architectural or historic interest, so it is not considered that it should be included within the Conservation Area boundary.

Areas not included within the Conservation Area boundary.

Late 20th century cul-de-sac development

With the exception of those areas which form a close visual relationship with the historic core of Great Horwood, or which are surrounded by buildings and spaces of clear historic or architectural interest (such as Nos. 1 to 23 (odd) Spring Lane discussed above), areas of late 20th housing development such as that on Spring Lane, Greenway, Weston Road, The Close and Townsend Cottages have not been included within the Conservation Area boundary.

These areas tend to form distinct areas of a different character to that of the historic core of the village, and are not of any special historic or architectural interest in the context of the District as a whole.



CHAPTER 7 – Key Views and Vistas

The plan on the opposite page identifies a number of key views around Great Horwood. As well as the views specifically identified, the village's elevated position overlooking river valleys to the north, south and west, gives landscape views (panoramas) from a number of the village streets and private gardens.

Views along the streets tend to be framed by buildings, walls and hedges, and the characteristic twists and turns in the various streets create a number of unfolding views through the settlement, the most visually attractive of which are the unfolding views along Nash Road and Winslow Road towards The Green.

The grid like form of Main Street and Spring Lane create a number of important glimpsed views between different parts of the Conservation Area.

Landscape views are somewhat limited by thick vegetation in the summer, but the elevated position that Great Horwood occupies provides good landscape views during the spring, autumn and winter, especially from the edges of the Conservation Area.



Unfolding view along High Street



View along Little Horwood Road

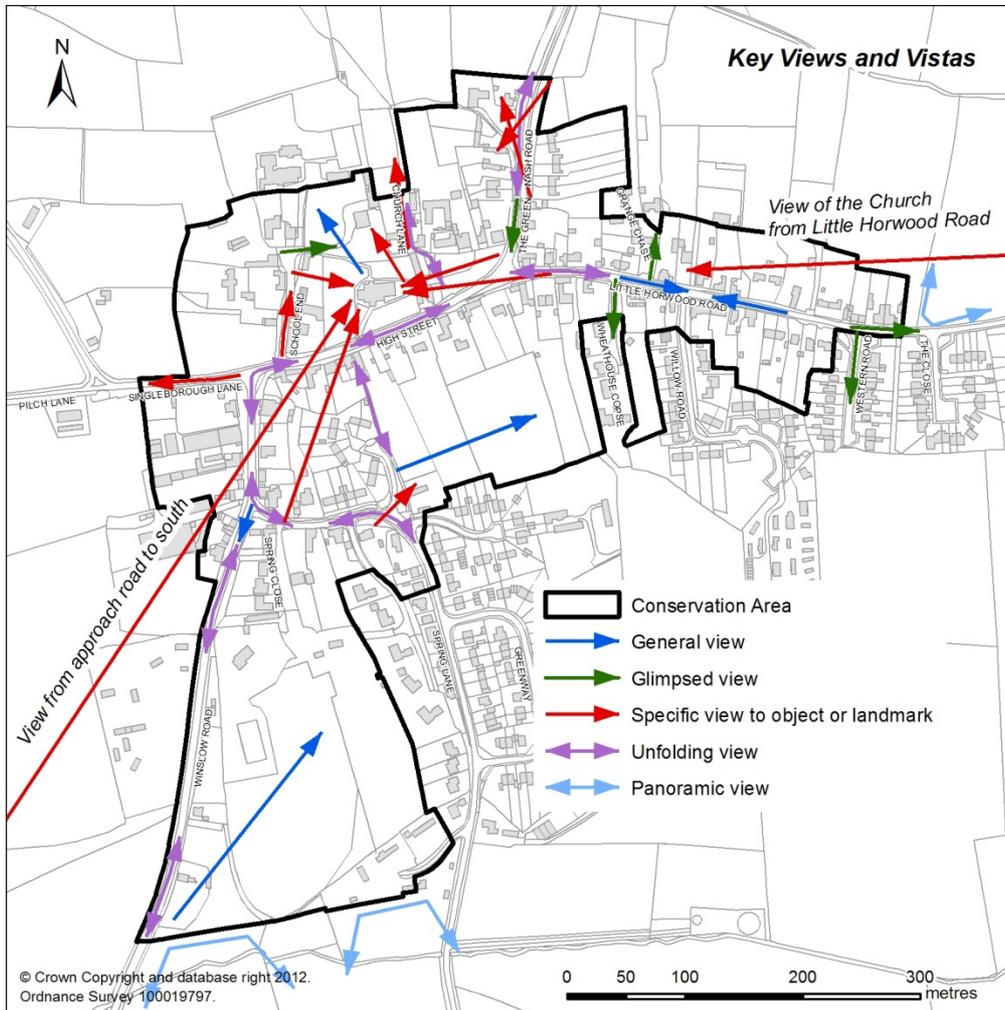


Glimpsed views of the Church of St James are characteristic of Great Horwood



Key views in Great Horwood include long views of buildings across the green spaces (top left), glimpsed views along driveways and footpaths framed by buildings and hedges (top centre left and right), and landscape views such as that from the eastern end of Little Horwood Road (top right).

Views of the tower of the Church of St James from the surrounding area are also important to the character of the wider landscape. Elsewhere the houses in the village are visible in views from nearby footpaths and roads.



CHAPTER 8 – Open Spaces and Trees

With the exception of The Green, the Great Horwood Conservation Area does not contain large areas of public green space. However, the many small private green spaces (such as private gardens), wide grass verges that line the streets, and green spaces which are publically accessible (such as the churchyard) all create a strong green character within the Conservation Area.

A large number of mature trees are visible from the street, and in public views from and of the Conservation Area. These trees make a positive contribution to the character and appearance of the area as whole. The Council must be notified at least 6 weeks before any works are undertaken to trees within the Conservation Area.



The Green is the only Public Green Space in the Conservation Area

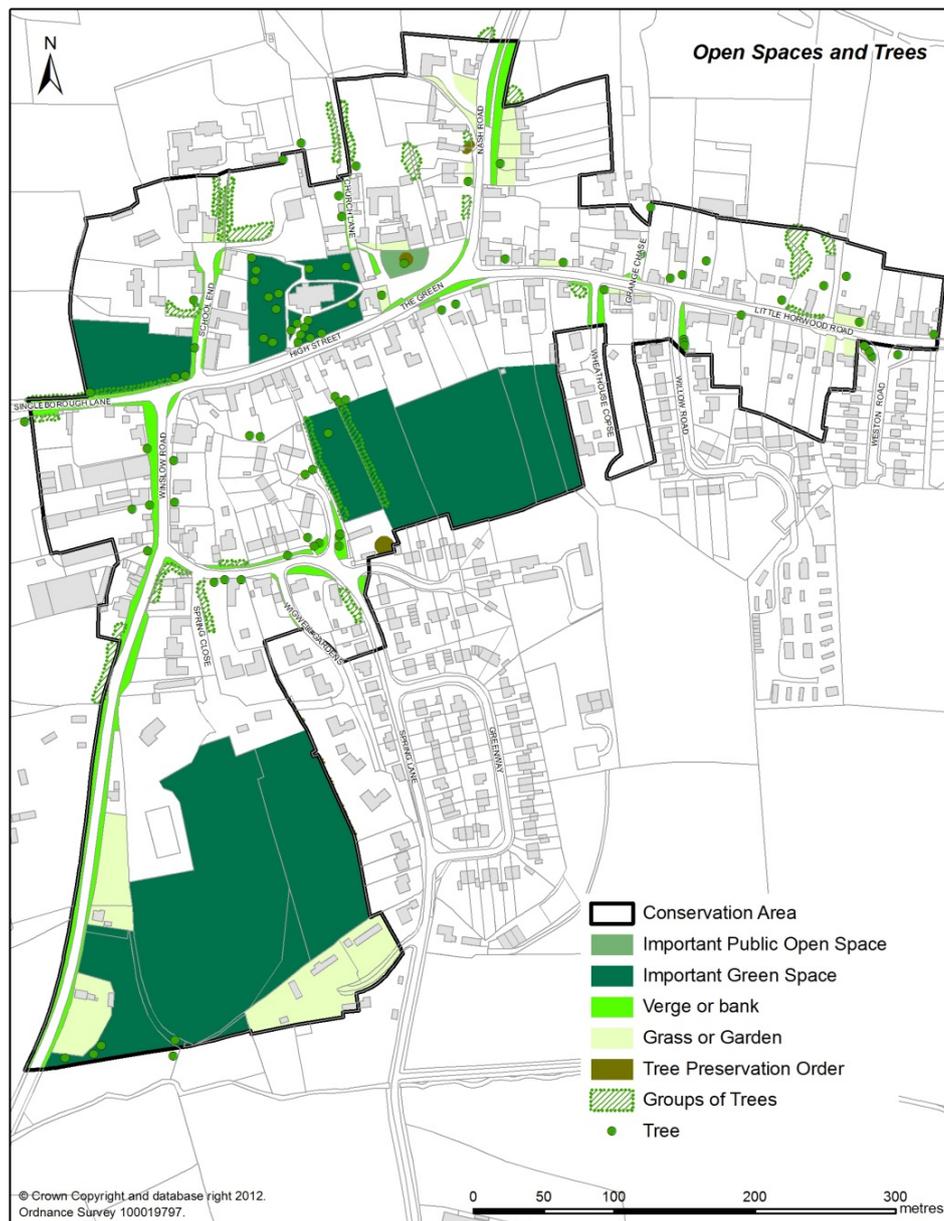


Trees in private gardens contribute to the green character of the village



There are a number of private green spaces within the village which are of historic importance. These include the remains of the burghage style plots to the rear of houses on High Street, and the remains of early enclosure fields to the west of Spring Lane and north of 24 and 26 Spring Lane. It is rare for areas such as this to survive within the villages of Aylesbury Vale District.

There have been some small boundary losses within these fields, but the area is still clearly part of the historic planned layout of the village, and there is potential for hidden archaeology in this area. The 1855 Estate Map of Great Horwood, held in the archives of New College, Oxford, clearly show the early planned layout of the village, prior to enclosure, and demonstrate that these fields are of considerable age and interest. For this reason these spaces have been included within the Conservation Area in recognition of this historic interest, and to recognise the positive contribution that such remnants of historic field systems make to the special historic character of the Conservation Area as a whole.

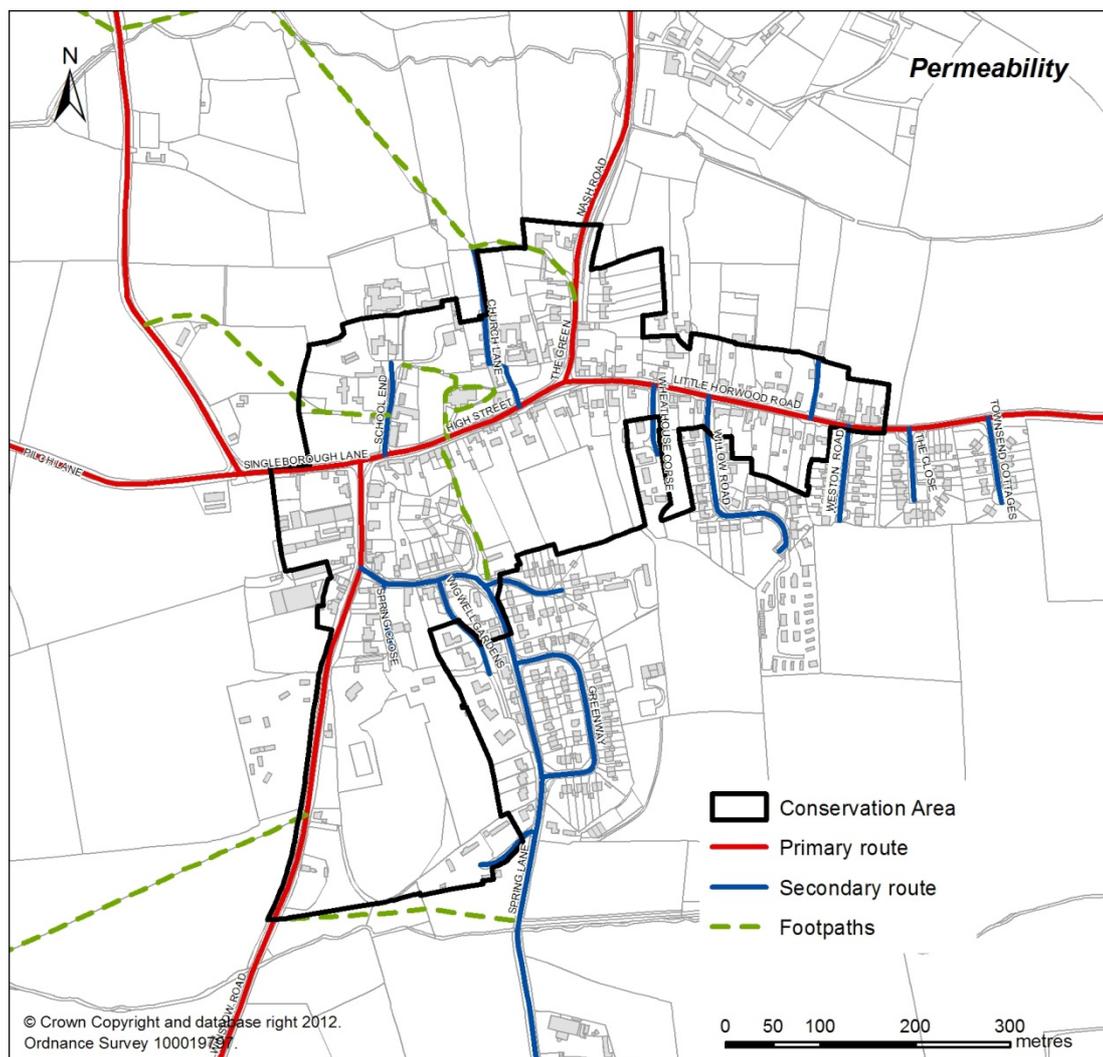


CHAPTER 9 – Permeability and Road Layout

Permeability and ease of movement through Great Horwood is relatively low. The Winslow Road, High Street and Nash Road form a loose z-shape, and provide a route for vehicles between Winslow and the main road to Milton Keynes. For this reason the village suffers from traffic noise and a relatively high volume of traffic.

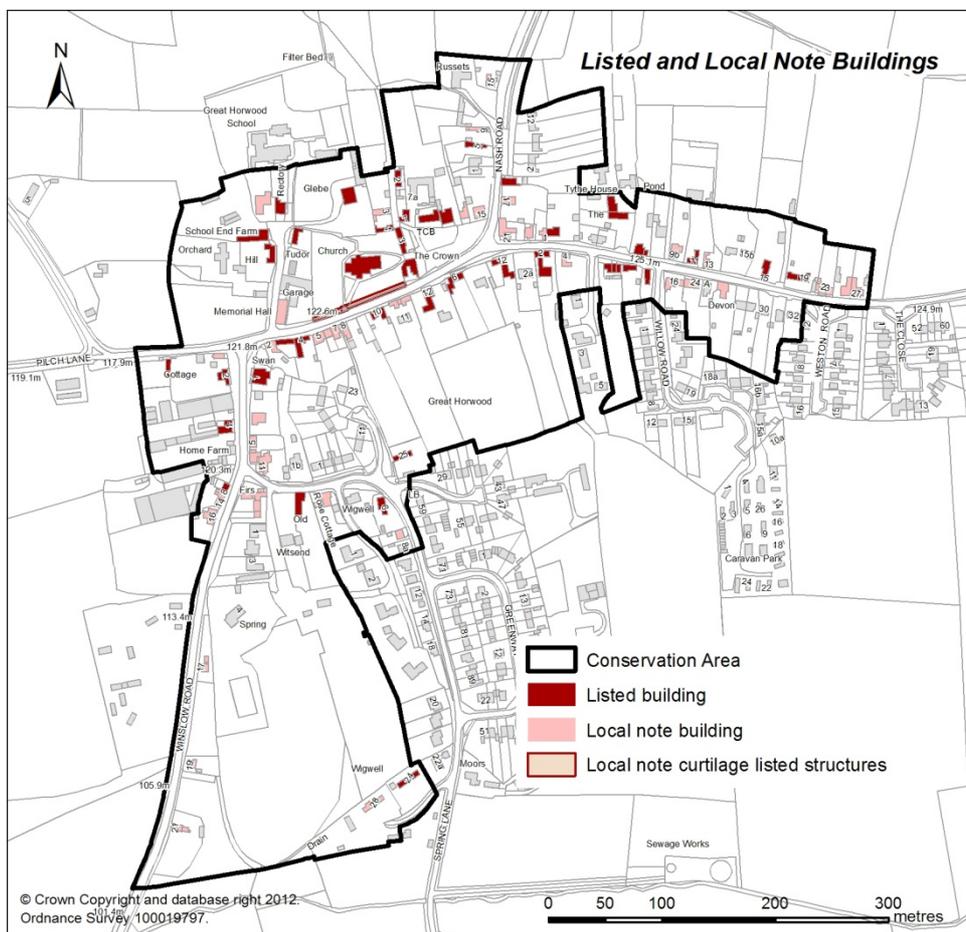
There are a number of cul-de-sac roads in the village, predominantly of late 20th century construction. There are also a number of old tracks which have been cut off at the ends by buildings (such as School End). These are no-through-roads and so do not improve vehicular permeability within the settlement. There is generally a lack of alternative routes through the village when travelling north – south or east – west.

A number of footpaths lead out of Great Horwood, providing connections to nearby villages and hamlets. In addition, the footpaths within the village, between the High Street and Spring Lane, and around and through the churchyard, create pedestrian connections between different parts of the village. As a result, pedestrian permeability is higher than vehicular permeability.



CHAPTER 10 – Key Buildings

Great Horwood contains an unusually large proportion of buildings which are of historic and/or architectural interest. Within the Conservation Area there are over forty listed buildings (i.e. buildings listed as being of National interest by the Secretary of State). This is a large number for a settlement of this size, and contributes to the historic interest of Great Horwood in the context of the District as a whole. In addition the village contains a large number of buildings which are not listed, but are of some local historic and/or architectural significance. These buildings make a positive contribution to the character and/or appearance of Great Horwood, and are therefore considered to be buildings of Local Note. All the listed buildings and local note buildings in Great Horwood are identified on the plan below and are described briefly in Appendix IV of this document.



Of particular interest in Great Horwood are the cluster of historic buildings (both listed and unlisted) around The Green, which date predominantly from the 18th and 19th centuries, following the fire that destroyed a large part of the village. These buildings show a level of uniformity in scale, design and building materials that creates a strong sense of character within the village and contrasts with the less uniform architecture of the adjacent linear development along the High Street and Little Horwood Road.



