

Wendover
Conservation Area
December 2011



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Designated by the Cabinet on behalf of the Council

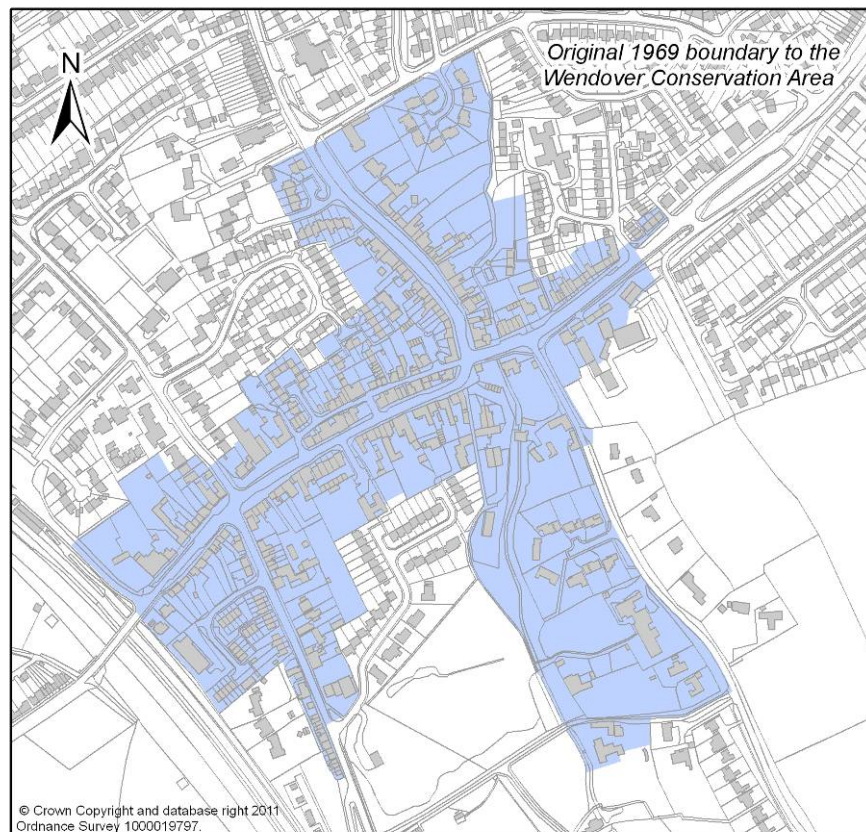
20 December 2011 following public consultation

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

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CHAPTER 1 - Introduction

The Wendover Conservation Area was designated by Aylesbury Vale District Council on the 1st January 1969 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 1969 boundary of the Wendover Conservation Area.



The Wendover Conservation Area has now been reviewed and this new Conservation Area Appraisal has been produced. This appraisal identifies those elements which make the Wendover 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

Section 69.1 of 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.

Section 69.2 states that the local planning authorities must:

- review past designations and determine whether they are still appropriate
- designate any further areas which are now considered to be of interest

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 and, 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

The existing Conservation Area in Wendover is fairly large, although it covers only a small proportion of the total settlement. This appraisal proposes the extension of the Conservation Area to the south to include the public open spaces of Witchell Meadow, Hampden Meadow and Hampden Pond, Rope Walk Meadow, St Mary's Church and Wendover House School. This appraisal also proposes a number of minor alterations to the boundary which are laid out in detail in Chapter 6. The new Conservation Area boundary will include almost all of the historic core (roughly one third) of the settlement.

Landscape Setting

Wendover is an historically important settlement which occupies a prime position at a natural crossing point between two large hills on the Chiltern Ridge. The Chiltern Ridge wraps around the south-east, south and south-west of the town. To the north the land slopes gently downwards towards the flat, agricultural land of the vale. The hills to the south of Wendover are easily visible from within the town, making a significant positive contribution to the Conservation Area, and forming a crucial element of the character of the settlement.

Settlement Type

Wendover is a compact market town, which occupies a valley bottom position close to fresh water sources. The watercourses running through the town form part of a network of feeder streams for the Wendover Arm of the Grand Union Canal. These watercourses are both visually and historically important to Wendover, and make a significant positive contribution to the character and appearance of the Conservation Area.

Plan Form

The historic road layout in Wendover has survived more or less intact. The linear form of the historic core of the town is still clearly identifiable today. The commercial centre of the town follows South Street, High Street and Aylesbury Road, three streets which collectively form a loose z-shaped layout and one of the principal routes from London to Aylesbury. There is some evidence that this road layout was part of the deliberate mediaeval planning of the town, and probably dates to the 13th century when the borough was established. Within the central core of the settlement a large number of historic buildings survive, especially along Aylesbury Road, Pound Street, South Street and around the market square - known as the Manor Waste.

Historic Development

Wendover as a town has experienced considerable change and growth in the last 100 years. Like most market towns the settlement will experience a relatively high level of pressure for

continuing growth and development. Within the historic core of the town this is likely to be naturally limited by the lack of potential development sites available. In contrast, pressure for small scale change to individual buildings is likely to remain high and it likely therefore that small scale change, rather than wholesale redevelopment, will have the greatest impact on the Conservation Area over the next few decades.

Building Form

Wendover, unlike many of the district's other Conservation Areas, shows a remarkable uniformity in building form, position and layout. This reflects the deliberate historic planning of the town. In general buildings in the centre of Wendover are positioned abutting pavement or carriageway edges, with their ridges running parallel to the street and small rear extensions projecting at 90 degrees to the road. Building frontages are continuous, lining the street on both sides and creating a strong sense of enclosure. Buildings are set on long thin burghage plots, and have rear service yards with access points through front elevations. Elsewhere in the historic core roads tend to be wide, with grass verges and trees. The town is very green, despite the close knit, high density form of the buildings within it. Far reaching views of the Chiltern Hills are visible from almost all the streets within the Conservation Area, providing a visual link between the town centre and the surrounding agricultural landscape.

Settlement Identity

Although Wendover identifies itself as a village, and is maintained by a Parish rather than a Town Council, the history of the settlement is very much that of a small market town. There is a strong sense of ownership within the town and properties, whether in residential, commercial or office use, are generally well kept and well cared for.

CHAPTER 4 – Location and Context

Location and Context

Wendover is situated on the main road between London and Aylesbury, approximately 5 miles south east of Aylesbury and 35 miles north west of London.

Wendover was granted a market charter in 1214, and was heavily reliant on the surrounding rural villages to provide goods for the market and its inhabitants. As a result the town has always had close ties with the surrounding agricultural landscape. Wendover still has a small, bustling commercial centre, set around the Manor Waste.

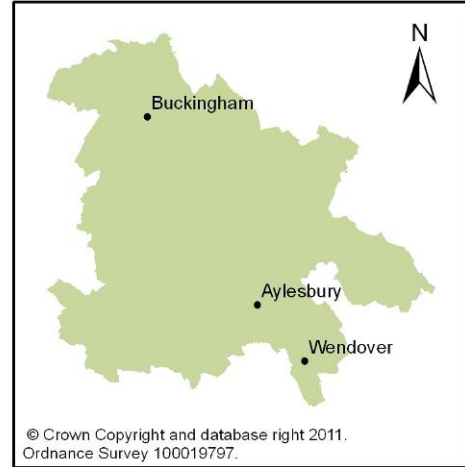
The town retains a weekly market, and the Waste also hosts a number of annual events.

Although the historic core of the settlement is fairly compact the town has grown considerably in the last century and the wider settlement is primarily residential, with many residents commuting to other nearby towns and into London for work. Wendover benefits from large areas of public green space including various leisure amenities, the cricket club, a meadow and the village pond.

Wendover has a population of roughly 7,619 (Census data, 2001)

Wendover sits approximately 130m above sea level. Even in the centre of the town it is possible to catch glimpses of the Chiltern Hills and the surrounding countryside over the buildings. This backdrop is crucial to the character of the town, and therefore forms an important part of the setting of the Wendover Conservation Area.