Historic buildings on the north side of The Green

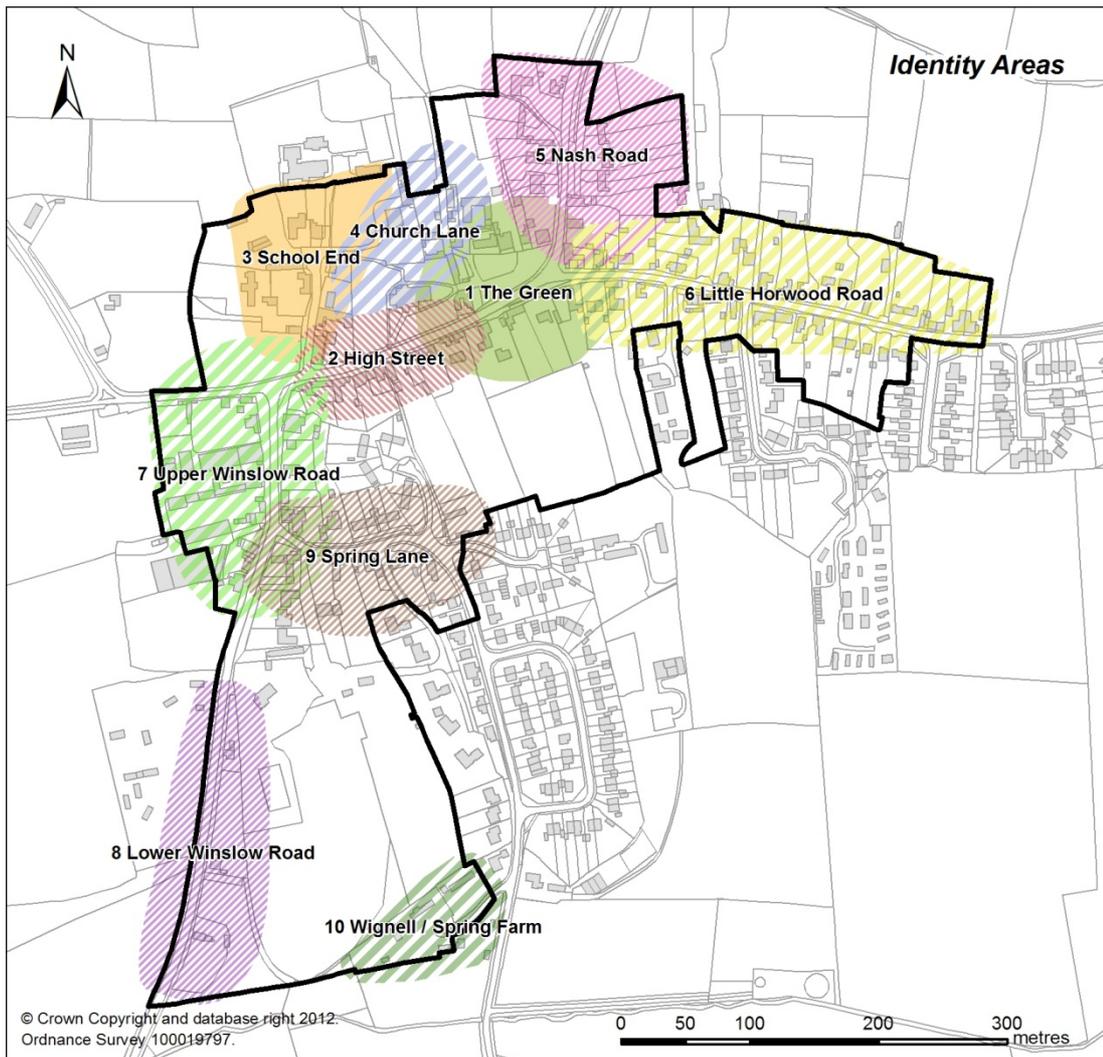
A second cluster of buildings which are particularly visually important lies at the junction of Winslow Road and Spring Lane. These buildings are less uniform in their character and appearance than those on the High Street and The Green, but they form an important group which dominates the Winslow Road entrance to the village.



Historic buildings at the junction of Spring Lane and Winslow Road

CHAPTER 11 – Identity Areas

Great Horwood contains a number of different parts which are considered to have separate identities, either in terms of the physical appearance of the buildings, or by virtue of the layout and spaces contained in the area. These different identity areas have been identified on the plan below. Each identity area is considered in detail on the following pages, and its special character and interest is described.



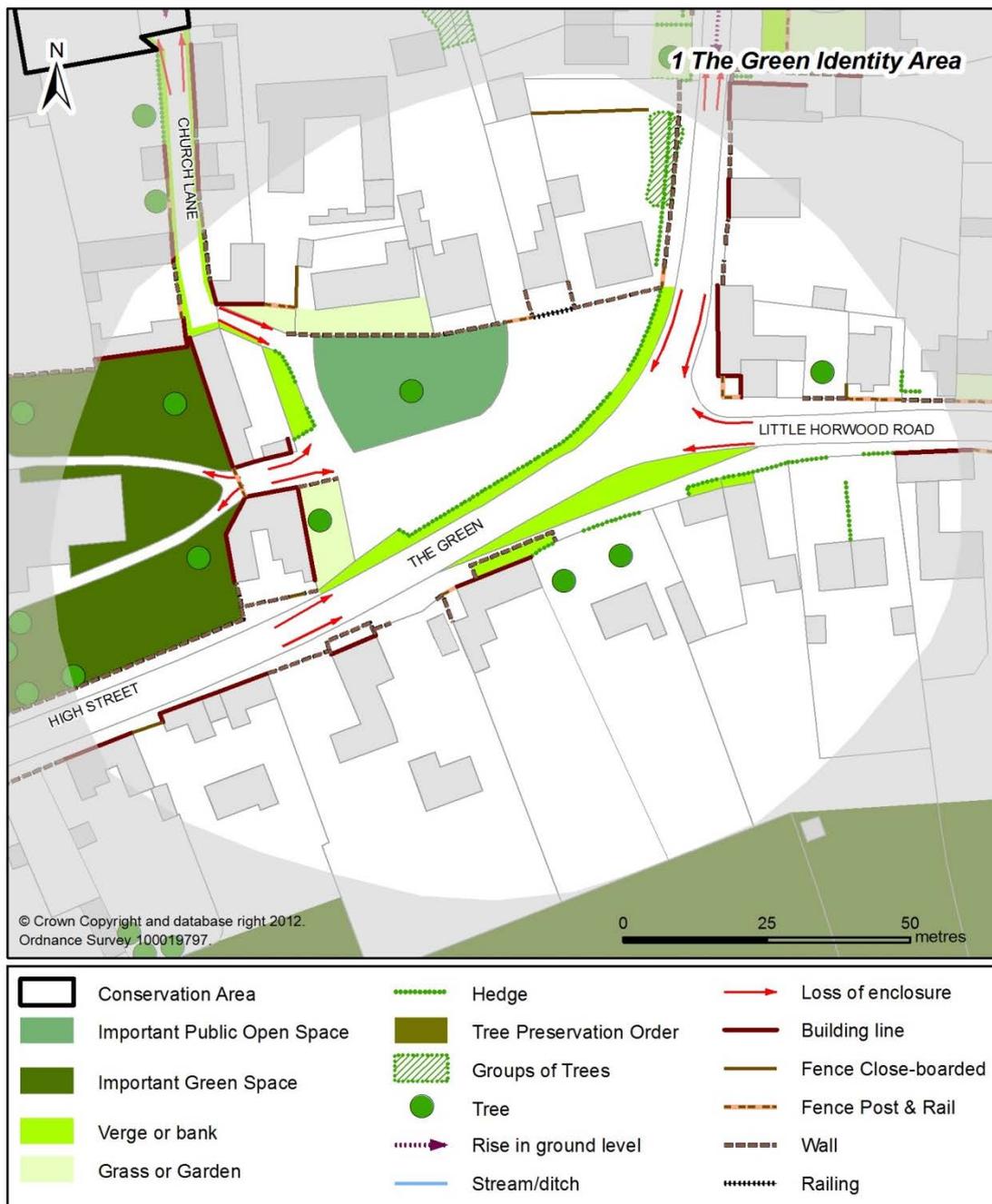
1 The Green	page 30	6 Little Horwood Road	page 49
2 High Street	page 34	7 Upper Winslow Road	page 54
3 School End	page 38	8 Lower Winslow Road	page 59
4 Church Lane	page 42	9 Spring Lane	page 62
5 Nash Road	page 45	10 Wigwell / Spring Farm	page 66

1 The Green Identity Area

The Green contains an important cluster of historic buildings around a wide public space that is part grass and part tarmac parking area. Its layout, with regular plot sizes and uniformity in building line, indicates deliberate planning, possibly as early as the 11th or 12th century.



The Green is an important public open space



Street Form

The Green – a tarmac and grass space enclosed by a rough square of buildings, is the central space in Great Horwood. The High Street, Nash Road, Church Lane and Little Horwood Road lead from the four corners of The Green.

Views and Vistas (see plan on page 23)

Unfolding views from The Green along adjacent streets are characteristic of the area, as are glimpsed views of the Church of St James, seen between the buildings on The Green.

Views across The Green, with its wide open space, are important. They contrast greatly with the enclosed views along adjacent streets. When approaching The Green from any one of these streets, the visual impact of the wide open space is considerable.



Unfolding views from The Green along adjacent streets are characteristic of the area

Green Spaces, Trees and Vegetation (see plan on page 25)

The grassed areas in The Green, along with the verges nearby, contrast with the densely built High Street. The houses around the Green have small front gardens, which add to the green character of this part of the Conservation Area.



The tree in the centre of The Green is an important focal point

Permeability (see plan on page 26)

Vehicular permeability in this area is relatively high, with a number of streets branching off The Green. Pedestrian permeability is also high. In addition to footpaths running along the street leading off The Green, there is a pedestrian route through the churchyard to School End.

Key Buildings (see plan on page 27)

The cluster of 18th century listed and unlisted buildings around The Green are a key element of the character of this part of the Conservation Area. These buildings display some architectural uniformity (brick built, tile roof, decorative detailing) compared to the variation seen in other parts of the Conservation Area.

The buildings and structures along the south side of The Green are particularly visible in views from the north, when approaching along Nash Road. The timber framed house, No. 6 (The Old Post House) is the most prominent building when driving along the road from Nash to Winslow.



No. 6 (The Old Post House) is a visually prominent building in views along the street

Building Form

Two storey brick buildings with ridgelines running parallel to the street are predominant in this area. Most have narrow spans of less than 5m. In most cases narrow gaps separate the buildings, giving glimpsed views through to private gardens and adding to the open character of the area.

Chimneys are an important element of the roofscape in this area. Many have some decorative brickwork capping and terracotta pots.



A typical 2 storey building on The Green

Details and Materials

There are various different roofing materials found in this area – slate and red/brown clay tile are the most common and dormers are seen on some of the older buildings.

Walls tend to be brick, although there are also examples of timber frame and render. Brickwork in this area tends to be in red/brown or orange/brown. Most brickwork is simply bonded (Stretcher, English or Flemish bond).



Brickwork in stretcher bond

Traditional timber sash and casement windows are common in this area. Most have glazing bars or leaded lights. Large plate glass is not a traditional feature. Doors tend to be in timber. Some have flat projecting porches or decorative door surrounds.



Traditional casement windows and small dormers are common

Boundary Treatments

Hedges of between 1.5 and 2m are seen on west and south sides of The Green. Low brick walls, post and rail fences and metal railings with plain bow topped are also present.

Surface Treatment and Street Furniture (Public Realm)

The street surface and footpaths in this area are generally tarmaced. Elsewhere, grass surfacing is used.

There are a number of village signs, lighting columns, telegraph poles, concrete bollards and road signs on the High Street side of The Green, along with a post box on The Green itself. Street signage at road junctions is particularly visually intrusive. The street furniture present creates an urban feel which contrasts with the more rural character of other parts of the Conservation Area.



Excessive signage at the junction with Little Horwood Road

Design Guidance

There are no obvious gap sites within this identity area. However, it is likely that there will be some small scale change over time. Such development, particularly affecting the front elevations of buildings, should be carefully undertaken so as to prevent the cumulative erosion of character. In particular the loss of traditional windows, doors and boundary features should be avoided.

There are a number of the buildings along the south side of High Street and The Green that have large rear plots (the remains of burghage style mediaeval plots). Any future subdivision or backland development on these plots would obscure the mediaeval plan of the village and should therefore be avoided.

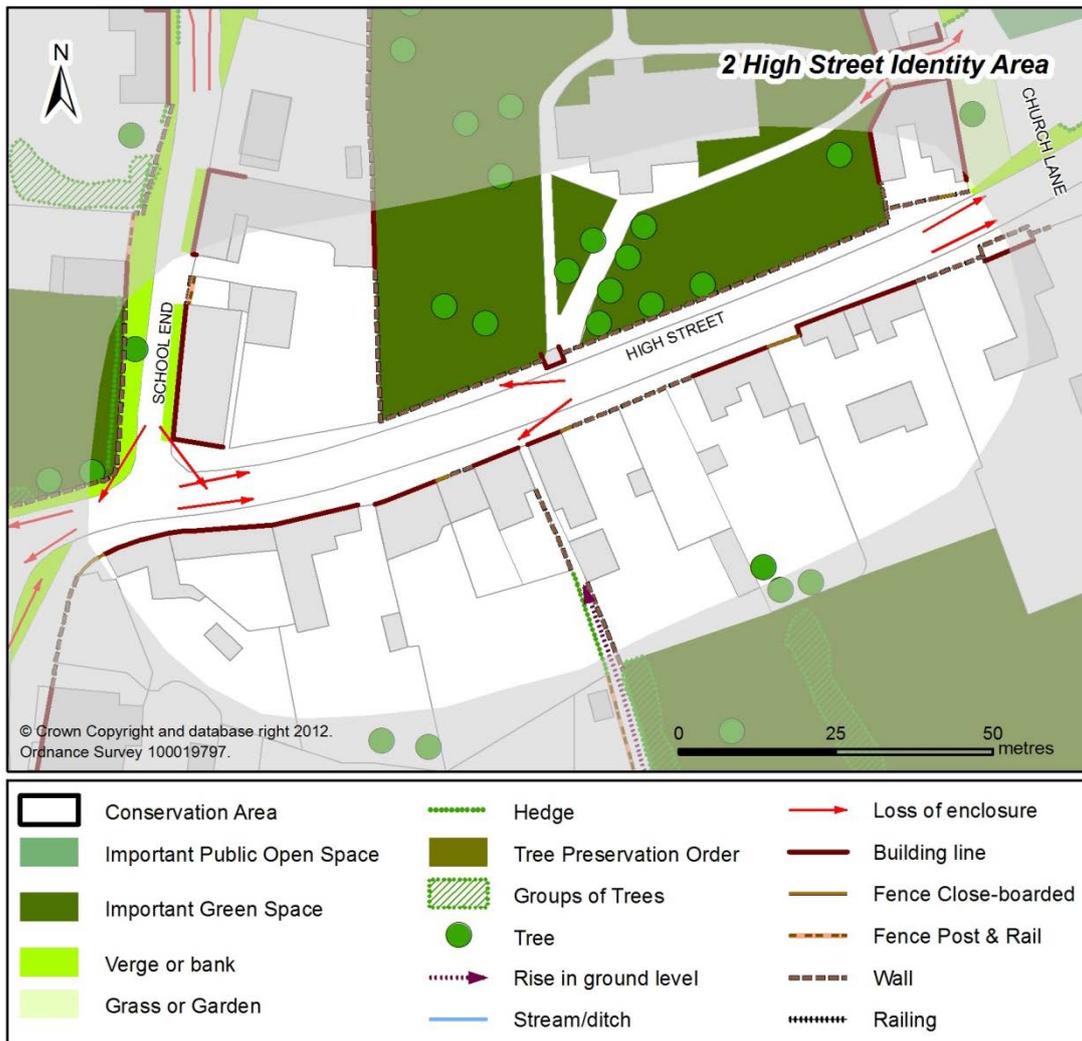
Front gardens and boundary features are an important element of this part of the Conservation Area. The demolition of front boundary walls or removal of railings would be likely to have a detrimental impact on the character and appearance of the area.

2 High Street Identity Area

The High Street is a densely developed street which adjoins The Green at the eastern end. Even today, the mediaeval planned form of the street is easily visible on the ground, with long narrow burghage-style plots stretching back from the road edge.



The continuous building line of High Street is very urban in character and form



Street Form

The High Street runs roughly east-west, opening up at the eastern end into The Green, and with a distinct bow in the centre which creates an interesting visual effect. The plots to the south of High Street are narrow and run back at 90 degrees from the road for some distance. They are reminiscent of mediaeval burghage plots seen in many historic towns.

To the north of the High Street the area is less densely built up, with the village hall, a large garage forecourt and the churchyard with its tall boundary wall lining the street.

Views and Vistas (see plan on page 23)

Unfolding views from the High Street, for example at the junction with Winslow Road, are characteristic of the area. These views lead the eye, and make a visual connection between the High Street and adjoining identity areas.

The Church of St James is a major landmark, visible from a number of places within the village and the surrounding area. The building dominates views along and from the High Street.

Green Spaces, Trees and Vegetation (see plan on page 25)

With the exception of the churchyard, the densely built form of this part of the Conservation Area contains very little green space.

Glimpsed views between buildings at the eastern end of the street create a visual link between High Street and the private gardens behind the built frontage. In addition, some large mature trees to the south of High Street are visible over the buildings on High Street.

Permeability (see plan on page 26)

The High Street forms the main thoroughfare through Great Horwood, and is the busiest road in the village. However, vehicular permeability is low within the village, with only School End adjoining the High Street. There are a number of footpaths in the area, including the narrow footpath which joins High Street and Spring Lane, and the path through the churchyard to the upper part of School End and The Green. Consequently, pedestrian permeability is moderately high.



Most of the 2 storey buildings fill the width of the plot at the western end of the street



The unfolding view at the junction with Winslow Road



The Church of St James is an important landmark



The churchyard is an important green space



The glimpsed view along the footpath between High Street and Spring Lane

Key Buildings (see plan on page 27)

The Church of St James dominates views from the High Street to the north. The churchyard is bounded by a tall wall with an attractive lych gate, but the Church tower is clearly visible over the top. Set into the churchyard wall is the Great Horwood War Memorial. This is a visually attractive plaque which is prominent in views along the street.



The Church of St James, viewed over the wall

The buildings and structures along the south side of the High Street create a continuous building line, and giving this part of the area a densely developed feel and help to enclose the street. This characteristic built form is an important element of the character of High Street, and contrasts with other, less densely developed identity areas.



The continuous building line along High Street (above and below)

Building Form

Two storey buildings with ridges running parallel to the street predominate this area. Most have narrow spans of between 5 and 7m. At the western end of the High Street, buildings fill the plot width, creating a continuous building line along the pavement edge. Those closer to The Green are not so densely built, but are joined together by tall walls, which also create a continuous building line.



Chimneys are an important element of the roofscape in this area. Many have decorative brickwork capping and terracotta pots.



The continuous building line is continued by tall walls between less densely developed buildings

Details and Materials

There are various different roofing materials found in this area – slate and red/brown clay tile are the most common. There is one example of slate to the front elevation and tile to other elevations. This is unusual as different materials usually require different roof pitches to function correctly.



This unusual building has slate on the front roofslope, and tile on the side roofslope

Walling materials are similarly varied, with examples of brick, timber frame, render, decorative header bricks, painted brickwork.

Sash and casement windows are found in this area. Both tend to be in traditional timber with glazing bars. There are a number of examples of more decorative timber sashes with side lights (6 over 6 sashes with 2 over 2 sidelights).



Decorative windows and doors surrounds are seen in this part of the village

Doors tend to be in timber. Some are panelled. Some have flat projecting porches. There are also examples of decorative door surrounds.

Boundary Treatments

Along High Street buildings either directly abut the pavement, or boundary walls of between 1.5 and 3m are present.

Surface Treatment and Street Furniture (Public Realm)

The street surface and footpaths in this area are generally tarmaced. Street signage at road junctions is particularly visually intrusive.



The wide, tarmaced street is line by walls or buildings

Design Guidance

There are no obvious gap sites between buildings within this identity area. However, it is likely that there will be some small scale change over time. Such development changes, particularly affecting the front elevations of buildings, should be carefully undertaken, so as to prevent the cumulative erosion of character. In particular the addition of large porches and projecting features to buildings on High Street abutting the pavement edge, the loss of traditional windows and doors or the creation of wide vehicle accesses should be avoided.

There are a number of the buildings along the south side of High Street and The Green that have large rear plots (the remains of burghage style mediaeval plots). Any future subdivision or backland development on these plots would obscure the mediaeval plan of the village and should therefore be avoided.

3 School End Identity Area

School End is a short street which sits to the north of High Street and west of the Church of St James. The area is very quiet, contrasting with the busy High Street. The historic buildings in this area are clustered around the northern end of the street, in a loose square.



Street Form

School End runs north-south from the western end of the High Street. The northern end of the street is contained by the School and The Old Rectory. Historically the street may have carried on northwards, most likely as a track way or path. The street is narrow at the southern end, but opens up at the northern end into a small square, surrounded by historic buildings. The buildings sit close to the road edge, behind small front gardens or grass verges.



The cluster of historic buildings on School End form a loose square.

Views and Vistas (see plan on page 23)

Views within this area are generally contained by buildings or boundary hedges. However, the tower of the Church of St James is clearly visible in glimpsed views between buildings on the eastern side of the street.



The Church of St James is visible over buildings on School End

Green Spaces, Trees and Vegetation (see plan on page 25)

This part of the Conservation Area is very green, with a number of mature hedgerows, trees, and wide grass verges at the northern end of the street.