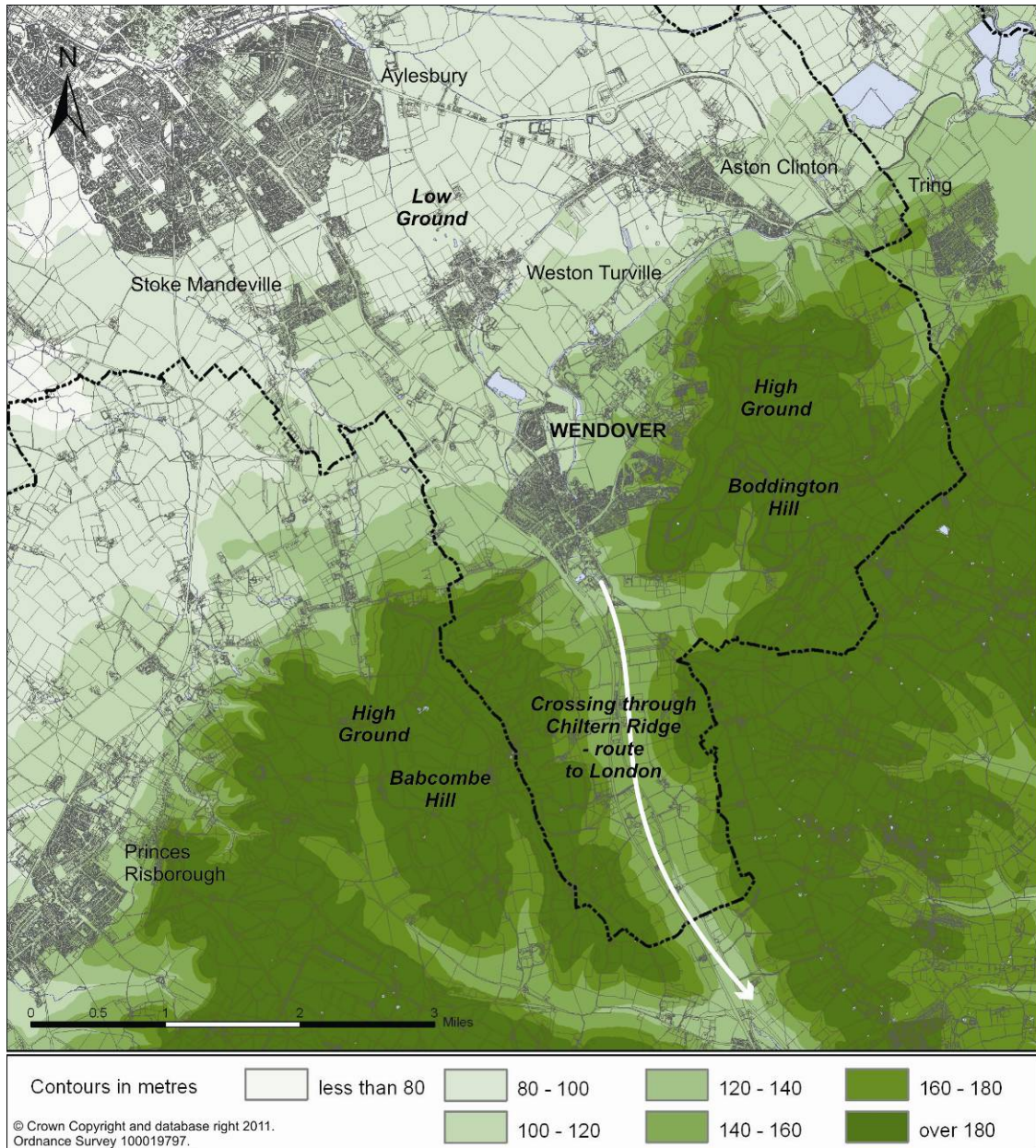
The chalk and flint landscape around Wendover has shaped the architectural distinctiveness of the town. Flint is a common vernacular building material.



View of the Chilterns from Manor Waste

Landscape Setting

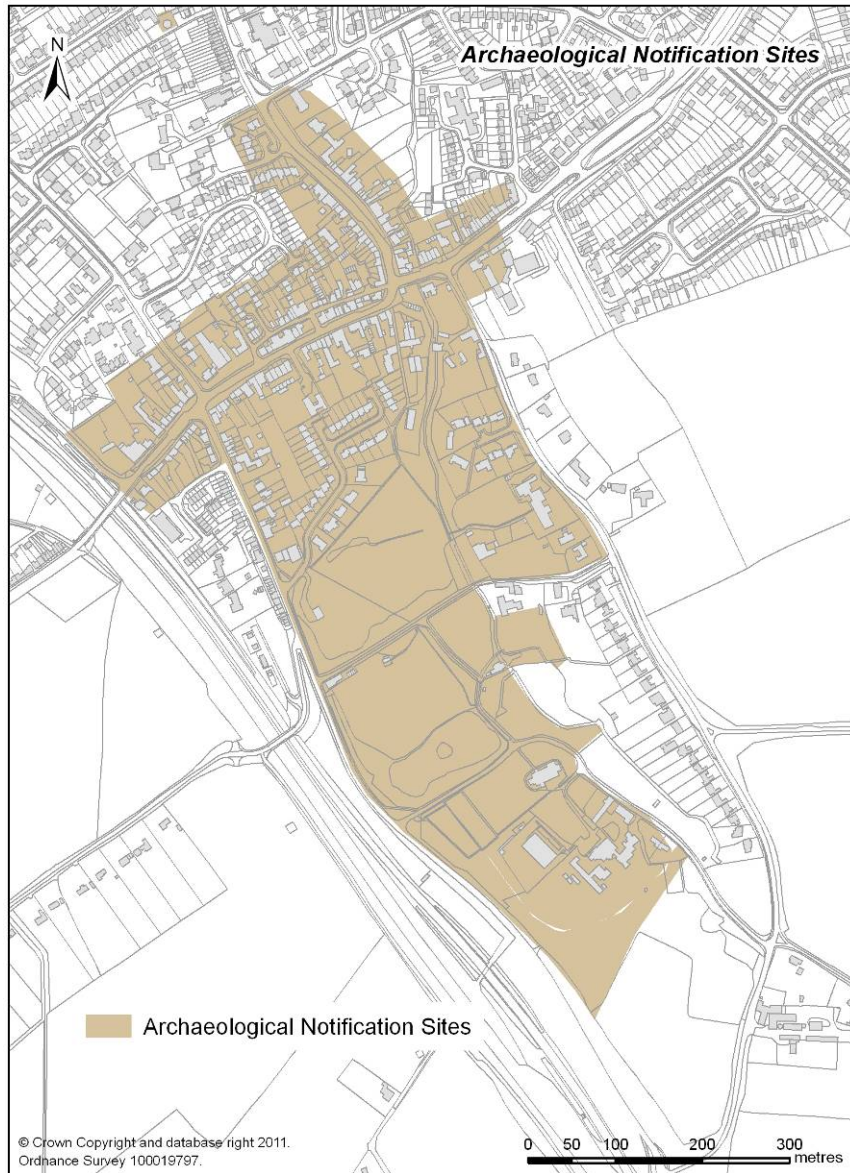
Wendover sits on a natural crossing point between two large hills on the Chiltern Ridge. During the 17th and 18th centuries the town took advantage of this prime location, offering lodgings, stables and hospitality to passing coaches to and from London, which brought prosperity to the town.



The Aylesbury Vale Environmental Character Assessment (2006) identifies the landscape to the west, south and east of the town as being the highest landscape sensitivity (Category 6), with the other areas to the north being of lower sensitivity. The Wendover Historic Environment Assessment identifies landscape surrounding the town as being of moderate to high historic landscape sensitivity.

Archaeology

Wendover has been the subject of an extensive archaeological urban survey, completed by Buckinghamshire County Council's Archaeological Section as part of the Buckinghamshire Historic Towns Project. There have been relatively few excavations in Wendover, although it is acknowledged that the archaeological potential of the town is quite high.



The Wendover Historic Towns Report identifies 15 areas of discrete archaeological character within the town, and outlines the history of each of these areas based on the documentary and find evidence available for that area. The areas defined in the Historic Towns Report broadly overlap with the Built Environment Identity Areas identified in this document.