School End is lined with wide verges and hedges to the western side of the street

Permeability (see plan on page 26)

Vehicular permeability is low in this area, as the street is a no-through-road. However, pedestrian permeability is higher, with paths leading both northwards (to the countryside) and eastwards (into the churchyard and on to The Green or High Street) from the northern end of the street.

Key Buildings (see plan on page 27)

The historic buildings at the northern end of the street form an important cluster of traditional buildings. The School House stands out as a later addition (19th century) and is visually imposing due to its tall ridge and single storey eaves height and position, set back from the road edge – contrasting with the other buildings nearby.



The old school building is a visually important structure which has both architectural and historic interest

Building Form

The School End Identity Area is characterised by detached, single span, broad fronted houses. These buildings, with their slightly off centre doors and chimney stacks, are reminiscent of “hall houses”, and may be of considerable age. This conclusion is evidenced by the incorporation of earlier building fabric (such as that at Church Hill) into the buildings. The buildings are positioned in a loose square, and have tall ridges, steep roofs and relatively low eaves for two storey houses. Dormer windows are seen in the roof slopes of some, creating a third storey.



A typical, detached, single span house on School End

Details and Materials

The area is characterised by red/orange brickwork in Flemish bond or English bond, some with vitrified or dark brown/black patterned brickwork. Timber frame is also present in this part of the Conservation Area, with rendered infill panels. In some cases the brick fronted buildings are likely to conceal timber frames.



Examples of different materials in School End

With the exception of the school house, which is roofed in slate, handmade clay tiles in red and red/brown is the traditional roofing material in this area. The steep pitch of some of the roofs indicates that these tiles may have replaced thatch.

Boundary Treatments

To the western side of the street low walls (less than 1m high), combined with hedges and hedgerow trees are used to demarcate boundaries. At the School simple, looped metal railings surround the school playground. On the eastern side of the street there are tall walls (c1.8m) and metal gates. The contrast between the hedges and tall walls at the southern end of the street adds to the character and appearance of the area.



Walls, railings and metal gates line the south-eastern side of the street

Surface Treatment and Street Furniture (Public Realm)

Generally the tarmacked road surface in this area directly abuts verges or private drive/front garden and there are very few road signs within the School End area. The large telegraph pole at the northern end of the street is visually dominant. Otherwise, there is very little street furniture in this part of the Conservation Area, so the area has a very rural character.



The uncluttered nature of the street gives the area a rural character

Design Guidance

The buildings in this area occupy large plots, which do not generally lend themselves to subdivision. As a result, there are no obvious gap sites in this part of the Conservation Area.

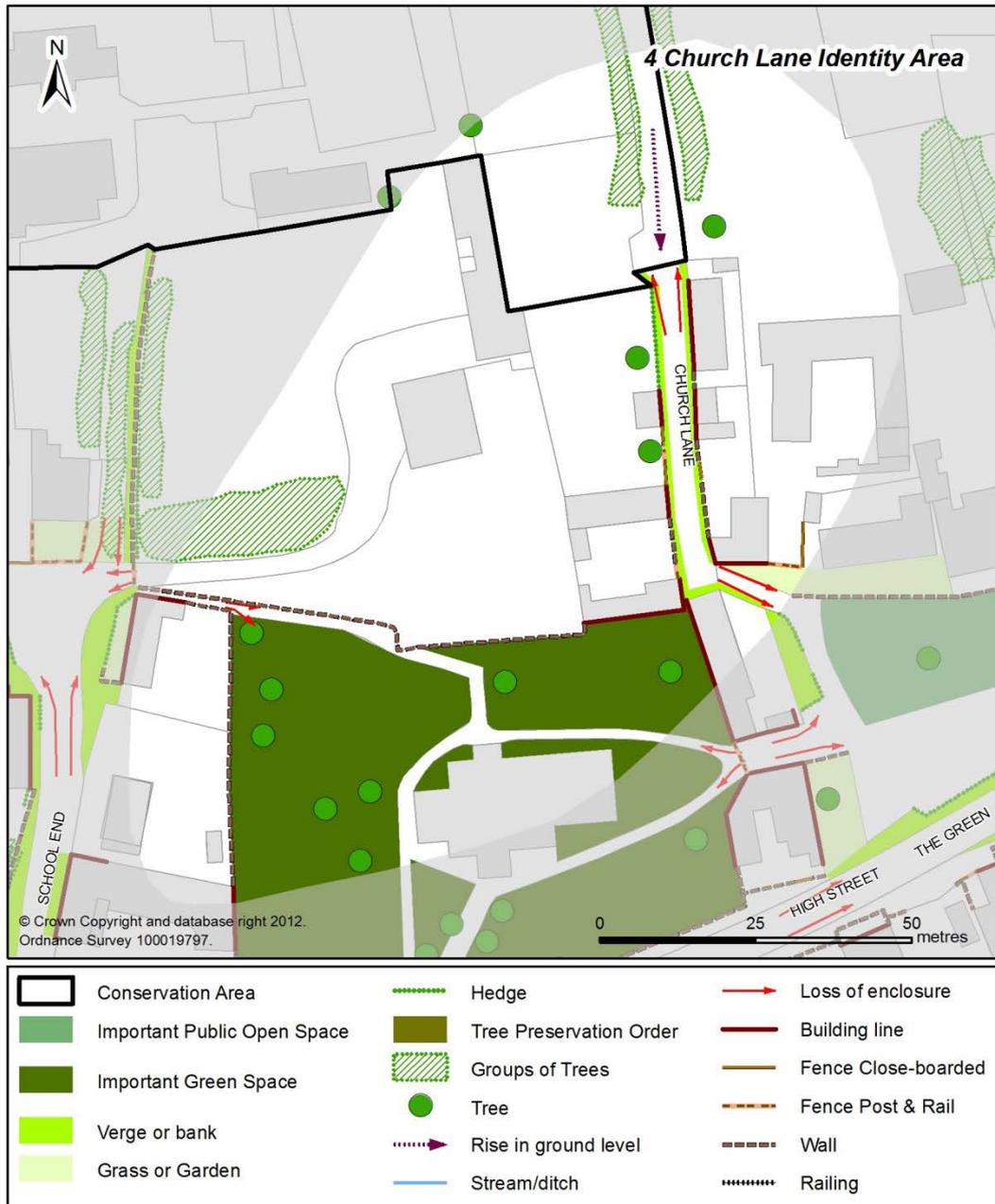
On the eastern side of the street is a new build house which appears complete, but is not occupied. The vacant building, and associated plot, detract from the character of the area.



The vacant house on School Lane detracts from the character and appearance of the area

4 Church Lane Identity Area

At the centre of Great Horwood is the Church of St James – an important local landmark which is visible from many parts of the village and the wider countryside. Associated with the Church is Church Lane - a narrow access road through to the village allotments. The buildings on Church Lane have a close visual relationship with the Church, and bound the churchyard.



Street Form

The buildings on Church Lane enclose the churchyard to the north and east sides. Church Lane leads north from The Green, and is a narrow street, enclosed by buildings and hedges along its full length. The lane becomes a footpath leading out of the village at the northern end, and is clearly a routeway of considerable historic interest.



The lane becomes a footpath at its northern end

Views and Vistas (see plan on page 23)

Views within this area tend to be framed by trees, hedges and buildings, creating glimpse views such as the view from the churchyard across The Green to the east, or along the path to School End to the west. Views from the northern end of Church Lane overlook the surrounding area, and provide an important visual link between the village and the agricultural landscape.



The churchyard path to School End

Green Spaces, Trees and Vegetation (see plan on page 25)

The churchyard is an important, publically accessible green space, and is of both historic interest in its own right, but also of amenity value to the village. The presence of the churchyard within the area, and The Green adjacent to it, give the Church Lane Identity Area a very green and open character.



The Green and the churchyard are important green spaces

Permeability (see plan on page 26)

There are a number of footpaths through the churchyard, which provide pedestrian access between School End, High Street, The Green and Church Lane. This increases the permeability of Great Horwood as a whole. However, vehicular permeability in this area is very low, as Church Lane is essentially an access drive for the dwellings on the Lane, and there are no other vehicular access ways in this part of the Conservation Area.

Key Buildings (see plan on page 27)

The Church of St James is an important landmark building, visible from a number of viewpoints within the village and beyond.

Glebe House is clearly visible from the churchyard, and is one of the few large houses in Great Horwood which sits well back from the road edge within its own grounds.

The other buildings in Church Lane are much smaller and vernacular in style. However, they form an important cluster of historic buildings, which add to the character and appearance of the area as a whole.



The Church of St James and Glebe House are important landmark buildings

Building Form

With the exception of the Church of St James and Glebe House, the buildings in this part of Great Horwood are small, 1 ½ and 2 storey houses in narrow plots. Most are 18th century or 19th century in date, although they may contain earlier fabric internally.



Other buildings are a much smaller scale

Details and Materials

The domestic buildings in this area are simple in style, with very little overt decoration. The roofs tend to be red clay tile, the walls brick or timber frame. Chimneys are red brick, with simple brick capping and terracotta pots. Windows and doors are timber, casement windows are the most traditional form of window opening in this part of the Conservation Area.



The churchyard gates are of a simple design

Boundary Treatments

The tall brick walls which line the southern end of Church Lane and the churchyard create solid, inactive edges to the street, giving the area a very enclosed character. Elsewhere, buildings front the street, or thick, tall boundary hedges are present. These also enclose the street, but create softer edges.



Tall brick walls create solid, inactive edges to the street

Surface Treatment and Street Furniture (Public Realm)

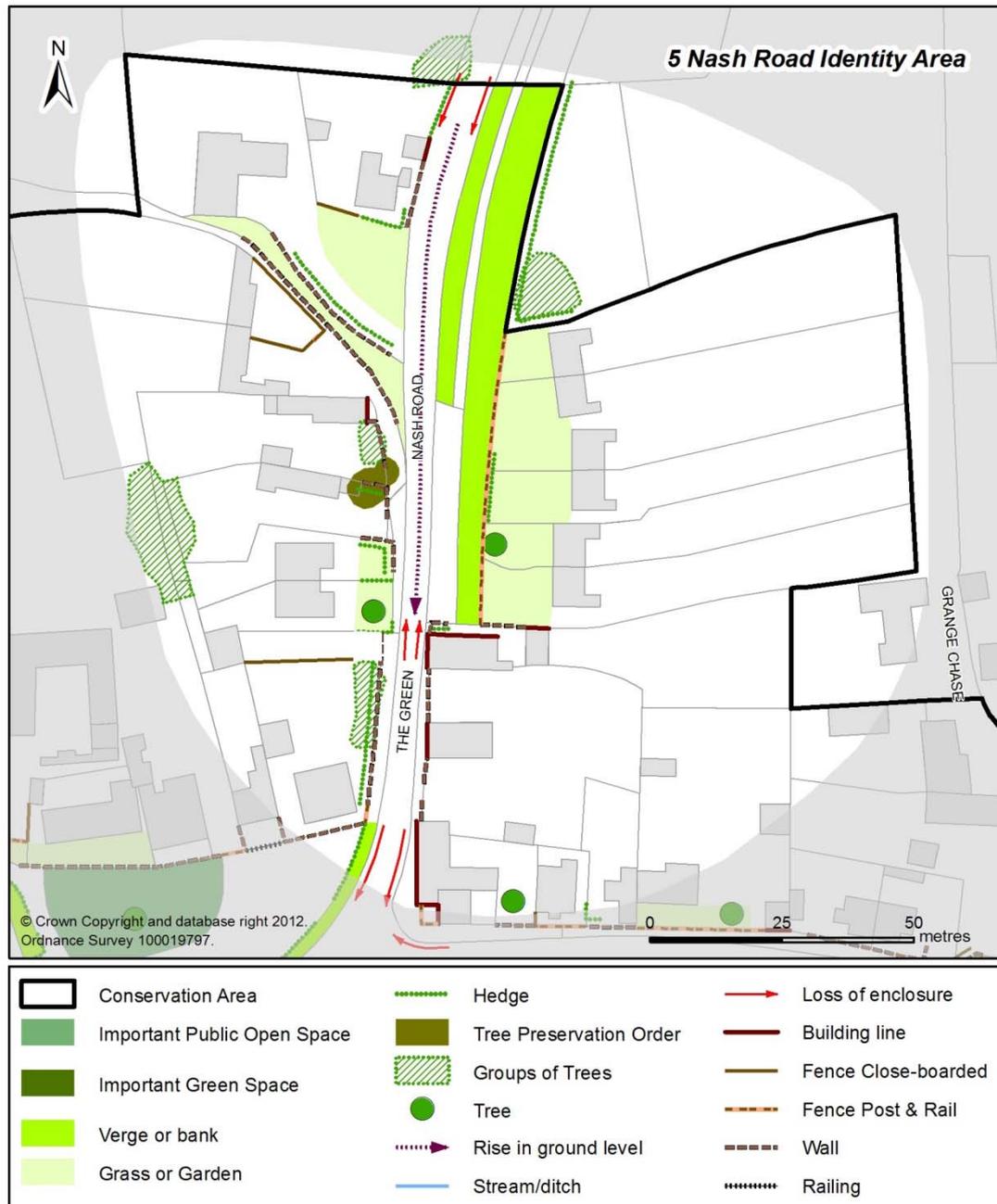
Grass verges directly abut the tarmacked road surface in this area. The lack of kerbs in the area gives the street a rural character which contrasts with other parts of the village. There is very little street furniture within this part of the Conservation Area.

Design Guidance

There are very few obvious gap sites in the Church Lane Identity Area, and there is little scope for future development beyond small scale additions to buildings similar to those already undertaken. There are examples of modern garden buildings within the identity area. These tend to be of good quality timber design, and have been sensitively positioned to limit their visual impact. However, it is important to note that the continued accumulation of these small buildings, even on the large plots of Church Lane, might in time impact upon the rural character and appearance of the area. In considering planning applications for such buildings in the future, the number and type of existing small scale buildings already on the plot should be a consideration.

5 Nash Road Identity Area

Historically Nash Road was one of the principle roads through Great Horwood, connecting the village with its neighbours to the north. In more recent years, since the construction of the A421, the Nash Road has become a busy route from Winslow to the main road. The movement of traffic along the road, and the associated noise, create a busy atmosphere in the identity area, in contrast to the quieter areas such as Little Horwood Road and School End.



Street Form

Nash Road rises steeply from north to south as it enters the village, with houses on both sides of the street positioned well above the street level – reminiscent of a hollow way. The sinuous curve of the street, which is wide but enclosed by steep banks and hedges or buildings along most of its length, creates a pinch point with interesting unfolding views.

At its southern end Nash Road widens into The Green, close to the junction with Little Horwood Road. Nash Road, The Green and Winslow Road form the main north-south thoroughfare through the village. Consequently, the road is generally busy, with lots of vehicular traffic using the route to travel between the A421 to the north and the A413 to the south.

The shape of Nash Road is relatively modern, having been influenced by the demolition of a number of small cottages on the east side of the road during the 1940s and the replacement of some earlier shops and houses with two modern dwellings in the 1960s.

Views and Vistas (see plan on page 23)

The Nash Road Identity Area is characterised by unfolding views along the street, framed by hedges and walls. There are a small number of glimpsed views to the north which encompass agricultural land, but these are predominantly hidden during the summer, due to hedge and tree foliage.

Views from the northern end of the street are funnelled along the tree lined road towards Nash and the A421. Views from the green along the Nash Road are framed by buildings

Green Spaces, Trees and Vegetation (see plan on page 25)

Private green space is important in this part of the Conservation Area. Private gardens, particularly on the west side of the street, give the area a very green character. The wide grass verges and banks at the northern end of the street, and the mature trees (including Yews) in the area add to the green character and rural appearance of the Nash Road Identity Area.

Permeability (see plan on page 26)

Nash Road is a busy street, providing access to and through Great Horwood. It is a good through road for vehicles, but permeability otherwise is very low.



Nash Road rises steeply as it enters the village



The upper end of Nash Road opens onto The Green



Views from The Green are framed by buildings



Mature trees contribute to the special character of the area

Key Buildings (see plan on page 27)

Hillside Cottage, with its yellow painted brickwork, sits close to the road and effectively marks the edge of the village. Other buildings of particular note in this area are The Chapel House and Numbers 5 and 9 Nash Road. These buildings are of historic interest and are visually prominent in views along the street.

Also of interest are the walls which line the street to the west by 9 Nash Road, and to both sides between The Chapel House and The Green. These walls create a strong building line which encloses and frames unfolding views along the street.



Hillside Cottage (above) and Chapel House (below) are visually important buildings



Building Form

The buildings in this area are a mixture of all ages, types and design influences. However, they share some characteristics of scale, being generally small scale with the traditional buildings in the area also having narrow spans.

Chimneys are an important feature of the rooflines in this area. Stacks tend to be brick with simple rectangular plan and basic string course detailing. Chimney pots are generally terracotta and round. Some are vented.

Details and Materials

Slate and hand made tiles are the traditional roofing materials in this area. Some of the 20th century houses on the street are roofed in machine made tiles which have a much more regular appearance, and less visual interest. Ridges and eaves are simple and, with the exception of The Chapel House which has a number of decorative elements, buildings in the Nash Road area tend to be relatively plain and undecorated.

Brick, timber frame and render are all traditional walling materials in this part of the Conservation Area. The brick that is used in the historic buildings tends to be a red-brown colour, similar to that on The Green. Modern houses in the area are built in a variety of 20th century materials including brick and rendered finishes. Whilst these houses are not built in the same traditional materials as their neighbours, they are set back from the road behind tall hedges and are not visually intrusive within the street scene.

Examples of traditional sash, timber casement and metal leaded light windows are found in this area.



Traditional buildings in the area display a variety of materials



Modern houses are of less locally significant materials

Boundary Treatments

Hedges and hedgerow trees are the most visually prominent boundary feature in the northern half of this identity area. Walls are more prominent in the southern part of the area and are predominantly brick, but with some rubblestone. The semi detached houses to the east of the street have simple, bow topped railings. Close-boarded fencing is not generally considered appropriate in historic areas due to the detrimental visual impact that it has on the streetscene.



Green boundaries give the southern half of the area a rural character

Surface Treatment and Street Furniture (Public Realm)

The street and paths in this area are tarmac, with stone kerbs and grass borders and verges. There is relatively little street furniture in the area, save for one low street light and some bins. There are a number of visually intrusive road signs, and the telegraph poles present in this area are extremely prominent in views along the street.



Traditional stone kerbs line the carriageway

Design Guidance

There are very few obvious gap sites in the Nash Road Identity Area, and there is little scope for future development beyond small scale additions to buildings similar to those already undertaken. However, there are a number of elements which offer scope for improvement, or which should be retained in the future.