The full text of the draft report may be found here:

www.buckscc.gov.uk/bcc/archaeology/Historic_Towns.page

CHAPTER 5 – Historic Development

Early Origins

The name Wendover, meaning “white waters” may be Celtic in origin. The will of Ælfheah the Ældorman of Hampshire and Wiltshire, dating from between 965 and 971, is the earliest known documentary reference to Wendover. The will refers to land ownership in 'Ægelesbyrig' (Aylesbury) and 'Wændofron' (Wendover).¹

The first settlement at Wendover appears to have been focussed around St Mary's Church to the south of the present day town, and was probably agricultural in nature. This part of the town lies in a defensible position, between the two parts of the Chiltern Ridge.

11th and 12th century

Prior to the Norman Conquest (1066) the Manor of Wendover, measuring 24 hides, was held by Edward the Confessor. Following the Conquest Wendover passed into the ownership of the new king, and is mentioned in the Domesday Book (1086) as being held for William. Over a period of years the Manor was added to gradually, and it stayed in royal ownership until 1154.

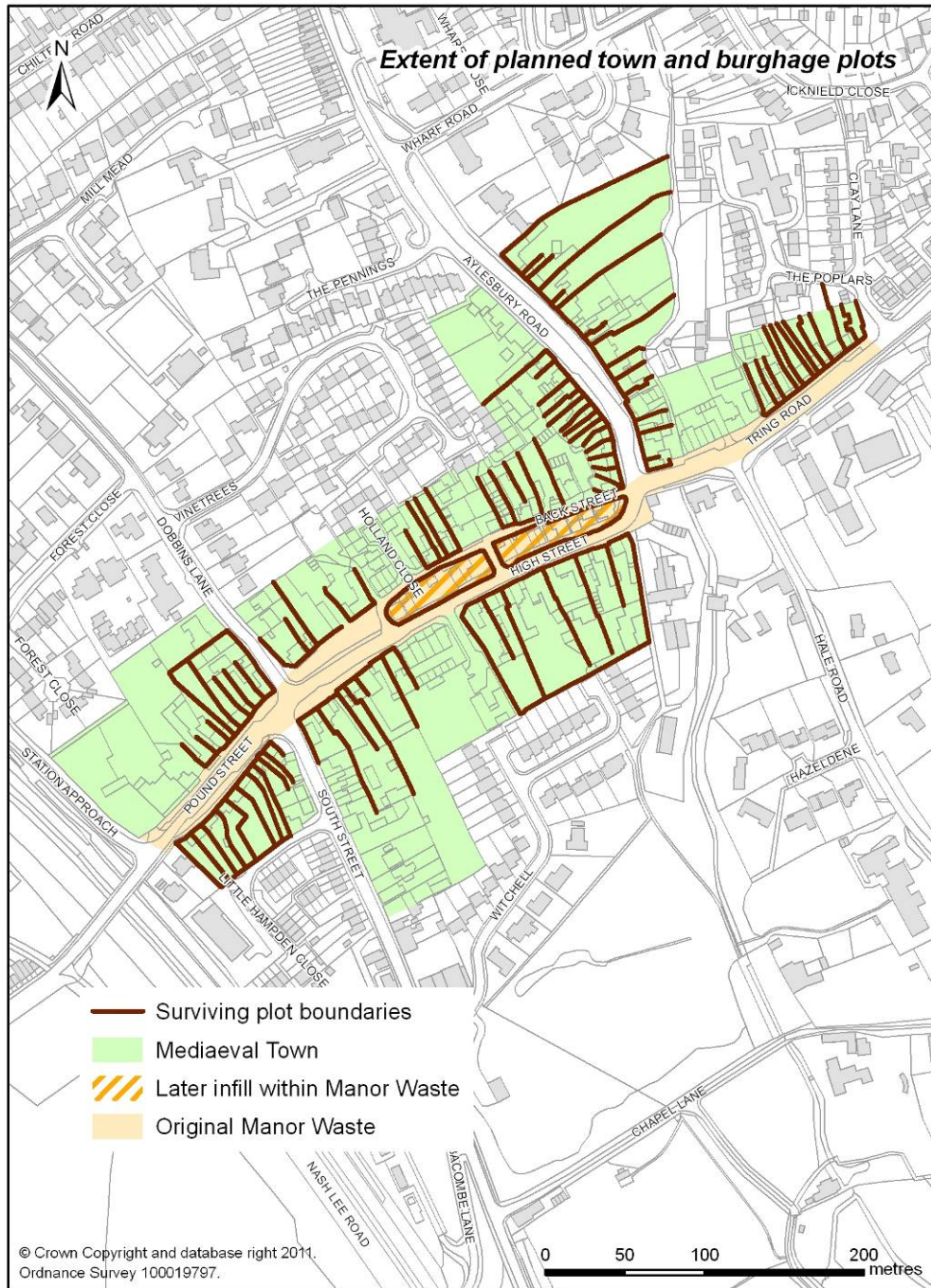
12th to 16th century

From 1154 until the 16th century the Manor of Wendover passed between royal and private ownership many times. In 1214 the town was granted a market charter, allowing the holding of a weekly market and annual fairs in May and October.

Wendover was granted borough status by the crown during the 13th century (the first documentary references to this date from the 1220s), although the town was not granted any degree of self governance at this time.