- Avoid further installation of close-boarded fencing
- Retain trees and hedges throughout the area
- Avoid the loss of architectural details on The Chapel House
- Retain 5-bar and agricultural style gates
- Reduce traffic speed without resorting to additional signage – consider other traffic calming measures such as narrowing the carriage widths or removing white line road markings
- Reduce street signage and clutter



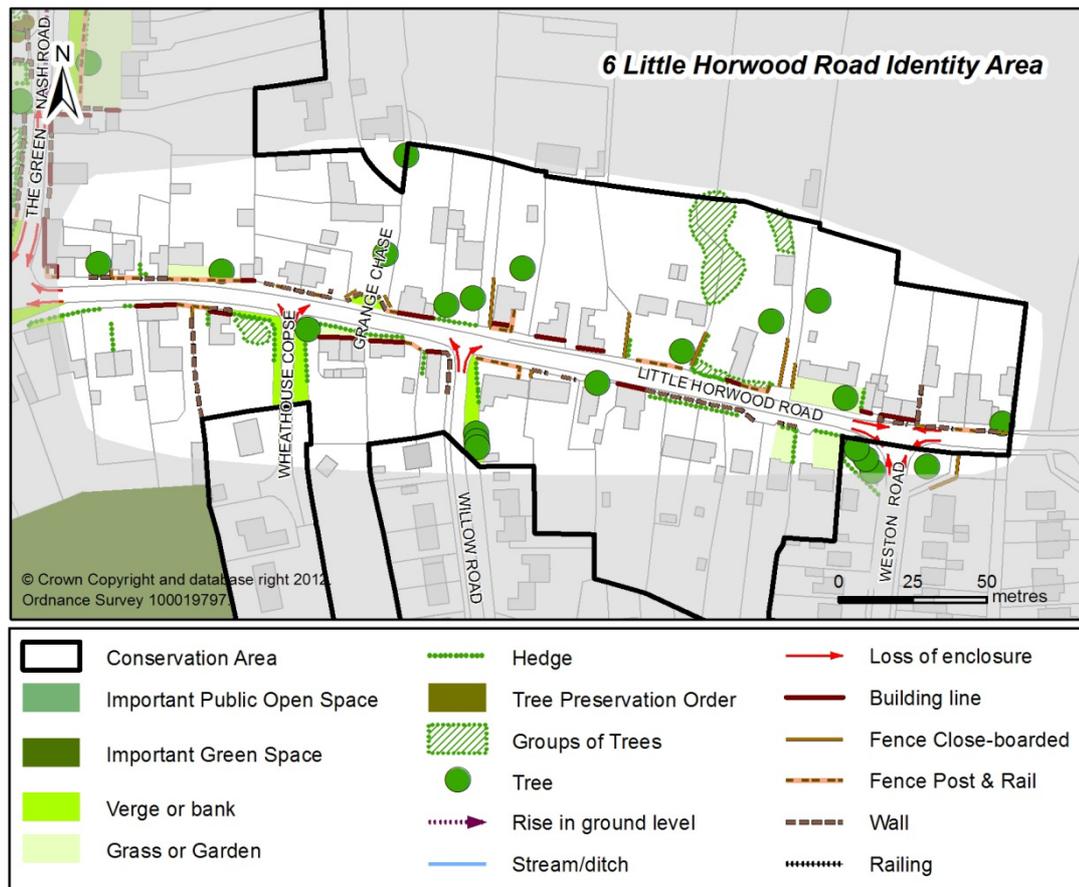
Street signs and telegraph poles create a cluttered appearance



Close boarded fencing is not a traditional boundary feature

6 Little Horwood Road Identity Area

Little Horwood Road is the largest Identity Area within the Conservation Area, and covers the eastern part of Great Horwood village. The majority of buildings within the area are domestic, or ancillary to domestic use. A number of small cul-de-sac developments lead off Little Horwood Road. These have not been included within the Conservation Area as they are not of any historic interest.



Street Form

Little Horwood Road runs east-west from the corner of The Green towards Little Horwood. The street is fairly straight and narrow, confined by buildings abutting the pavement edge. At a number of points along its route the street widens, for example at junctions with the adjoining cul-de-sacs. There are small changes in ground level along the length of the street, but overall it remains relatively level.



The view along Little Horwood Road from The Green

Views and Vistas (see plan on page 23)

Little Horwood Road is relatively straight. However, the street is enclosed and framed by buildings and hedges or trees to both sides. The wider spaces around junctions create a visual progression of enclosed and more open spaces, similar to that of an unfolding view.

Glimpses between buildings into rear gardens and private driveways create visual interest. Along Little Horwood Road these small gaps between buildings and boundaries are particularly important.

At the eastern end of the Little Horwood Road there are wide panoramic views across the surrounding area.

Green Spaces, Trees and Vegetation (see plan on page 25)

Private gardens, trees, and hedged boundaries along the Little Horwood Road give the area a green appearance. Verges, particularly where they widen at junctions, add to the green character of the area.

Permeability (see plan on page 26)

Little Horwood Road is a single vehicular road with cul-de-sacs opening off it. Consequently permeability within the area is relatively low. There are very few paths and pedestrians routes apart from those lining the street.

Key Buildings (see plan on page 27)

There are a large number of traditional buildings in this area, many of which are listed. These buildings make a positive contribution to the character and appearance of the area as a whole.

In addition to the historic and architectural interest of the historic buildings on Little Horwood Road, there are a number of buildings which are of considerable visual interest in views along and of the street. These include the Victorian semi-detached villas near the eastern edge of the village and the cluster of timber framed buildings roughly half way along the street.

The pair of cottages at 5 to 7 Little Horwood Road are historically interesting, although greatly altered in more recent years. These buildings were constructed as 'Model Cottages' by New College,



Views along the street and glimpses between buildings are important



Landscape views at the eastern end of Little Horwood Road



Key buildings include Victorian semis and timber framed cottages



Ridges tend to run parallel to the street

Oxford, in 1859, to demonstrate the most up-to-date methods of hygienic, affordable house construction. Further details of this historic interest are outlined in the *Great Horwood: Past and Present book*, previously referenced.

Building Form

The majority of domestic buildings on the Little Horwood Road are positioned with their ridges running parallel to the street. However, there are some examples of buildings which run at 90 degrees to the street. Ancillary buildings vary, depending on the form and orientation of the plot which they occupy.

The area contains a variety of building ages, styles and forms. In general the historic buildings in the area are small in scale, with narrow spans and low storey heights. Most tend to be two storey, with the upper storey being partially in the roof. Many buildings are positioned close to or abutting the pavement edge.

There are examples of well designed modern buildings on Little Horwood Road which reflect the historic character of the area. Others are significantly larger than the historic buildings nearby. In some areas modern insertions have been set back from the road edge to mitigate for the size difference. However, the wide gaps that this creates in the street frontage do not enhance the character of the area.

Roof pitches tend to be steep on the historic buildings. Thatch is common in the area, and requires a much steeper pitch than tile or slate to be effective as a roof covering. A handful of the tiled buildings in the area also have steep roofs, indicating that they may once have been thatched.

Victorian houses in the area tend to have much less steep roofs, due to the choice of slate as a roofing material. These buildings have similar ridge heights to the thatched cottages, but their eaves are much higher.

Details and Materials

There are a wide variety of materials and details in the Little Horwood Road Identity Area. Traditional roofing materials include slate, thatch with decorative ridges (these would most likely have been flush ridges originally). Some thatched houses also have swept eyebrow dormers. Handmade clay tile is also present in the area. The late 20th century buildings in



The Little Horwood Road Identity Area contains many different styles of building, including some well proportioned modern buildings



Render and slate



Brick, timber frame and thatch, with swept eyebrow dormers

the area have modern machine made tile, which has a much more uniform appearance and is consequently of less visual interest than handmade tiles.

There are a selection of ancillary buildings (barns, storage sheds etc) which are timber framed with weatherboarding. Some of the barns have been converted for residential use.

Characteristic traditional walling materials are timber frame (with render or brick infill) and brick (either red or red brown, sometimes painted). There are also examples of roughcast render and tan brick with red brick detailing, but these are unusual.

Decorative features are seen on a number of the buildings in this area, including decorative window cills and plaster/stone lintels, diamond stack chimneys with terracotta pots and bay windows with stone mullions.

The traditional buildings on Little Horwood Road tend to have leaded lights in timber and metal frames, or timber sash or casement windows with timber glazing bars. There are some examples of uPVC replacement windows on the street, but these are generally not appropriate additions to historic buildings as they rarely accurately replicate the fine detailing of original timber or metal windows.

Doors are generally timber. Those on the timber framed thatched cottages tend to be solid planked doors. Those on the later Victorian properties are generally glazed or panelled.

Boundary Treatments

Hedges and hedgerow trees create green boundaries in some parts of Little Horwood Road (particularly on the southern side of the street).

Other buildings either abut the pavement edge or have brick piers with walls between (these tend to be between 1.5 and 2m high), railings with decorative gates (under 1m high) or rough stone plinth and brick walls. There is one example of brick piers with close boarded fencing between.

The use of close boarded fencing for front boundaries is not generally considered appropriate in historic areas, so further insertion of such fencing in the area should be avoided.



Ancillary structures are weatherboarded



Traditional timber windows and doors



uPVC windows (ground floor) almost never adequately reflect the fine detailing of the glazing bars and sashes of the originals (first floor)



Traditional railings are found in this part of the Conservation Area

Surface Treatment and Street Furniture (Public Realm)

The road and footpaths in this area are tarmac, with a mixture of stone and modern concrete kerbs. In places there are wide grass verges, particularly at junctions.

Telegraph poles are visually intrusive in this area, particularly in There is a proliferation of road signage, especially on the junction with The Green, and elsewhere on the street there are other items of street furniture which give the area a more urban character than neighbouring Identity Areas (for example the dog bin at the eastern end of the street).

At the western end of the street there is a small, visually unobtrusive bus shelter. This timber construction is positioned against a wall and is of an appropriate, simple design which does not detract from the rural character of the Conservation Area.



Stone and concrete kerbs line the carriageway



The bus shelter is visually unobtrusive



These modern houses do not follow the traditional building line

Design Guidance

Most of the buildings on Little Horwood Road sit close to or abutting the pavement edge. In some places more recent houses have been built set back from the road edge, creating wide open front gardens which are not in keeping with the general historic grain of the area. Whilst there are few obvious gap sites, it is recommended that any future development along the Little Horwood Road should be positioned close to the road edge to reflect the traditional building line in this area.

Excessive street signage detracts from the character and appearance of the area by cluttering the street scene. Every effort should be taken to avoid the insertion of any further signage within this part of the Conservation Area – especially at the junction with The Green. The area might also benefit from a signage audit and the removal or re-siting of unnecessary or poorly positioned signage.

The Old Chapel, close to the junction with The Green is in need of some repair. It is conceivable that there may be future applications for conversion of the building, but these may encounter problems with a lack of outside space parking provision.



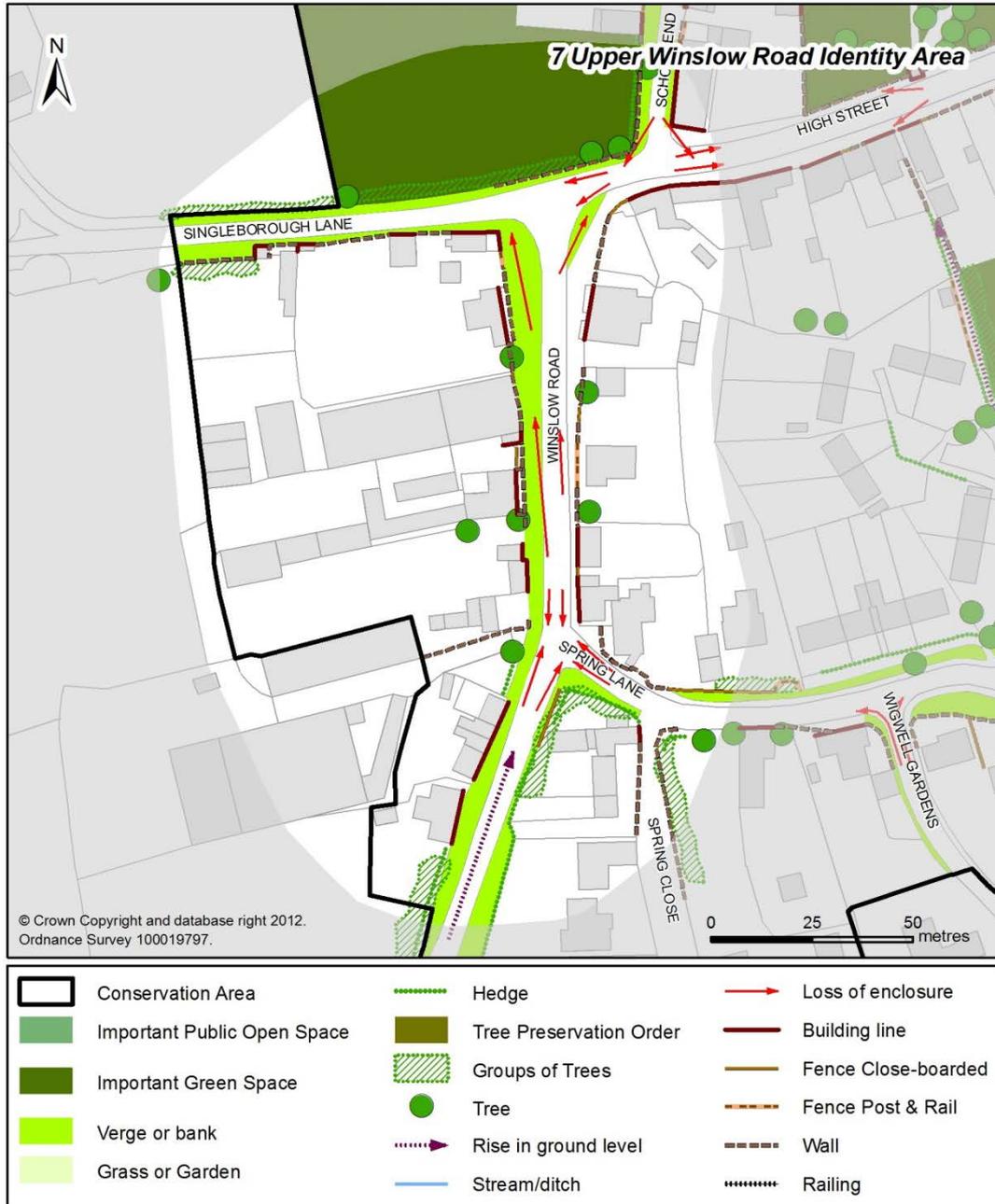
Excessive street signage and telegraph poles detract from the character of the area



The Old Chapel appears to be unused

7 Upper Winslow Road Identity Area

The Upper Winslow Road identity Area, which runs from the junction with Spring Lane to the junction with Singleborough Lane and High Street, covers the flatter, more densely developed portion of the Winslow Road. Its character contrasts with the sparsely developed Lower Winslow Road, which is characterised by greenery (hedges and trees) and a steep sloping carriageway.



Street Form

The upper part of the Winslow Road, between the Singleborough Lane/High Street junction and the Spring Lane junction, is a slightly sloping street which runs roughly north-south. The street is developed on both sides but retains an open feel by virtue of the width of the street and the footpaths/verges on either side. Buildings are generally arranged with their principal elevations facing the street. The area is less densely developed than High Street, but more densely developed than the Lower Winslow Road or Spring Lane, giving the appearance of graded increase in levels of development when entering the village from the south. There is an almost continuous building line along the street, due to the tall walls that are present between buildings.



Upper Winslow Road is a broad, curved street, with wide verges and wide junctions

Views and Vistas (see plan on page 23)

Unfolding views along the street are characteristic of this area, particularly at the two junctions. Also common are glimpsed views between buildings, and along tree lined driveways, but there are few landscape views from the area due to the continuous building line of the walls and buildings on the eastern side of the street, and the dense greenery and buildings on the western side.



Buildings and walls line the street for most of its length

Views along adjacent streets, such as the Singleborough Lane, are channelled between buildings and hedges. These views into and from the Identity Area open out at the road junctions, which are extremely wide.

Green Spaces, Trees and Vegetation (see plan on page 25)

Most of the front property boundaries in the Upper Winslow Road area are walled. Consequently the area has an urban character, which contrasts with the more rural character of Lower Winslow Road. At the northern end of the street the grass verges and a small number of trees on front boundaries soften the built form. Progressing south, the area becomes increasingly green with thick hedged boundaries.



Glimpsed views between hedges and between buildings enhance the character of the area

A number of mature trees to the rear of properties in the High Street are visible over the buildings on Winslow Road, and views along the street encompass the green hedges and hedgerow trees of the Lower Winslow Road Identity Area and Singleborough Lane.



Trees help to soften the built form of Upper Winslow Road.

Permeability (see plan on page 26)

Permeability in this area is very low. The only route through the area is the street and footpaths which run parallel. However Winslow Road, Spring Lane, High Street and the footpath that joins the latter two together, create a loose grid which creates a permeable structure for the village as a whole.

Key Buildings (see plan on page 27)

The buildings in this area are generally of historic or architectural interest individually. Combined they create a cluster of interesting historic buildings which represent the historic character of Great Horwood as a whole – a mixture of agricultural (as at Home Farm), commercial (The Swan Inn) and residential (Old Swan House).

Building Form

Buildings are generally positioned close to the street or pavement edge on the east side of Winslow Road, creating a strong building line which frames views along the street. All the buildings on the eastern side of the street are two storey, although some have single storey side or rear extensions.

On the western side of the street the buildings are set back behind a wide grass verge. Ridges on principal buildings generally run parallel to the street, whilst outbuildings such as the barns at Home Farm, sit at 90 degrees to the street frontage. These barns vary in height, but are all single storey. The built form on this side of the street is considerably less dense than that on the eastern side of the street.

The area contains a number of buildings with formal, polite frontages (symmetrical with sash windows, central doorways and classical detailing).



The Grange, The Swan Inn and Old Swan House



Single storey extensions and ancillary buildings

Details and Materials

Brick (both red and buff) and local roughly coursed stone are popular walling materials in this area. Some buildings also make use of vitrified brick headers (darker and glossy in colour) in decorative patterns. There are examples of timber frame, lined out render and pebble dash in the area as well.

Traditional hand made clay tile and slate are the traditional roofing materials in Upper Winslow Road. In some cases (such as on The Swan Inn) the slate roof is at an usually steep pitch, indicating that it may be a later replacement for either tile or thatch. Generally slate requires a lower pitch (under 35 degrees) to perform well as a roof covering. Tile tends to work best at around 45 degrees, and thatch around 55 degrees.

Chimneys are an important element of the roofscape, most have decorative terracotta pots.

Boundary Treatments

Metal railings of a simple, looped design and fitted on a short brick wall, are seen in this area. Elsewhere boundaries include tall (1.5m to 2m) brick walls and hedges. Gates tend to be simple, timber designs.

Surface Treatment and Street Furniture (Public Realm)

The road and pavement surfaces in this area are tarmac with stone kerbs. The west side of the road is grass verge and gravelled earth. The area contains a number of road signs at the junction with High Street and Singleborough Lane. In addition telegraph poles line the street. Both of these elements visually detract from the character of the area.

Of particular visual interest is the raised footpath and houses at the southern end of the identity area, and the hollow way form of the street as it slopes downwards to the south. The railings here could be improved, but the trees on the opposite side of the street and onto Spring Lane are visually extremely important at the entrance to the village.



Stone with brick detailing and hand made clay tile



Render and slate



This steeply pitched, machine made clay tile roof indicates that the building may have been thatched



Railings and gates tend to of simple designs



The road surface is lined with stone kerbs

Design Guidance

Although there are no current proposals, the Home Farm site with its mix of outbuildings may experience future change. The retention and reuse of these buildings would be desirable, as their loss would damage the character and appearance of the Conservation Area. Any future development on the site should respect the architectural form and density of development on the Winslow Road. Overdevelopment of the site should be avoided, and the road frontage nature of the traditional buildings in this area should be reflected if the site is put forward for development.

Additions to the existing buildings on Winslow Road should be simple and small scale. It is important that traditional features in this area be retained including chimneys and timber windows.



The traditional outbuildings at Home Farm make a positive contribution to the agricultural character of the area

8 Lower Winslow Road Identity Area

The Lower Winslow Road Identity Area covers the steeply rising stretch of the Winslow Road which forms the main southern approach into Great Horwood from the south. The distinctive character of this area, with a small number of dwellings scattered along the road, contrasts with the more heavily developed character of the rest of the village, providing a graded increase in development on the approach from the south and a buffer between the village and the surrounding countryside on the descent down from the village from the north.



Street Form

Winslow Road runs roughly north-south and is the southern approach to the village. The carriageway is wide, and enclosed on both sides by thick hedges and hedgerow trees. There are very few buildings along the street. Those that are present are set back from the road edge and only visible over the thick boundary hedges.

There is a significant rise in ground level from south to north.

Views and Vistas (see plan on page 23)

Views and vistas in this area are significantly limited, particularly during the summer months, by the thick hedges. There are occasional glimpsed views of the surrounding countryside through gaps in the hedge, and the shape of the road with its slight curves creates interesting unfolding views along its length.

The views of the individual houses along Winslow Road are important, as they contribute to the feeling of entering the village.

Green Spaces, Trees and Vegetation (see plan on page 25)

This area is extremely green, especially in the summer when the deciduous trees and hedges are in full leaf.

Permeability (see plan on page 26)

This area is not easily permeable. The Winslow Road is a major highway, with a great deal of traffic travelling along it each day, but there are no other streets leading off the highway in this area. There is a single footpath which connects the southern end of the Lower Winslow Road with Spring Lane.

Key Buildings (see plan on page 27)

All the houses in this part of the Conservation Area are considered to be key buildings, by virtue of their historic interest, and also their visibility from the street and footpath to the south. All make a positive impact on the character and appearance of the area.



Views north and south along the Lower Winslow Road are framed by hedges and trees



The area is very green, and is bordered by areas of undeveloped land



A footpath joins Winslow Road to Spring Lane, offering views of the houses on the Lower Winslow Road

Building Form

The buildings in this area are small, detached cottages in large plots. Two of the buildings sit at 90 degrees to the street, one is positioned with its ridge running parallel to the street. All have relatively low ridge heights compared with other buildings in the Conservation Area. Most have narrow spans of less than 5m.



Details and Materials

All three buildings in this area are painted white. One is pebble dash render, most likely over a timber frame. One is painted brick, and one is a combination of painted brick and painted render. There is one example of a water reed thatched roof – an unusual material within Aylesbury Vale as a whole, where thatched roofs were traditionally of long straw. The other two buildings have slate roofs. Chimneys tend to be plain brick. Windows are timber, either sash or casement, and doors are also generally traditional timber.



Two buildings have visually important timber clad outbuildings (small barns), both set back from the road edge.



All three of the houses in this area are prominent in views, separated by areas of green space and thick boundary hedges

Boundary Treatments

Hedges and hedgerow trees are the predominant boundary type. There are short sections of post and rail fence or simple railings, but these are restricted to vehicle and driveway access points.

Surface Treatment and Street Furniture (Public Realm)

The highway is tarmaced, but with the exception of the speed signs at the entry to the village there is very little street clutter (signs, bollards, street furniture) along its length. This gives the area a very rural feel.



There is very little street clutter on the approach into the village

Design Guidance

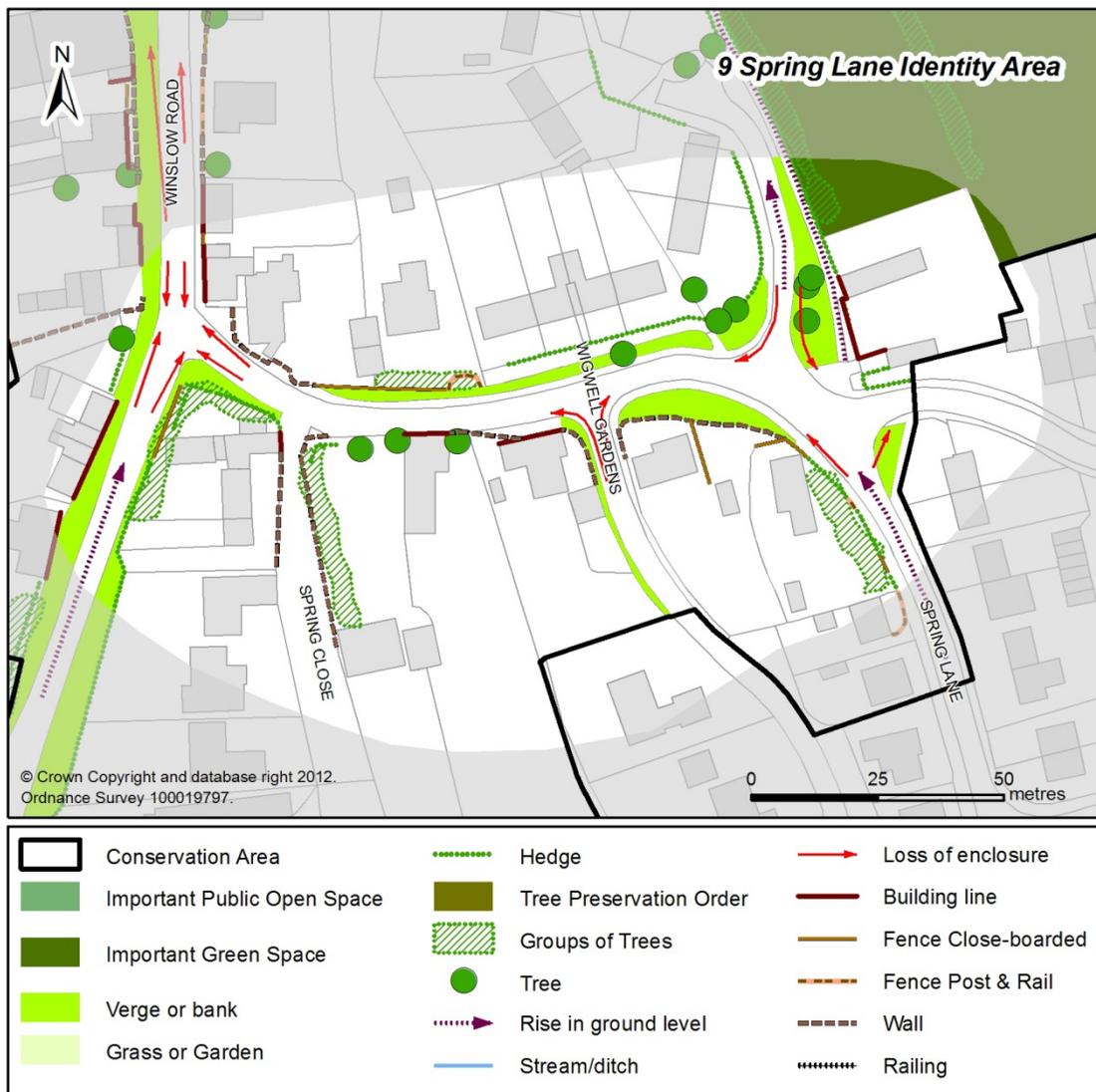
Whilst the area is sparsely developed, it is not considered that this identity area would lend itself to further development. The small scale of the houses present should be maintained, and large scale extensions, or the accumulation of multiple small scale additions over time, should be avoided. The uncluttered appearance of the street should be maintained.

9 Spring Lane Identity Area

The Spring Lane Identity Area covers the cluster of historic houses at the northern end of Spring Lane, close to the junction with Winslow Road. The building in this area is a little less dense than that of the adjacent Upper Winslow Road Identity Area, and substantially less built up than the High Street. The area contains a mixture of historic and modern housing.



The view along Spring Lane from the junction with Winslow Road



Street Form

Spring Lane runs roughly east west, with a distinctive s-shaped curve to the street. The area is less densely built than the High Street. The street is wide, and does not feel enclosed. The street level rises considerably from east to west, with the highest point being at the junction with Winslow Road. Buildings tend to be set back a little from the road edge, but building orientation varies.



The s-shaped curve of Spring Lane creates unfolding views

Views and Vistas (see plan on page 23)

The buildings and hedges which line the street block many far reaching views from this part of the Conservation Area. The key views are the unfolding views along the curving street and the glimpsed views of the Church of St James from the junction with Spring Close.



Glimpsed view of the Church of St James from Spring Lane

Green Spaces, Trees and Vegetation (see plan on page 25)

Spring Lane is lined on the north side by a thick hedge which creates a green screen, enclosing views along the street. In contrast, the southern side of the street is less green, with only a narrow grass verge and a number of small shrubs in private gardens.



Permeability (see plan on page 26)

Permeability in this area is reasonably high for pedestrians, with footpaths along the street and linking Spring Lane to High Street. In contrast, permeability for vehicles is limited to the street, with access onto a number of residential cul-de-sacs.



Hedges and trees are an important elements of Spring Lane

Key Buildings (see plan on page 27)

This area contains three important listed buildings: The Old Farmhouse, Briar Path (Number 6), and Number 25 Spring Lane. These buildings are visually important and have national historic and architectural significance. In addition the area contains a number of important unlisted buildings including Stonecroft (Number 1A), The Firs, Rose Cottage (Number 4), Little Pippins and Number 8A.



Rose Cottage and The Firs are visually important buildings

Building Form

Building form in this area is mixed, but there are some common characteristics in the traditional buildings in the area. These include narrow spans of less than 5m and the presence of chimneys.

Thatched buildings have tall ridges, low eaves and steep roofs. In contrast eaves are taller on the non-thatched buildings at the eastern end of the road.

The group of 20th century buildings (9 to 23 odd, Spring Lane) form a discrete group of modern houses which share common characteristics with one another, and are largely hidden from view behind tall hedges.

Details and Materials

The area contains a mix of different materials including thatch, hand made clay tile, painted brick, render and pebble dash. The 20th century buildings are built in a variety of materials, some better reflecting the historic character of the area than others.

There are a number of terracotta chimney pots and windows are generally timber casements. Doors, with small porches above, tend to be timber. Some of the 19th century buildings have decorative ridge tiles and decorative brick eaves detailing.

Boundary Treatments

There is a mix of soft boundary features (hedges and hedgerow trees) and solid boundary features (brick and painted brick walls of between 1.5 and 2m tall). There are also examples of lower walls (less than 1m) and post and rail fencing.

Surface Treatment and Street Furniture (Public Realm)

The street in this area is tarmac, with concrete kerbs. Other than a post box there is very little street furniture. As a result the area has a clean, uncluttered appearance.



Tall ridges and low eaves are typical of thatched buildings



The modern houses on Spring Lane (9-23 odd)



Thatched detailing and chimneys add interest to the roof lines of buildings



Hedges create soft boundaries which contrast with hard, built boundaries



A modern brick built house with dormers



Rear plot development is not a traditional form of development in this area

Design Guidance

There are no obvious gaps sites in this area. Most of the larger gaps between buildings have already been built upon, mostly with small scale domestic structures which do not dominate views. Buildings built in the last 30 years tend to be brick, with dormer or projecting gable detailing.

There has been some rear plot development over the years, but this is not a traditional form of development in this area.

However, in all cases these buildings are set back sufficiently from the road to limit visibility, and sit lower than the road level, so that their roofs are not easily visible above the traditional buildings on Spring Lane.

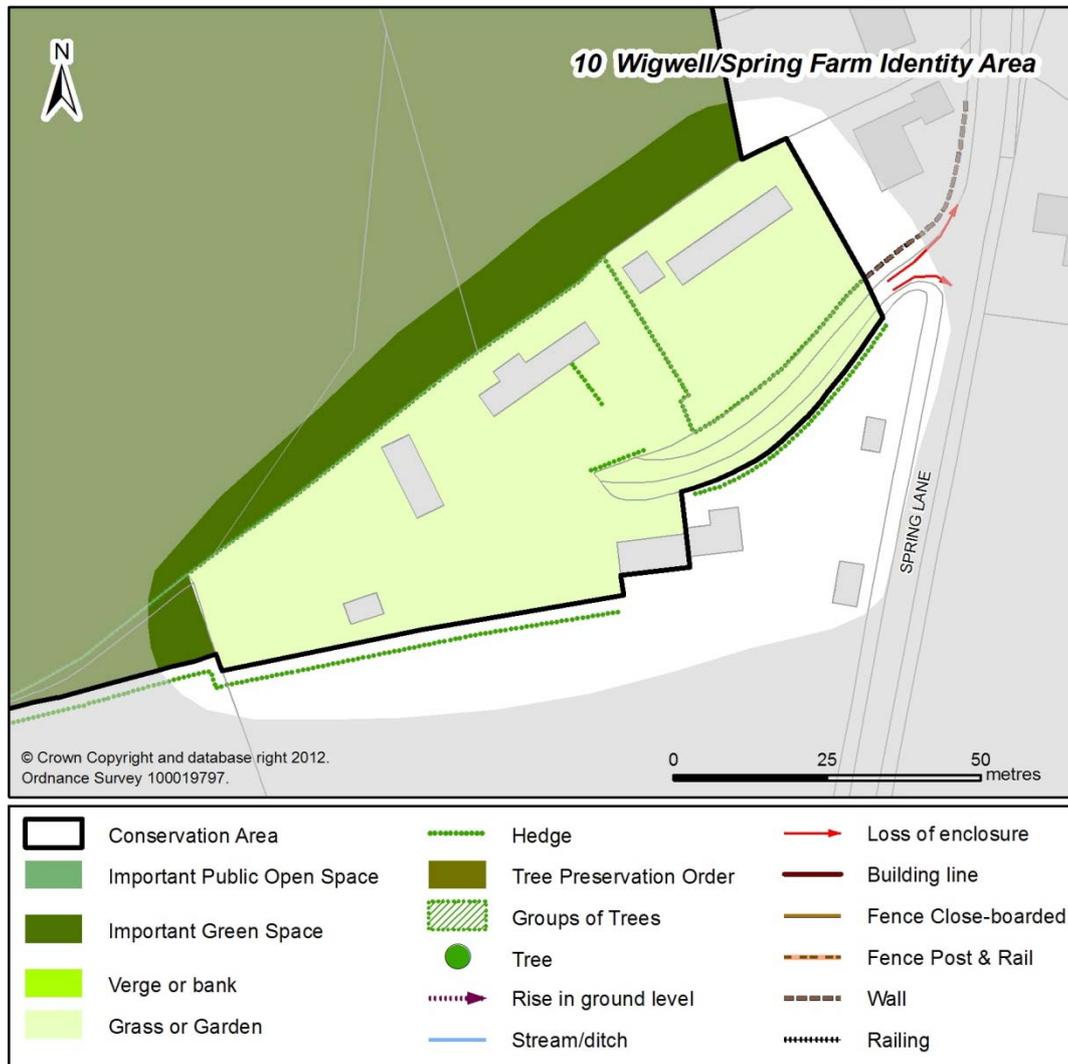
Additions to the existing buildings on Spring Lane should be simple and small scale. It is important that traditional features in this area are retained including chimneys and timber windows.



Small scale, simple extensions preserve the character and appearance of the area

10 Wigwell / Spring Farm Identity Area

The Wigwell/Spring Lane Identity Area is predominantly open green space – the remains of early enclosure fields. The small number of buildings within the area are seen in the context of this green space. The feel of the area is similar to that of Lower Winslow Road Identity Area, but without the busy road running through it, this area has a much quieter, insular feel.



Street Form

Spring Farm is at the end of a short cul-de-sac drive. Similarly Numbers 24 and 28 (Spring Cottage) Spring Lane are on a small private drive. The area is characterised by green space, hedges and hedgerow trees. The private green space which makes up the majority of the area is the remains of early enclosure fields of some historic interest in the context of the village. The area is enclosed by hedges and trees and buildings are set back from the road edge.

Views and Vistas (see plan on page 23)

The thick green boundary hedges and trees in and around this area limit views. There are some interesting glimpsed views along Wigwell/Spring Lane.



28 Spring Lane is visible through small gaps in its boundary hedge

Green Spaces, Trees and Vegetation (see plan on page 25)

The area is extremely green and, although it does not contain any publically accessible green space, there is a pedestrian footpath through the fields at the southern end of the area.



The Wigwell/Spring Lane area abuts fields to the north and east, giving the area a strong agricultural character

Permeability (see plan on page 26)

There are no through roads or footpaths in this part of the Conservation Area. Consequently vehicular permeability is exceptionally low. However, a single footpath which joins Spring Lane to Lower Winslow Road abuts the Wigwell/Spring Lane area to the south and offers views of the buildings and spaces in the identity area.

Key Buildings (see plan on page 27)

The listed building, number 24 Spring Lane, and the adjacent rebuilt 19th century cottage, number 28 (Spring Cottage) are both important buildings of historic and architectural interest.



Spring Cottage, 28 Spring Lane

Building Form

The two cottages have a narrow span of less than 5m and are set back from the highway behind private gardens.

Details and Materials

The two cottages are similar in size, scale and design, with thatched roofs, eyebrow dormers and painted rendered walls. Both have brick chimneys. The listed building, number 24, is predominantly single storey, whilst number 28 is mostly 1 ½ storey.



The listed building, 24 Spring Lane

Boundary Treatments

Hedges and post and rail fencing are found in this area.

Surface Treatment and Street Furniture (Public Realm)

The street surfaces in this area are predominantly hoggin and gravel, although there are some areas of tarmac. Verges along Spring Lane/Wigwell are not edged and run into the carriageway.

Design Guidance

This area contains a large amount of important green space. However, there are no obvious gap sites in the area. Additions to the existing buildings should be small in scale and not detract from the visual character of the buildings.

Both 24 and 28 (Spring Cottage), Spring Lane, have a number of ancillary outbuildings. Whilst these buildings are generally of a suitable design and scale to complement, rather than detract from, the area, it is important to note that the continued accumulation of small buildings, even on large plots might impact upon the rural character and appearance of the area. In considering planning applications for such buildings in the future, the number and type of existing small scale buildings already on the plot should be a consideration.

CHAPTER 12 – Management Plan

AVDC has laid out general principles of Conservation Area Management in the AVDC Conservation Area Management Plan District Wide Strategy (AVDWS), published in May 2009, and the AVDC Conservation Areas Supplementary Planning Document (CASPD), published in March 2011.

Great Horwood is a mid-sized village. The village experienced substantial growth during the latter 20th century and has continued to grow (albeit less quickly) since. It is likely that the village will continue to grow over the coming decades, and it is important that the special character and appearance of the Conservation Area, as laid out in this document, is respected by any future development.

In terms of smaller scale change, the individual Identity Area sections of this document identifies the special features of each part of the Conservation Area. The main issues facing the village are similar to those facing a number of the Districts historic settlements:

- Retention of agricultural style boundary features and avoidance of suburbanising close-boarded fencing
- Excessive, visually intrusive street signage

This list includes principles put forward by residents as part of the Conservation Area Appraisal and Management Plan consultation. For information, a brief summary of the various bodies who have responsibility for different elements of the Conservation Area is included below:

The District Council Should:

- Undertake Conservation Area reviews (including Public Consultation), producing appraisal documents and management plans
- Designate Article 4 directions to protect specific elements of the Conservation Area which are deemed to be at significant risk
- Process applications for Planning Permission, Listed Building Consent, Conservation Area Consent

The County Council Should:

- Maintain road surfaces
- Install and maintain street signage and furniture in accordance with the agreed Highways Protocol

The Parish Council Can:

- Request Article 4 directions
- Install and maintain some street furniture and signage. This should be done in consultation with the District and County Councils, and in accordance with the Highways Protocol when applicable.
- Request that the County Council install road signage and street furniture
- Facilitate community events that will help to maintain the Conservation Area, such as organising litter picking, leaflet drops etc
- Help by liaising between local residents/businesses and the District/County Councils

Homeowners and Residents Can

- Contact the Council's Historic Buildings Officers and Building Control Officers for advice before undertaking repair or maintenance works that might alter the character of the area (eg installing replacement windows, or removing boundary features
- Avoid being bamboozled by adverts for double glazing and uPVC. Carefully consider all the options available to you. If your house is more than about 60 years old avoid the use of off-the-peg uPVC windows and doors. Opt instead for traditional hardwood timber or metal windows, some of which are available in double-glazed forms.

CHAPTER 13 – Glossary of terms

Aisles Part of a church. Running parallel to the nave (main body of the church) and usually separated from it by arcades or colonnades. Usually lower in height than the nave.

Apex The highest point of a structure.

Arcade A series of arches carried by columns, piers or pilasters.

Architrave Moulding detail or frame surrounding windows, doors, panels or niches.

Arched lintel An arch spanning an opening which supports the wall above.

Attic Rooms within a roof space.

Battlemented A parapet which has raised sections (called merlons) alternating between gaps or spaces (called crenelles).

Bays Regular visual or structural divisions within the design of a building.

Bond The pattern in which bricks or masonry are arranged within a wall.

Buttress A projection which is physically attached to a wall providing support and giving it greater strength.

Cambered A shallow curve.

Canted Any part of a building which is constructed on a polygonal plan, for example bay windows.

Casement A metal, timber or plastic frame in which the opening lights are hung window on hinges rather than sliding sashes or pivot hung.

Canopy A covering or hood above a door window.

Capping The top course/covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called coping.

Chancel The eastern part of a church containing the choir and sanctuary.

Cills A horizontal piece of timber, or metal or a course of bricks or stone, forming the bottom of a window or door opening.

Collar beam A horizontal timber running across the roof span, at any point below the ridge

Column Any shaped upright which usually supports a lintel.

Combed wheat reed Form of thatch using cereal straw (usually wheat). Produced by passing the straw through a reed comber which removes the grain, but does not crush the stem. Grouped in bundles with the stems laid in the same direction.

Console bracket An S shaped bracket or corbel used to support elements above it, e.g. a cornice.

Colonnade A row of columns with an entablature above.

Coping The top course/covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called capping.

Corbel A projecting or cantilevered block supporting elements above it.

Cornice A moulded projection on top of an entablature, moulding, wall or opening.

Cruck A pair of curved timbers which rise from ground level or the top of a wall to join together at the apex of the roof.

Cul-de-sac A dead-end street, alley or passage.

Curtilage The land contained within the boundary of a property.

Cusped A point formed at the junction of two curves or arches.

Decorate Period of English medieval architecture dating from late 13th century to second half of 14th century.

Dentillated Effect created by the projection of alternate headers to brickwork create a tooth-like pattern.

Diaper work Pattern created by the use of different coloured or vitrified bricks.

Dogtooth Pattern created by bricks laid diagonally to expose one corner pattern creating a serrated effect.

Doric One of the five Classical Orders.

Dormer A window inserted vertically into a sloping roof with window its own roof and sides.

Dressed A surface finish e.g. planed timber, worked masonry

Eaves The bottom edge of a roof slope which overhangs the wall face.

Ecclesiastical Term relating to the Christian Church.

Elevation The face of a building.

Enclosure A form of land subdivision where small strip fields are amalgamated to form larger fields which were in turn enclosed. Up until 1750 this was a piecemeal process. Between 1750 and 1850 Enclosure Acts of Parliament made the practice widespread and changed the face of the countryside. An Enclosure map is a map showing the post Enclosure field divisions.

English Bond Pattern created by bricks being laid in alternate courses of headers and stretchers.

Entablature In classical architecture, the section above the columns containing, architrave, frieze and cornice.

Engaged An architectural element which is attached or partly buried within a wall, e.g. column.

Eyebrow Where the roofing material (thatch) has been swept over the dormer continuation of dormer in a the roof form.

Fan lights Any glazed opening above a doorway.

Fenestration The arrangement of windows in an elevation.

Flat Lintel Flat beam or brickwork spanning an opening which supports the wall above.

Flemish bond Pattern created by bricks being laid in alternate headers and stretchers.

Flemish garden wall bond Pattern created by bricks where three stretchers are laid between-each header. Also called Sussex bond.

Finials A decorative ornament found on spires, gables, pediments, canopies and pinnacles.

Fixed panel A window pane which does not open.

Flush fitting windows Window panes positioned on the same plane.

Frieze In Classical architecture the section between the cornice and architrave of an entablature, sometimes decorated with patterns or figurative sculpture.

Gable The end wall of a building.

Gauged brick Precise brickwork, bricks laid with tight mortar joints.

Gothic Architectural style of the 18th century associated with the Picturesque Revival movement arising from a resurgence in interest in medieval architecture.

Headers A brick or stone where the longest dimension is positioned at right angles to the surface of the wall.

Hipped gable A roof that slopes on all three sides at the gable.

Hoggin a form of compressed earth eg. found on driveways often with gravel.

Infill panels Section of wall between timber frames. Usually infilled with lath and plaster (inter-woven strips of timber which are plastered) or bricks.

Ionic column One of the five Classical Orders.

Joists Parallel timbers, laid horizontally onto which a floor is laid or a ceiling fixed.

Kerb A stone or block at the edge of a footpath which divides it from the carriageway.

Keyblocks The block at the centre of an arch which works in compression to hold or keystone the arch together.

Lancet A tall narrow window with a pointed arch to the top. A form of arched window windows founded from the end of the 12th to mid 13th centuries and in late 18th and 19th century Gothic Revival architecture.

Lintel A horizontal beam spanning an opening which supports the wall above.

Long straw Form of thatch using cereal straw (usually wheat, though sometimes rye). Length of stem usually more than 80cms and grouped into loose bundles with stems laid in different directions.

Mansard roof Roof formed from two incline panes, the lower slope of which is steeply pitched.

Mesolithic Period between about 12,000 and 3,000 BC

Order The detailing of a column in accordance with one of the Five Orders of Classical architecture i.e. Doric, Tuscan, Ionic, Corinthian and Composite.

Palaeolithic Period between approximately 2.5 to 3 million years ago and 12,000 B.C.

Pane The glass light of a window as in window pane.

Panelled A sunken or raised section of a door, ceiling or timber lining to a wall (wainscot), surrounded by moulding.

Parapet A low wall along a roof, balcony or terrace.

Permeability Ease of movement within an area/passage of people and/or vehicles.

Pediment In Classical architecture a shallow pitched gable positioned on top of a portico or a façade.

Picturesque An 18th century architectural movement. The work picturesque derives from “pittoresco” which means “in the manner of the painters”, referring to the 16th/17th century French and Italian artists Poussin, Claude and Salvator Rosa.

Pier Similar to a column or pillar but more massive in construction.

Pilaster Similar to a column, but rectangular and attached to a wall.

Pinnacles The top of a spire, turret or buttress.

Pitch The slope or incline of a roof.

Plain clay tile The common clay, roofing tile.

Plan The layout of a building.

Plinth The bottom section of a building designed to suggest that the building is sitting on a platform.

Plot The land occupied by a building and its grounds.

Polite architecture The term implies that aesthetics and architectural fashion have architecture consciously been given consideration above functional requirements in the design of a building.

Portico A porch in front of a building consisting of a roofed space with open or partially enclosed sides and columns forming the entrance. Often carries a pediment.

Proportion The relationship between parts/elements of a building in terms of their size and scale.

Quoin The corner of a building emphasised with raised brick or stonework laid in a pattern.

Rafters An inclined timber forming the sides of a roof.

Render Where a surface is finished in a material such as plaster, stucco or pebbledash.

Ridge link The uppermost horizontal line of a roof, situated at the apex of the rafters.

Roughcast Rough textured render.

Rubble Rough and random sized un-worked stone.

Sash window Windows where the frames are positioned in vertical or horizontal grooves and are capable of being raised or lowered vertically or slid from side to side.

Scale The size of a building or parts of a building considered in relation to other elements, objects or features for example the landscape, another building or the size of a person.

Segmental arch An arch which is formed from part of a circle but which is less than a semi-circle.

Sequestered Term meaning temporarily removing a property from the possession of its owner.

Solid to void ratio The ratio of areas of walls to areas of windows and doors.

Spalling Where damage occurs to the front face of stone or brickwork as a result of frost action or chemical action.

Stack A chimney.

Stretchers A brick or stone laid with its longest dimension parallel to the face of the wall.

Stringcourse A horizontal band of moulding, usually located between storeys on a building.

Terrace A row of adjoining houses, usually similar in appearance.

Tie beam A horizontal timber connecting a pair of principal rafters designed to prevent the roof spreading.

Timber- framed This term implies that the main structure of the building is formed from timber.

Tile creases A row of tiles hanging out over a wall, eaves or roof verges which are designed to throw rainwater clear of the wall. The crease is held in place with a coping.

Tracery Decorative pattern created by interconnecting elements of windows, screens, panels or vaults etc.

Tripartite Divided into three.

Tympana Name given to the space between a lintel and an arch above a lintel.

Trusses Timber frames which support the roof, normally equally spaced along the length of the building.

uPVC Plastic framed windows (unplasticised polyvinyl chloride).

Vault An arched roof covering a room or space.

Vergeboards Where a roof hangs over the face of the wall and is finished with a board this is called a vergeboard. These vergeboards were often carved to form decorative patterns.

Vernacular Traditional local building designs and techniques using locally sourced materials.

Village morphology Morphology is the analysis of the layout and form of places.

Vitrified brickwork Bricks with a glazed finish typically darker in colour.

Voussoirs A wedge shaped stone or brick forming part of an arch or vault.

Wall-plate Horizontal timber at the top of a wall to which are attached joists, rafters and roof trusses.

Water reed (*Phragmites australis*) wetland plant using for thatching roofs. Traditionally its use was confined to Norfolk, the Fens and small areas along the south coast. Its use is now widespread and most water reed is sourced from abroad.

Windbraces A timber within a timber frame, used to strengthen the structure against the wind. Usually forming an arch or diagonal.

CHAPTER 14 – Guidance and useful information

- English Heritage & Planning Advisory Service, DCMS, Guidance on the Management of Conservation Areas, 2006
- English Heritage & Planning Advisory Service Guidance on Conservation Area Appraisals
- HMSO, Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 9.
- Department for Communities and Local Government, National Planning Policy Framework 2012
- Aylesbury Vale District Council, Advisory Guide, Conservation Areas June 2003.
- Aylesbury Vale District Council, Advisory Guide, Listed Buildings, July 2003.
- Aylesbury Vale District Council, Advisory Guide, Building Materials, January 16th 1995.
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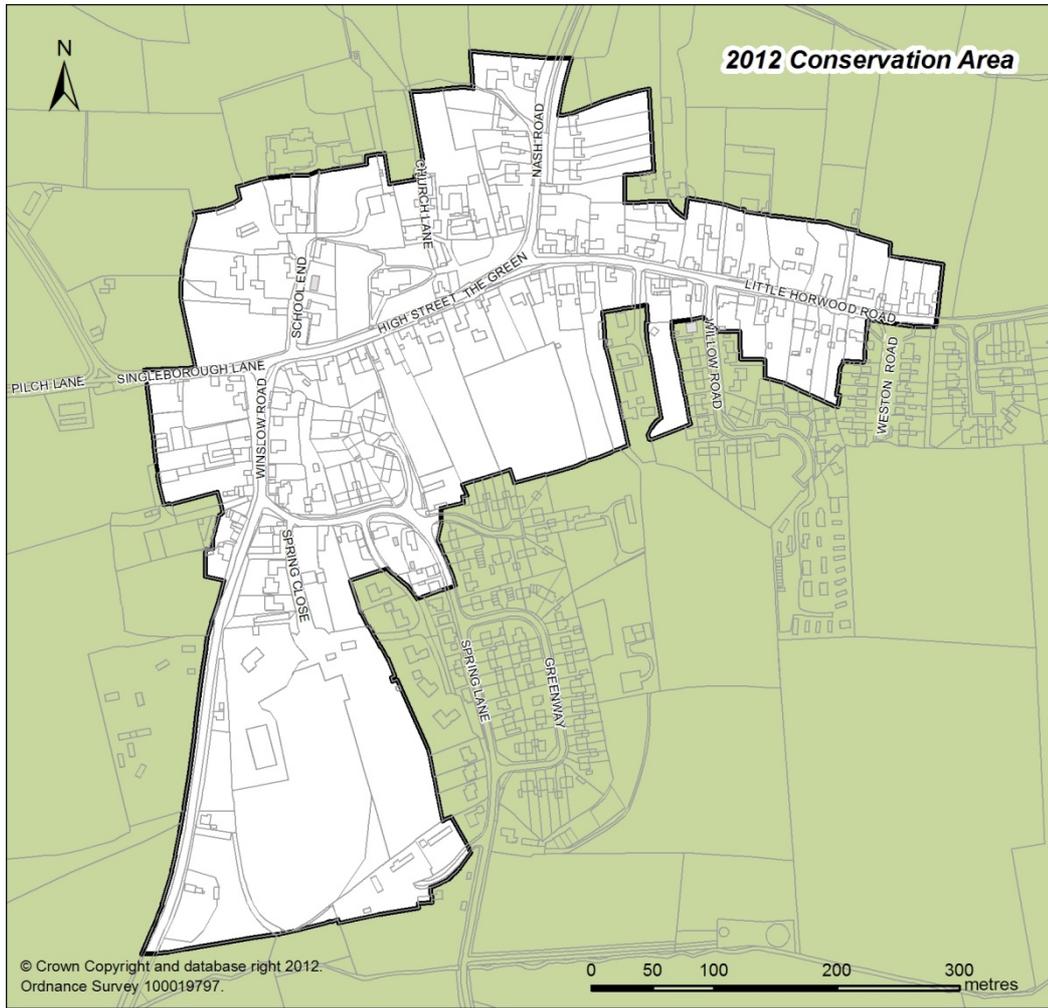
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- The Victoria History of the Counties of England, Buckinghamshire Volumes 1-4
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APPENDIX I – Conservation Area Boundary



APPENDIX II – Conservation Area Constraints

Below is a list of the types of development that are subject to additional control by Conservation Area designation, therefore require planning permission, advertisement consent or Conservation Area Consent. This list is not exhaustive.

- Demolition of all and in some cases part, of any building or structure.
- Any extension of two or more storeys that extends to the rear and any extension that extends to the side.
- Cladding, any part of the outside of a building with materials such as stone, artificial stone, timber, plastic or tile.
- Any enlargement consisting of an addition or alteration to its roof, such as a dormer window.
- The erection, extension or alterations of garden structures and outbuildings (such as a shed), situated on land between the side elevation of a dwellinghouse and the boundary of the curtilage of that dwellinghouse.
- A satellite dish or a chimney, flue or soil and vent pipe, installed on a front or side wall or roof slope that fronts a highway.
- Solar panels installed on a wall that fronts a highway; or a stand-alone solar array that would be closer than the existing dwelling to any highway which bounds the property.
- Tighter advertisement controls.
- Trees within Conservation Areas with stem diameters of 75mm or greater when measured at a height of 1.5m above ground level are protected. Anyone wishing to work on such trees must normally give six weeks notice to the Local Authority. Replacement planting duties may apply.

This information is correct as at December 2012. Please be aware that it is subject to change so for further information please contact the Planning Department.

APPENDIX III – Planning Policy

Below is a list of Aylesbury Vale District Council's Planning Policies relating to the management of Conservation Areas and the wider built historic environment. These policies should be read in conjunction with National legislation and guidance on the historic environment.

- GP.35 Design of new development proposals
- GP.38 Landscaping of new development proposals
- GP.39 Existing trees and hedgerows
- GP.40 Retention of existing trees and hedgerows
- GP.45 "Secured by Design" considerations
- GP.53 New development in and adjacent to Conservation Areas
- GP.59 Preservation of archaeological remains
- GP.60 Development of Parks and Gardens of Special Historic Interest

Aylesbury Vale District Council Conservation Areas Supplementary Planning Document
(published March 2011)

Aylesbury Vale District Council District Wide Strategy Conservation Area Management Plan
(published May 2009)

APPENDIX IV – Asset Sheets

The following pages give list descriptions and photographs of the listed buildings in the Great Horwood Conservation Area together with details of Local Note buildings.

Structure		Status	Assessment of Significance
No. 1, Blue Gates, Church Lane House		Grade II	Early c19. Brick slate roof brick stack to e. Gable. 2 storeys 3 bays. S. Front has paired barred wooden casements with cambered heads to ground floor outer bays and 3 c19 paired wooden casements to first floor. Entry to north single storey outbuilding attached to left is of rubble stone with old tile roof brick coped gable and small window included for group value.
No. 2, Church Lane House		Grade II	Early c18 altered. Timber frame with whitewashed brick plinth and infill rendered to right side. Hipped slate roof 2 intermediate brick chimneys. 2 storeys 4 bays. C20 3-light metal casements. C20 door to centre in timber porch with gabled tile roof.
Little Rafters, 3 Church Lane House		Local Note Buildings	Early 19 th century, brick with clay tile roof. Building sits gable end onto the street, abutting a narrow grass verge. The building is 2 storey, although the upper storey appears to have been added (the walls show signs of the roof having been raised) after its original construction. The ridgeline chimney on the roadside gable is visually prominent. A second chimney is located at the other end of the building, projecting from further down the roofline. Windows are casement opening leaded lights. The building is visually prominent, and reflects the scale, materials and vernacular character of other nearby historic buildings, with which it forms a group.
The Crown, The Green Public House		Grade II	Late c18. Brick with plinth and moulded eaves. Rendered gable walls. Old tile roof rendered chimneys to gables and between left-hand bays. 2 storeys and attic 3 bays. 5-pane sash windows to ground floor right-hand bays and first floor. Ground floor of left bay altered to c20 barred window. Ground floor windows have segmental heads those to right also have shaped board shutters. C20 gabled porch with half-glazed door between right-hand bays. Gable walls have small leaded casements to attic. C19 range of chequer brick with dentilled eaves and slate roof is attached to rear.

Structure		Status	Assessment of Significance
Nos. 3 and 5, The Green Pair of Small Houses		Grade II	No. 3 is late c18 remodelling of earlier building. No. 5 is early c19 extension to right. Chequer brick with flush band course of blue brick at first floor level. No.3 has moulded brick eaves rubble stone to rear and rendered gable. No 5 has dentilled brick eaves. Slate roof brick stacks to gables and between right-hand bays. 2 storeys and attic 3 bays. C19 3-light barred wooden casements those to ground floor with segmental heads. No 3 has good early c19 3-panel door between left-hand bays with wooden surround of fluted pilaster strips and hood on cut brackets over shaped frieze panel. No 5 has board door with segmental head and lean-to to right with similar casement. Some leaded windows to rear one a c17-c18 2-light oak mullion window. Attic window in left gable.
7 The Green House		Grade II	Late c18 altered early c19. Vitreous headers with red brick gables window dressings and flush band course at first floor level. Old tile roof external brick stack to right gable. 2 storeys 2 bays. Triple-hung sash windows lower left-hand bay altered to c20 3-light window with segmental head. Blind window panel to centre of first floor. Central 4-panelled half-glazed door in early c19 wooden surround of pilasters with reeded edges scrolled at top to form brackets for cornice hood. C19 extension of red brick with dentilled eaves to rear.
9 The Green House		Grade II	Late c18. Red brick moulded brick plinth and eaves. Cut brick heads to ground floor openings old tile roof brick stacks to centre and between left-hand bays. 2 storeys 4 bays 3-light c20 barred wooden casements with french doors to right-hand bay. 2 entries and 2 3-light leaded casements to rear.
No. 11, The Old Bakehouse, The Green House		Grade II	Late c18. Red brick moulded eaves with band of vitreous brick below plinth. Chequer brick to right gable and rear wing with diaper patterning to top of gable. Old tile roof flanking brick chimneys. 2 storeys and attic 3 bays. Leaded casements 3-light flanking 2-light hipped dormers with similar 2-light casements and moulded cornices right side has 6-panelled door and small casement in gable end 1 bay of 4-light leaded windows and similar 2-light over board door with segmental head to right. Royal exchange fire insurance plaque to centre front. Interior has large fireplace in front right-hand room with cast iron fireback dated 1608 probably from older house.

Structure		Status	Assessment of Significance
<p>No. 6 The Old Post House, The Green</p> <p>House</p>		<p>Grade II</p>	<p>C17 altered. Timber frame with rendered infill to front and whitewashed plaster infill to left gable. Right gable rebuilt with sham half timbering. Slate roof flanking brick chimneys. 2 storeys and attic 3 bays. Barred wooden casements canted bay windows to ground floor outer bays with 3-light windows above and paired lights in dormers. Paired lights to first floor of centre bay over 4-panelled door with minimal wooden pilaster strips to sides wooden panel frieze and small cornice.</p>
<p>Nos. 10 and 12, The Green</p> <p>House</p>		<p>Grade II</p>	<p>C18 house altered with c20 link to c17 cottage. House is of colourwashed brick with patches of rubble stone to e. Side thatched roof and brick chimney to original far gable. 1.5 storeys 2 bays extended by one bay in matching style to s. E. Side has 3-light wooden casements that to left barred remainder c20 without bars. Central window to ground floor has segmental head. 2 first floor windows are in thatch. Board door with segmental head to left royal exchange fire insurance plaque above. C20 2 storey extension with garage to far end. Cottage is timber framed with colourwashed brick infill thatch roof and brick stack to right. 1.5 storeys 2 bays. Ground floor has c20 barred wooden casements 2-light to left 4-light to right and small horizontal sliding sash with leaded lights in thatch to left. Small outshot to rear. RHCM II p. 125 mon. 13.</p>
<p>No. 13, The Green</p> <p>House</p>		<p>Local Note Building</p>	<p>19th century, small symmetrically fronted house. Brick with slate roof and gable end ridgeline stacks. 2 storey. 8 over 8 sash pane sash windows to ground and first floor either side of central door at ground floor level and bricked in window reveal at first floor level. Door has decorative surround and projecting parapet porch. Boundary walls which delineate the side boundaries of the front garden, and railings which delineate the front boundary of the property are also of historic and architectural interest.</p> <p>The building is visually prominent and forms part of a group of important historic buildings which surround the green.</p>

Structure		Status	Assessment of Significance
No 15, Bugle House, The Green House		Local Note Building	<p>18th or early 19th century, small asymmetrically fronted house. Roughcast render with red clay plain tile roof. Gable end stack to right hand side, and off-centre stack to left of centre of house. The position of the chimney and the slightly off centre front door indicate that this house may be earlier than its frontage would suggest. 2 storey. Slightly off-centre modern door to ground floor level with classically styled surround and pediment and small, circular window above. Pair of bay-fronted modern windows to either side of door at ground floor level. Pair of modern casement windows to first floor level. The loss of historic windows on this building is regrettable, as is the use of what appears to be a cementitious render on the front façade. The triangular pediment feature above the door is also rather incongruous. Most other buildings in Great Horwood which have door surrounds have small, square ended projecting parapet porches above, rather than decorative pediments. Boundary walls which delineate the boundaries of the front garden are modern, and rather more decorative than neighbouring historic boundary walls.</p> <p>The building is visually prominent and forms part of a group of important historic buildings which surround the green. Its much altered façade may hide much earlier fabric beneath.</p>
No. 17, The Green House		Local Note Building	<p>Late C18 or C19. 2 storey, double-pile, 3 bay house in brick with slate roof. The left hand bay appears to be a later addition – the brickwork has a clear join between the left hand and central bays. Brickwork is in red/brown and tan diaper work. Building is gable end onto the street, abutting the footpath. Chimney stack at gable end has pale terracotta pots. A number of patches of red-brown brickwork on the elevation indicate areas where original doors or larger windows have been removed and replaced with smaller casements. The door appears to be timber, and it located to the right of the central bay of the house. Windows on the roadside and main elevations appear to be a mix of timber casements and more recent uPVC replacements. All are small casement opening windows. The uPVC windows have “stuck on” glazing bars. The loss of the traditional windows on this building is regrettable.</p> <p>The building is visually prominent, especially in views from The Green, and forms part of a group with the historic buildings on The Green and Nash Road. The boundary walls attached to the building are also of some architectural and historic interest, and are visually important, framing views along the street.</p>

Structure		Status	Assessment of Significance
Nos. 19 and 21, The Green Shop and House		Local Note Building	<p>Late C18 or C19 shop with living accommodation fronts The Green with possible C18 house attached to rear right hand corner. Shop building is brick with slate roof and decorative chimneys. The traditional timber shopfront is of some historic interest, with a narrow fascia sign, projecting parapet porch over the length of the shop front. The shop window is split into three glass panes, with finely detailed mullions and deep stall riser. The shop door is recessed on the left hand side of the frontage. To the left hand bay of the shop building there is a carriage access/garage with a pair of solid, planked timber doors. Windows are large 2 over 2 pane sashes, one with narrow sidelights. The C18 rear portion of the building is a much smaller 1 ½ storey building, with a flat roof dormer at eaves level on the front elevation. This part of the building has a much narrower span than the main building. A projecting porch and modern bay window have been added at ground floor level. These elements are not of any great historic interest. The windows in this portion of the building are 6 pane casements.</p> <p>This building occupies a particularly visible plot, on a major junction, and is visually prominent within the Conservation Area. It forms part of a group of historic and architecturally interesting buildings which surround The Green.</p>
No. 3, Little Horwood Road House		Grade II	<p>Early c19. Chequer brick flush band of blue headers at first floor level toothed brick eaves. Old tile roof flanking brick chimneys. 2 storeys 3 bays. Original leaded casements 3-light flanking 2-light those to ground floor with cut brick heads. Centre bay has 3-panelled door in wooden surround of pilaster strips. Frieze panel with moulded diamond and small cornice hood on cut scroll brackets. Lean-to at rear.</p>
Barn between Nos. 7 and 9, Little Horwood Road Large Barn		Grade II	<p>C17 with c20 cladding. Timber frame on brick plinth c20 weatherboarding and corrugated asbestos roof. L-plan. 4 bays to road 3 bays in rear wing at right-angles. C20 cart entry to centre of rear wing on east side remainder has boarded stable doors and barred fanlight casements. Queen strut trusses with large curved wind-braces to roof.</p>

Structure		Status	Assessment of Significance
<p>No. 9, Little Horwood Road</p> <p>Small House</p>		Grade II	<p>C17. Timber frame with some curved braces to right gable wall rendered plinth whitewashed brick infill. Half-hipped thatch roof with boarded eaves on wooden brackets central brick chimney. 1? Storeys 2 bays c20 barred wooden casements to ground floor. 3-light to left 2-light to right. First floor has 3-light leaded casements in thatch. Central c20 panelled door in c19 wooden surround of panelled pilaster strips and small cornice hood on cut brackets. Weatherboard lean-to to right. Small timber-framed outshots to rear at each end with c20 extension to centre. Interior has room with plain panelling to first floor right. RCHM ii p.124. Mon.4.</p>
<p>No. 11, Braethorn, Little Horwood Road</p> <p>Small House</p>		Grade II	<p>C17. Render over timber frame with planked posts at corners. Half-hipped thatch roof brick stack between right-hand bays. 1? Storeys 3 bays that to left narrow and probably slightly later addition. Ground floor has 3-light leaded casements in moulded wooden architrave frames. First floor has paired barred wooden casements in thatch to right-hand bays lobby entry has 4-panelled door with minimal wooden surround and cornice hood in rustic thatched porch.</p>
<p>No. 15, Garryboy, Little Horwood Road</p> <p>House</p>		Grade II	<p>C17 altered and extended c19. 3 bays nearest road have timber frame with diagonal braces whitewashed brick and plaster infill stone and brick plinth. 3rd bay part refronted in whitewashed brick. Similar brick extension of 2 bays to north. Thatched roof over all brick stack to south of centre. 1? Storeys. E. Front has paired barred casements to 3 centre bays those to first floor in thatch 2 to ground floor right with segmental heads. End bays have single barred casements to ground floor only. Lobby entry has c20 whitewashed brick porch with segmental roof. Another entry with c20 door in right-hand bay. C20 single storey extension with flat roof to right. RCHM IIp.124. Mon.6.</p>
<p>Nos. 17 and 19, Little Horwood Road</p> <p>Pair of small houses</p>		Grade II	<p>C15 altered 2 right-hand bays have 3 cruck trusses and part of timber frame visible in rear wall. Recased and extended to left in brick covered in pebbledash to front. Asbestos slate roof 2 intermediate brick chimneys. 2 storeys 4 bays that to right slightly set back. Paired barred wooden casements those to ground floor with segmental heads. Board doors with gabled timber and lattice porches between left-hand bays and to right. Flat-roofed c20 brick extension of 1 storey and 1 bay at each end that to left with door.</p>

Structure		Status	Assessment of Significance
No. 2 Little Horwood Road House		Grade II	Late c18-c19 remodelling of older building. Colourwashed brick to front and left gable red brick with one blue diaper to right gable rubble stone plinth and rear wall. Thatched roof c20 brick chimney between left bays.1? Storeys 3 bays. 3-light leaded casements to ground floor that to left with segmental head first floor has paired casements in thatch those in right bays leaded. Board door to rear. C20 brick and tile 'L'-plan extensions to rear. Interior retains timber-framed partition walls. Important visual link between green and street.
Nos. 6, 8 and 10, Little Horwood Road Row of 3 Cottages		Grade II	C17 altered timber-frame covered with whitewashed roughcast. Thatched roof half hipped to left chimney stack with thin bricks to base between left-hand bays smaller brick stacks between right-hand bays and external to right gable.1? Storeys 4 bays. Ground floor has 3 3-light leaded casements and 1 barred wooden window in third bay. First floor has 3 paired casements in thatch. Those to centre bays leaded that to left barred and of wood. 3 ledged doors boarded in bays 1 & 2. C20 in bay 3. RCHM II p.125. Mon.12.
No. 12, Tudor Cottage, Little Horwood Road Small House		Grade II	C17 timber frame with curved and diagonal braces whitewashed plaster- infill and rendered plinth half-hipped thatched roof central brick chimney.1? Storeys 2 bays ground floor has c20 3-light wooden casements first floor has 3-light leaded casements in thatch. Central lobby entry with ledged c20 door. Lean-to to left has 2-light window with segmental head and 1 leaded pane. Interior : ground floor room to left has massive spine beam and stop-chamfered joists. RCHM II p.124. Mon.11.
No. 14, Old Timbers, Little Horwood Road Small House		Grade II	C17 timber frame with curved and diagonal braces to first floor. Whitewashed brick to ground floor and infill above thatched roof chimney stack removed 2 storeys 2 bays. C20 wooden casements. Ground floor is irregular with 3 windows 3-light and 2-light to left single barred window to right. First floor has paired windows. C20 door with thatched hood to right. Half timbered outbuilding attached to left with corrugated iron roof is not of special interest. Interior of house has massive chamfered spine beams and stop chamfered joists. RCHM II chm ii p.124. Mon.10.

Structure		Status	Assessment of Significance
<p>Methodist Hall, Little Horwood Road</p> <p>Former Chapel</p>		<p>Local Note Building</p>	<p>C19. Former Chapel, now used for storage. Brick with stone cills. The building is secure, but is in need of some basic repair and maintenance work. Tall single storey, with gable fronting the street. The building is set back behind a small private space. Two tall arched windows flank a central, projecting, gabled, enclosed porch with timber door and semicircular fanlight over. Brick segmental arches frame the door and windows. Steps lead up to the door from the road.</p> <p>The railings to the front of the building are of historic interest.</p> <p>The building is prominent in views along the Little Horwood Road and forms part of an important group of historic buildings clustered around the junction with The Green.</p>
<p>No. 9b, Chestnut House, Little Horwood Road</p> <p>House</p>		<p>Local Note Building</p>	<p>C21. A recent addition to the street, this modern building has been designed to reflect the scale, position and form of the nearby historic buildings, with its narrow span, traditional materials and I-shaped form. This building makes a positive contribution to the street scene and is an example of good quality new build in an historic area.</p>
<p>No. 13, Cherry Cottage, Little Horwood Road</p> <p>House</p>		<p>Local Note Building</p>	<p>C19. Small symmetrically fronted house. Painted brick with slate roof and gable end ridgeline stacks. 2 storey. 8 over 8 sash pane sash windows to ground and first floor either side of central door at ground floor level and central 6 over 6 pane sash at first floor level. Door has small overlight and steps up from the pavement level. The windows appear to be relatively modern, or have at least been recently renovated – trickle vents are present in each one.</p> <p>The building is visually prominent and forms part of a group of important historic buildings on Little Horwood Road.</p>

Structure		Status	Assessment of Significance
No. 21, Little Horwood Road House		Local Note Building	<p>C19 tan brick with red brick detailing around windows and doors. Slate roof with gable end, ridge line chimneys. The building appears to have had sash windows originally, but these have regrettably been replaced with top hung uPVC windows. The central door has also been replaced in a uPVC design which does not reflect the age and style of the house.</p> <p>The short boundary wall to the front of the property has been painted, but is an important boundary feature. The timber and corrugated metal clad barn/garage to the west of the main house is visually prominent. The building is difficult to date – it might be a wartime or postwar addition to the plot, or it may conceal older fabric within. The building form is interesting in the context of the street scene, although the visual appearance of the building could be improved. Further investigation regarding the age and internal structure of this building would be necessary prior to the consideration of any application to demolish and replace this structure.</p> <p>The building occupies a visually prominent location on Little Horwood Road.</p>
Nos. 25 and 27, Little Horwood Road Pair of houses		Local Note Building	<p>Pair of C19 semi detached villas. Red brick with fine mortar joints. Stone window surrounds and early cast stone/cement detailing. Slate roof with decorative diamond chimney stacks half way up roof slope at gable ends and in centre of property. 4 large 2 over 2 pane sash windows at first floor level above bay windows and a pair of central doors at ground floor level. Bay windows are 2 over 2 pane sashes in the centre, with single pane sashes on the returns.</p> <p>Brick boundary wall is of some visual interest, although the bricks appear darker than those on the main house indicating that the wall may be a later addition.</p> <p>Buildings to rear of main houses are garages with offices/annexes over. These buildings are visually attractive, and appear to be of an age with the main houses.</p> <p>This pair of houses occupies a visually prominent plot at the edge of the village. The buildings are the first historic building that is seen on the approach into Great Horwood from the east and signals the edge of the historic core of the village on the northern side of the Little Horwood Road. The buildings are of both historic and architectural interest.</p>

Structure		Status	Assessment of Significance
<p>No. 26, Devon House, Little Horwood Road</p> <p>House</p>		<p>Local Note Building</p>	<p>C19. Painted brick with slate roof and gable end, ridgeline stacks. Front elevation abuts the pavement edge, with four large and two smaller 8 over 8 pane sash windows. Indications in the brickwork of the front elevation suggest that there might once have been a central door in the roadside elevation.</p> <p>The building occupies a visually prominent position in the street and is of considerable architectural and historic interest, having retained its traditional timber sash windows.</p>
<p>No. 24, Little Horwood Road</p> <p>House</p>		<p>Local Note Building</p>	<p>C19. House, originally 4 cottages. Red brick with vitrified header diaper work. Slate roof. Of the four original doors, two have been removed and blocked up, one has been replaced with an enclosed porch extension, and one has been replaced with a taller door, necessitating the removal of the original gauged brick arch. The original timber sash windows have, regrettably, been removed and replaced in uPVC. There is a single large chimney stack between the two left hand cottages, which may originally have been mirrored on the right hand side of the building.</p> <p>The building is important in views along Little Horwood Road and forms part of important cluster of historic buildings which collectively add to the character and appearance of the Conservation Area.</p>
<p>No. 16, Pear Tree House, Little Horwood Road</p> <p>House</p>		<p>Local Note Building</p>	<p>C19, small symmetrically fronted house. Painted brick with slate roof and gable end ridgeline stacks. 2 storey. 6 over 6 sash pane sash windows to ground and first floor either side of central door at ground floor level and central, narrower, 6 over 6 pane sash at first floor level. Door has decorative surround with projecting parapet porch.</p> <p>To the left hand side of the main house is a two storey extension with a garage at ground floor level and living accommodation over. The windows in this part of the building are relatively modern – trickle vents are present in each one – but they reflect the overall style and appearance of the windows elsewhere on the building.</p> <p>The building is set back behind a small front garden, lined by simple looped railings. These railings are of some architectural and historic interest and make a positive contribution to the street.</p> <p>The building is visually prominent and forms part of a group of important cluster of historic buildings on Little Horwood Road.</p>

Structure		Status	Assessment of Significance
No. 4, Little Horwood Road House		Local Note Building	<p>C19, brick with slate roof. Left hand gable end, ridgeline chimney stack. Two storeys with 2 over 2 pane timber sash windows to upper storey. These windows could benefit from some basic maintenance and repair, but are otherwise good examples of traditional windows, contemporary with the age of the house. The ground floor bay window has been replaced recently, with a uPVC off the peg design which is considerably heavier in terms of the window frame and detailing than the upper storey windows. The door, in the right hand side of the façade, is a traditional timber door with fanlight over, decorative door surround and projecting parapet porch over.</p> <p>The building is visually important in views along Little Horwood Road, and is considerable architectural and historic interest by virtue of its surviving original windows and door. The brick boundary wall to the front of the property appears to be a later addition and, whilst important in views, is of little historic interest.</p>
No. 5, Nash Road House		Grade II	<p>C17 altered timber frame exposed in right gable and to rear brick infill rubble stone plinth weatherboarding to first floor and upper gable. S. Front rebuilt in brick late c19 half-hipped asbestos slate roof 2 intermediate brick chimneys. 2 storeys 3 bays. Front has c20 paired barred wooden casements those to ground floor with segmental heads. C20 doors to left and between left-hand bays. Small c20 extensions to both ends. Rear casements are 2-light leaded except for barred wooden casement to lower left. Queen strut roof.</p>
Old Chapel House, Nash Road Congregational Chapel		Grade II	<p>1821 converted from c18 barn. Brick with some vitreous headers plain plinth moulded brick eaves. Old tile roof. N. Front has 3 barred wooden windows with pointed arched heads and blocked ventilation slits. Double panelled doors between left-hand windows have fine wooden porch with entablature hood on slender doric columns and pilasters. W. End has similar pointed windows and blocked rectangular window above. Altered e. End has wide double doors with barred rectangular fanlight and wooden lintel small c20 casement to right and 3-light casement above with leaded outer panes. Royal exchange fire insurance plaque above upper window. Small outhouse attached to s.e. Corner is not of special interest. Interior has some original fittings including gallery on slender wooden doric columns at E. End.</p>

Structure		Status	Assessment of Significance
No. 15, Hillside Cottage, Nash Road		Local Note Building	<p>C19 or early C20. Painted brick with machine made tile roof. Central, decorative brick chimney stack with louvered chimney pots. Windows are 6 over 2 pane sashes. The ground floor window also has 2 over 1 pane sidelights. This building also has shutters framing the windows. The front door is traditional timber, situated on the side wall of a projecting enclosed porch extension at the front of the house. The modern garage and wall which abut the road edge are of little historic or architectural interest, but are important elements of the streetscape as they frame views along the street. This house is an important landmark building and is a visually prominent structure - particularly important in views from the north when entering the village. The building signals the edge of the historic core of the settlement. The house is of architectural and historic interest, particularly since it has retained many of its original features.</p>
Church Hill, School End House		Grade II	<p>C17 altered and dated 1782 in blue headers on left gable. Brick partly vitreous with flush vitreous band course at first floor level and moulded eaves. Some rubble stone in right gable. C20 tile roof brick chimneys to right and between left-hand bays. 2 storeys and attic 3 bays. C20 3-light leaded casements those to ground floor centre and left with cut brick heads. 2 hipped dormers with barred wooden casements 2-light to left 4-light to right. Lobby entry between left-hand bays has flush-panelled door top-lit in plain wooden surround with minimal pediment on brackets. Blind panel above.</p>
School End Farmhouse, School End House		Grade II	<p>Late c18-early c19. brick toothed brick eaves. Gambrel roof with c20 tiles flanking brick chimneys 2 storeys and attic 2 bays. 3-light leaded casements those to ground floor with segmental heads. Hipped dormers with paired barred casements. Central 6-panelled door top-lit in simple wooden surround with cornice hood on cut scroll brackets. Blind panel above. Long range of outbuildings attached at right angles at rear.</p>

Structure		Status	Assessment of Significance
The Old Rectory, School End House		Grade II	C17 re-fronted c18 and extended to rear. Right-hand gable has timber -frame . Front is of irregular red and vitreous bricks with red brick quoins and window surrounds. Left gable rendered. Tiled 2 span roof with shallow pitch to lower part of front. Central chimney stack of thin c17 brick. 2 storeys 5 small bays. C19 paired wooden casements with segmental heads. Central lobby entry with 6-panelled door in panelled reveals early c19 reeded surround with corner roundels and small moulded cornice. 1 leaded casement to rear. Interior : 2 front rooms have c18 panelling and wooden architrave surround to fireplaces with moulded cornice mantelpiece. Left-hand room has plain panels and small moulded cornice. Right-hand room has moulded panelling and overmantel dentil cornice and corner fireplace.
Glebe House, School End House, former Rectory		Grade II	Early c19. Red brick south front covered with colourwashed render. Hipped slate roof deep boarded eaves on paired cut wooden brackets brick chimney 2 storeys w. Front of 4 bays barred sash windows with narrower outer panes and cambered brick heads. Third bay has wide 6-panelled door with flanking reeded pilaster strips and roundels at top corners all slightly recessed. Fine semi-circular fanlight with central circle and flanking drop motifs to glazing. S. Front has 2 bays each with recessed segmental arch and similar sash windows.
Tudor Cottage, School End House		Grade II	Early c17. Timber frame with curved braces whitewashed plaster and brick infill and rendered plinth. Tiled roof brick stacks between left-hand bays and to rear right. 2 storeys 4 bays irregular c20 leaded windows paired to first floor 3-light to ground floor of bays 1 & 3 canted oriel in bay 2. Board door between right-hand bays has gabled timber porch. Royal exchange fire insurance plaque in second bay.

Structure		Status	Assessment of Significance
<p>The Old School House, Great Horwood Church of England School, School End</p> <p>School</p>		<p>Local Note Building</p>	<p>C19 school house. L-shaped building in red brick with slate roof and stone detailing around window and doors. Single chimney at eaves height, in I-shaped return of roof. Single storey with steep roofline and tall ridge. Windows are metal framed lead lights, separated by stone mullions. Timber planked door.</p> <p>This building is visually prominent in views along School End and is of local interest as it was the original school house and is still used as part of the school. The building is also of local architectural and historic interest, as a good example of C19th school building, as found in a number of the District's villages and towns.</p>
<p>Church of St James, High Street</p> <p>Parish Church</p>	  	<p>Grade II*</p>	<p>C14 aisles and porches c15 much restored twice c19 the second time by sir g.g. Scott 1873-4. Coursed rubble stone lead and tile roofs. W. Tower nave aisles chancel n. Chapel c19 n. Vestry. Tower of 3 stages has battlemented parapet and octagonal turret to s.w. 2-light traceried openings to bell chamber 2 carved head gargoyles. W. Side has moulded 2-centred arch on triple shafts with moulded caps and bases and porch with battlemented parapet. N. Door has double hollow-chamfered arch and porch with plain parapet. Chancel chapel and vestry have moulded eaves cornice. Chancel has restored decorated windows with ogee and flowing tracery 1 long 2-light and 2 3-light to s. 4-light to e. S. Door has moulded 2-centred arch. N. Chapel has 2 2-light traceried windows. Interior : triple chamfered arch to tower. Nave of 4 bays with moulded arches on octagonal piers with moulded caps. C15 roof with braced tie beams and traceried spandrels. N. Aisle has stop- chamfered ironstones arch to chapel and moulded impost band with dentils cusped ogee niche with lower half of carved wooden figure. S. Aisle has cusped piscina and shallow ogee niche of clunch with crude crockets finials and shields. Wide double chamfered chancel arch similar restored or c19 arches from chancel to n. Chapel moulded doorway to vestry and c19 niche in n. Wall with small archway above. S. Wall of chancel has cusped ogee piscina and much restored triple sedilia with crockets and finials. E. Wall has stone carved head corbel re-set. Fittings : c14 octagonal font with traceried panels c15 screen with open traceried panels and restored 10ft on fans fragments of old glass in e. Window of s. Aisle. Other fittings c19 including glazed ceramic reredos of crucifixion and saints. Monuments : small brass to henry upmore priest 1487; marble wall tablet to richard barker 1636 and wife 1653 with broken pediment skulls and grotesque mask heads; another tablet to Hugo Barker 1713 with cherubs swags and cornice with urns and arms</p> <p>To the south of the church, the churchyard is bounded by a tall brick wall. In the centre of the wall is a decorative, early 20th century lychgate of timber construction with a clay tile roof. Also set into the wall is the village War Memorial (which takes the form of a roll of honour for those who went to fight in 1914). These curtilage listed structures are of local note in their own right.</p>

Structure		Status	Assessment of Significance
<p>No. 3, The Cottage, High Street</p> <p>House</p>		<p>Grade II</p>	<p>Late c18. Colourwashed brick moulded brick eaves old tile roof brick stacks to gables and between left-hand bays. 2 storeys 3 bays. Left-hand bay has 3-light leaded casements right-hand bays have triple-hung barred sashes. Ground floor windows have segmental heads. 6-panelled door between right-hand bays has wooden doorcase of minimal pilaster strips and cornice hood on cut brackets over wooden frieze panel. Lower bay attached to left has garage entry.</p>
<p>No. 4, High Street</p> <p>House</p>		<p>Grade II</p>	<p>Early c19. Colourwashed brick toothed brick eaves slate roof 3 brick chimneys. L-plan. 2 storeys 3 bays. 3-light windows wooden to ground floor c20 to left barred to centre canted bay window to right. First floor windows are plastic with leaded lights. Additional similar 2-light window to far left. 4-panelled door between right-hand bays has lozenge frieze panel and cornice hood above and minimal pilaster strips.</p>
<p>No. 10, High Street</p> <p>House</p>		<p>Grade II</p>	<p>Late c18. Red brick with brick plinth first floor band course moulded modillion eaves cornice and bands of blue headers. Hipped roof slate to front pitch remainder tiled 3 brick chimneys. L-plan. 2 storeys 3 bays. Ground floor has 3-light leaded casement to left 2 blocked doorways to centre that to left with paired c20 casement and c20 canted bay window to right. First floor has paired leaded casements. Entry to left side.</p>

Structure		Status	Assessment of Significance
<p>No. 12, The Paddocks, High Street</p> <p>House</p>		<p>Grade II</p>	<p>Dated 178? In blue header bricks to right gable altered and extended to rear c19-c20. Vitreous headers with red brick quoins window surrounds flush first floor band course and moulded eaves. Slate roof flanking brick chimneys. 2 storeys 2 bays. Ground floor has c19 canted bay windows with cornice tops. C19 sash window to first floor. Central 4-panelled door in wooden surround with panelled reveals. Minimal pilasters and small cornice hood on cut brackets over frieze panel.</p>
<p>Memorial Hall, High Street</p> <p>Hall</p>		<p>Local Note Building</p>	<p>Early 20th century village hall – date stone of 1923 on front façade. Timber frame with roughcast render panels and brick plinth. Red clay tile roof with timber eaves details. Entrance door to right hand of front façade. Casements windows with small panes, some of which have been replaced in uPVC. Projecting canopy porch above main entrance and parish noticeboard.</p> <p>The building is visually prominent in views along Winslow Road and High Street, and is an important landmark within the village.</p>
<p>The Old Dairy, High Street</p> <p>Former Dairy, now House</p>		<p>Local Note Building</p>	<p>C19. This building appears to be used as ancillary accommodation for the modern house that has been constructed to the rear of the plot. The building is brick, with machine made clay tiled roof.</p> <p>The building is important in views along High Street, as it forms part of the continuous building line on the south side of the street. It's single storey form mirrors the churchyard wall on the north side of the street.</p>

Structure		Status	Assessment of Significance
No. 8, High Street House		Local Note Building	<p>Late C18 or C19 house, brick with slate roof. 3 bays. Partial rubblestone wall to roadside elevation, possibly indicating some earlier structure. Ridgeline chimneys at the northern gable end of the building, and between the left and central bay of the main house, articulate the roof slope. The building has been much extended to the rear, and has had replacement windows, but still retains much of its historic character. A small projecting porch has been added to the principal façade.</p> <p>The brick boundary wall to this property is of historic interest.</p> <p>Both the house and boundary wall are important in views along High Street as they form part of the continuous building line on the south side of the street.</p>
Nos. 5, 6 and 7, High Street 3 cottages		Local Note Building	<p>No. 7: C19, brick with slate roof and gable end stacks (one ridgeline, one slightly below ridgeline). Windows are a mix of 8 over 8 and 6 over 6 timber sliding sashes. The central door is planked timber with a small projecting porch.</p> <p>No. 6: C19. Pair of cottages, now one house. Small, painted brick with slate roof and gable end stacks. Extremely narrow timbers are visible on the front elevation. These are unlikely to be structural, due to their narrowness, and may be imposed for decorative purposes. Small, leaded light casement windows and a single planked timber door appear to be of considerable age.</p> <p>No. 5: C19, brick with slate roof. Three large 2 over 2 pane sash windows to upper storey. Timber clad frontage to ground floor comprising traditional multi-pane shop front to left hand side, half glazed panelled timber door with small fascia sign above, large plate glass window to right of door and pair of partially glazed garage doors to right hand side. Projecting, flat, canopy porch across whole frontage.</p> <p>These houses form a terrace of individual, 2 storey cottages, whose roofs have a distinctive stepped appearance, and which directly abut the pavement edge. The buildings are of both historic and architectural interest, and form a visually important group of buildings which line the High Street as a continuous built frontage.</p>
No. 2, High Street House		Local Note Building	<p>C19. Painted brick with slate roof. Single, ridgeline, chimney stack to left hand gable. 8 over 8 pane timber sash windows with arched brick lintels. Central timber panelled door with a small step up from the pavement.</p> <p>This house forms part of a terrace of individual, 2 storey cottages, whose roofs have a distinctive stepped appearance, and which directly abut the pavement edge. The building is of both historic and architectural interest, and forms part of a visually important group of buildings which line the High Street as a continuous built frontage.</p>

Structure		Status	Assessment of Significance
<p>No. 2, The Grange, Winslow Road</p> <p>House</p>		<p>Grade II</p>	<p>Late c18 with extension in similar style to right dated 1836 in blue headers on gable wall. Irregularly chequered brick moulded brick eaves. Old tile roof. Brick stacks to gables and between right-hand bays 2 storeys 3 main bays. 3-light leaded windows those to ground floor with segmental heads. Similar c20 casement in blocked doorway between left-hand bays. Blind panel above has royal exchange fire insurance plaque. Entry to rear of right-hand bay.</p>
<p>No. 4, Home Farm, Winslow Road</p> <p>House</p>		<p>Grade II</p>	<p>C18 altered early c19. Coursed rubble stone with plinth altered brick window surrounds and moulded brick eaves cornice with modillions.c20 tile roof flanking chimneys with thin brick to bases. L-plan. 2 storeys 3 bays. 4-pane sash windows those to ground floor with timber lintels. Central 4-panelled door with rectangular fanlight panelled reveals and wooden doorcase of doric pilasters and plain entablature. Left side has irregular windows 1 3-light leaded casement.</p>
<p>No. 6 Winslow Road</p> <p>Cottage, one bay of former house</p>		<p>Grade II</p>	<p>C17 altered timber frame with diagonal braces whitewashed brick infill and whitewashed rubble stone plinth. Altered slate roof brick stack to left 2 storeys and basement. Front has paired barred casements and 4-light oak diamond-mullioned window to basement. Right gable has paired leaded casement to right. C20 window above and entry to left. 2 windows to rear of first floor have moulded mullions and old leaded panes.</p>
<p>The Swan Inn, Winslow Road</p> <p>Public House</p>		<p>Grade II</p>	<p>C17 altered timber frame with diagonal braces whitewashed brick infill and whitewashed rubble stone plinth. Altered slate roof brick stack to left 2 storeys and basement. Front has paired barred casements and 4-light oak diamond-mullioned window to basement. Right gable has paired leaded casement to right. C20 window above and entry to left. 2 windows to rear of first floor have moulded mullions and old leaded panes.</p>

Structure		Status	Assessment of Significance
<p>Small Barn at The Grange, Winslow Road</p> <p>Ancillary Building</p>		<p>Local Note Building (also curtilage listed building)</p>	<p>Late C18 or C19. Small 2 storey agricultural building, now appears to be used as ancillary accommodation for The Grange. Red brick with some vitrified header diaper work, Slate roof, not chimney. Single storey extension to road frontage. Windows are small, timber casements, only one of which faces Winslow Road.</p> <p>The building is prominent in views from Winslow Road, High Street and Singleborough Lane. Its small scale and functional appearance reflect the history of the site as a farm complex.</p>
<p>Nos. 8, 10, 12, 14, and 16 Winslow Road</p> <p>4 cottages</p>		<p>Local Note Building</p>	<p>A row of C19 cottages, attached to the listed building, No. 6.</p> <p>Nos. 8, 10, 12 and 14: tan brick with slate roof. Ridgeline chimney stacks. Mixture of timber sash, uPVC and timber casement windows. Timber doors with projecting porches over.</p> <p>No. 14: Painted render with slate roof. Originally appears to have been a pair of cottages. Casement windows with arched lintels. Single central, ridgeline chimney stack.</p> <p>The cottages occupy a prominent position, elevated from the road level and clearly visible in views up and down Winslow Road. They are of some historic and architectural interest, and form part of the cluster of historic buildings at the junction of Winslow Road and Spring Lane.</p>
<p>No. 9, Winslow Road</p> <p>House</p>		<p>Local Note Building</p>	<p>C19, rubble stone with machine made tile roof and rendered gable facing Little Horwood Road. The roof is of an unusually steep pitch, possibly indicating that it was once thatched. The windows are modern, top hung casements, designed to emulate 8 over 8 pane sash windows. The central door is panelled timber, with decorative fluted door surround with square pediment.</p> <p>The building occupies a prominent position on the junction of Spring Lane and Winslow Road, and forms part of a ground of important historic buildings which marks the edge of the built up area of the village.</p>
<p>No. 5, Little Tockets, Winslow Road</p> <p>House</p>		<p>Local Note Building</p>	<p>C19. Painted render with slate roof. The building has three 6 over 6 timber sash windows to ground floor level and three 3 over 6 sash windows to first floor. The first floor windows appear to be more recent replacements, as they have trickle vents and thicker frames than the ground floor windows. The building has decorative brick eaves detailing, and a projecting porch around the panelled, part-glazed, timber door.</p> <p>The building is visually prominent in views along Winslow Road, and forms part of a ground of important historic buildings which marks the edge of the built up area of the village.</p>

Structure		Status	Assessment of Significance
No. 3, Old Swan House, Winslow Road House		Local Note Building	<p>C19 symmetrically fronted house. Tan brick with decorative red brick and stone window arches and red brick banding. Slate roof with pair of gable end, ridgeline chimney stacks. Central door is timber panelled with steps leading up from pavement edge, small overlight and projecting canopy porch in stone. Above the door at first floor level is a narrow 2 over 2 sash window, to either side of central door and window are larger 2 over 2 timber sash windows.</p> <p>The house is of historic and architectural interest, and retains many of its original features. The building occupies a prominent position in views along the street. The front boundary wall and simple looped railings are also of historic, architectural and visual interest.</p>
No. 17, Winslow Road Cottage		Local Note Building	<p>C19 painted brick with thatched, half hipped roof. Gable end onto street. Gable end chimney stacks to both ends of building. Small, single storey painted brick and slate roof extension to rear (north) elevation, fronting street. Small timber casement windows.</p> <p>The building is of architectural and historic interest, and is visually important in views along Winslow Road, especially when entering the village from the south.</p> <p>To the north east of the building there is a weatherboarded barn with slate roof. This building is likely to be of a similar age to the house and is of architectural and historic interest.</p>
No. 19, Rose Cottage, Winslow Road Cottage		Local Note Building	<p>C19, symmetrically fronted cottage. Date stone of right hand gable end reads 1872. Painted brick with slate roof. Decorative ridge tiles and gable end, ridgeline chimney stacks to both gables. Building has front elevation on the street. Small single storey extension to the centre of the ground floor elevation also has slate roof. 8 over 8 sash windows, two at first floor and two at ground floor level. Decorative brick eaves detailing. Rear extensions are at 90 degrees to the street.</p> <p>The building is of architectural and historic interest, and is visually important in views along Winslow Road, especially when entering the village from the south. The building is also clearly visible in views from the footpath to the south of the plot.</p>

Structure		Status	Assessment of Significance
<p>No. 21, Winslow Road</p> <p>Cottage</p>		<p>Local Note Building</p>	<p>C19 painted render with slate roof. Gable end onto street. Gable end chimney stacks to both ends of building. Rear two storey extension with catslide roof. Rear has small casement windows in a variety of styles and materials. Front has four timber casement windows arranged symmetrically either side of a central, partially glazed door.</p> <p>The building is of architectural and historic interest, and is visually important in views along Winslow Road, especially when entering the village from the south. The building is also clearly visible in views from the footpath to the south of the plot.</p>
<p>The Cottage, Singleborough Road</p> <p>Small House, formerly 3 cottages</p>		<p>Grade II</p>	<p>C17-early c18 altered end bays are timber-framed with brick infill and some stone in plinth centre bay brick. Half-hipped thatch roof 2 intermediate brick stacks. 1.5 storeys 3 bays. 3-light barred casements to ground floor and 1 to first floor in thatch eyebrow. Centre bay has segmental heads to ground floor window and door to left. Weatherboarded outbuilding attached to right. Gable to road has similar casements to both floors.</p>
<p>The Old Farmhouse, Spring Lane</p> <p>House</p>		<p>Grade II</p>	<p>Late c16. Timber frame with curved braces. Plaster infill and rendered plinth. Thatched roof large brick stack to centre another smaller one external to left gable. 2 storeys and attic. 4 bays and lobby entry right-hand bay probably of different build. Ground floor has irregular wooden casements first floor has 3-light leaded casements with similar 2-light over door. Right-hand bay has no windows to front. Central semi-glazed door in moulded frame and thatched open porch. Attic windows to gables. Later lean-to with slate roof at street end of rear.</p>
<p>No. 6, Briar Thatch, Spring Lane</p> <p>Cottage</p>		<p>Grade II</p>	<p>C17-early c18 timber frame with whitewashed plastered infill thatched roof with flanking chimneys roughly rendered and whitewashed. 1.5 storeys 2 main bays. Ground floor has barred wooden casements 3-light to left 2-light to right. Similar 2-light casement to first floor left paired leaded casement to right both in thatch eyebrows. Central c20 door in timber gabled porch with single barred staircase window to right. Small lower extension to right has similar single window. Rear has 1 paired leaded casement and c20 extension.</p>

Structure		Status	Assessment of Significance
<p>No. 25 Spring Lane</p> <p>House</p>		<p>Grade II</p>	<p>C17 extended c18 2 left-hand bays have timber frame with braces plaster infill and roughly rendered plinth. Second bay is covered with roughcast to south. 2 right-hand bays have whitewashed brick to south and some slight framing to north. Thatched roof half-hipped to left. 2 intermediate whitewashed brick chimneys. 1? Storeys. Irregular c20 leaded casements those to ground floor right with segmental heads. 2 upper windows 1 single and 1 3-light are in thatch. 4-panelled doors to centre and right.</p>
<p>No. 24 Spring Lane</p> <p>House, originally 4 cottages</p>		<p>Grade II</p>	<p>Early c19 colourwashed brick steeply pitched thatch roof 3 brick chimneys. One storey. 6 irregular barred wooden casements 2 to centre 3-light with segmental heads. 2 doors</p>
<p>No. 1A, Stonecroft, Spring Lane</p> <p>House</p>		<p>Local Note Building</p>	<p>C19 painted render with slate roof. Gable end chimney stack to both gables of building. Small, single storey extension to rear also has slate roof. Two storey extension with conservatory projects from the rear of the building, with a conservatory attached. uPVC casement windows have been installed recently, probably as a replacement for traditional timber or metal casements.</p> <p>The building is of architectural and historic interest, and is visually important in views from Winslow Road and Spring Lane.</p>
<p>The Firs, Spring Lane</p> <p>House</p>		<p>Local Note Building</p>	<p>Early C19. Painted brick with slate roof. Single large, ridgeline chimney to left of centre. 6 over 6 pane, timber sash windows, three to first floor and two to ground floor either side of central, timber, panelled door with overlight, decorative surround and projecting canopy. Small extension to right hand side, also painted brick.</p> <p>The building is of architectural and historic interest, and is visually important in views from Winslow Road and Spring Lane.</p>

Structure		Status	Assessment of Significance
No. 4, Rose Cottage, Spring Lane House		Local Note Building	<p>C19, with later additions. Left half of building appears to be a later extension – there is a clear line and slight colour variation in the roof tiles. Painted render with red clay tile roof. Three ridgeline chimneys, one on each gable end, and one in the centre of the roof. Casement windows and timber panelled door with projecting canopy porch.</p> <p>The building is of architectural and historic interest, and is visually important in views along Spring Lane.</p> <p>Adjoining walls are an important element in views along the street.</p>
No. 8, Little Pippins, Spring Lane House		Local Note Building	<p>Small C19 cottage. Painted roughcast render with slate roof and gable end, ridgeline chimneys. The building has a single storey extension to the left hand side with red clay tile roof. Windows in the house are timber casements, but their long length suggests that they may be later replacements for sash windows. The door is timber, panelled, with a small projecting porch.</p> <p>The building is of architectural and historic interest, and is visually important in views along Spring Lane.</p> <p>The simple looped railings in front of the property are also a visually important feature in views along the street.</p>
No. 28, Spring Cottage, Spring Lane Cottage		Local Note Building	<p>C19 with later additions. Two storey, 6 bay painted render with thatched roof. Single brick chimney stack between 2nd and 3rd bay. Glass link to red clay tile roofed extension at left hand side. Small, timber, casement windows and timber partially glazed door. Projecting thatched porch.</p> <p>The building is of architectural and historic interest, and reflects the design and materials of the adjacent listed building. The building is visually important in views along Spring Lane/Wigwell path and from the footpath to the south of the site.</p>

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Planning
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