It is likely that it was during the late 12th or early 13th century that the centre of the settlement moved to its present location, to the north of the Church and Manor site. The new location was on the main east-west road that skirts the foot of the Chilterns, and allowed the settlement to take advantage of passing traffic along the road between Chinnor and Tring, as well as between London and Aylesbury. The layout of the town today shows clear signs of deliberate town planning. The regular, long, narrow, rectilinear plots found on the High Street, Aylesbury Road and Pound Street (burghage plots) indicate that this planning took place during the mediaeval period.

¹ Victoria County History of Buckinghamshire



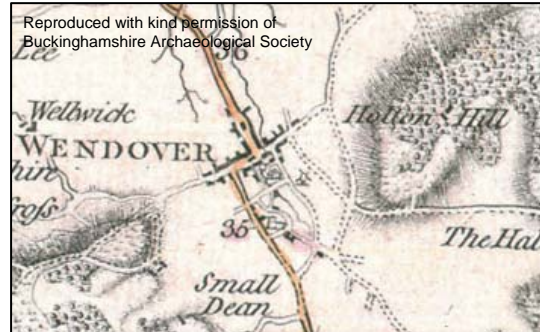
17th century

By the 17th century Wendover was a small, but established settlement. Many of the buildings on High Street, Pound Street, and Aylesbury Road date from this period. It is known that the town was looted by parliamentarians during the English Civil War (1642-1651), and that Oliver Cromwell stationed his troops in the town, setting up a garrison in the Church. However, it is unclear whether the high proportion of 17th century buildings indicates that the town was particularly prosperous during this period, or whether the town suffered damage during the Civil War and had to be rebuilt.

18th century

In 1721 the Wendover to Buckingham Turnpike Trust was established, and Wendover became an important coaching stop for routes to and from London. It is likely that at this time a number of new inns and hostelries were built along the main High Street.

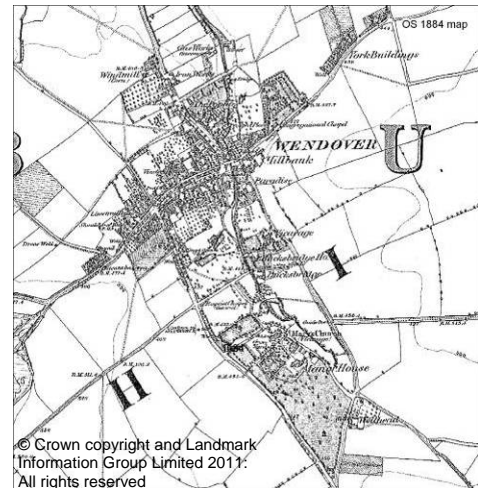
The Jefferys County map of 1770 shows Wendover still as a relatively small settlement with linear development following the High Street and Aylesbury Road, with the Church to the south. Wendover has changed considerably in the last 250 years, but the basic layout of the town is still much the same as shown on the 1770 map.



1770 Jefferys County Map

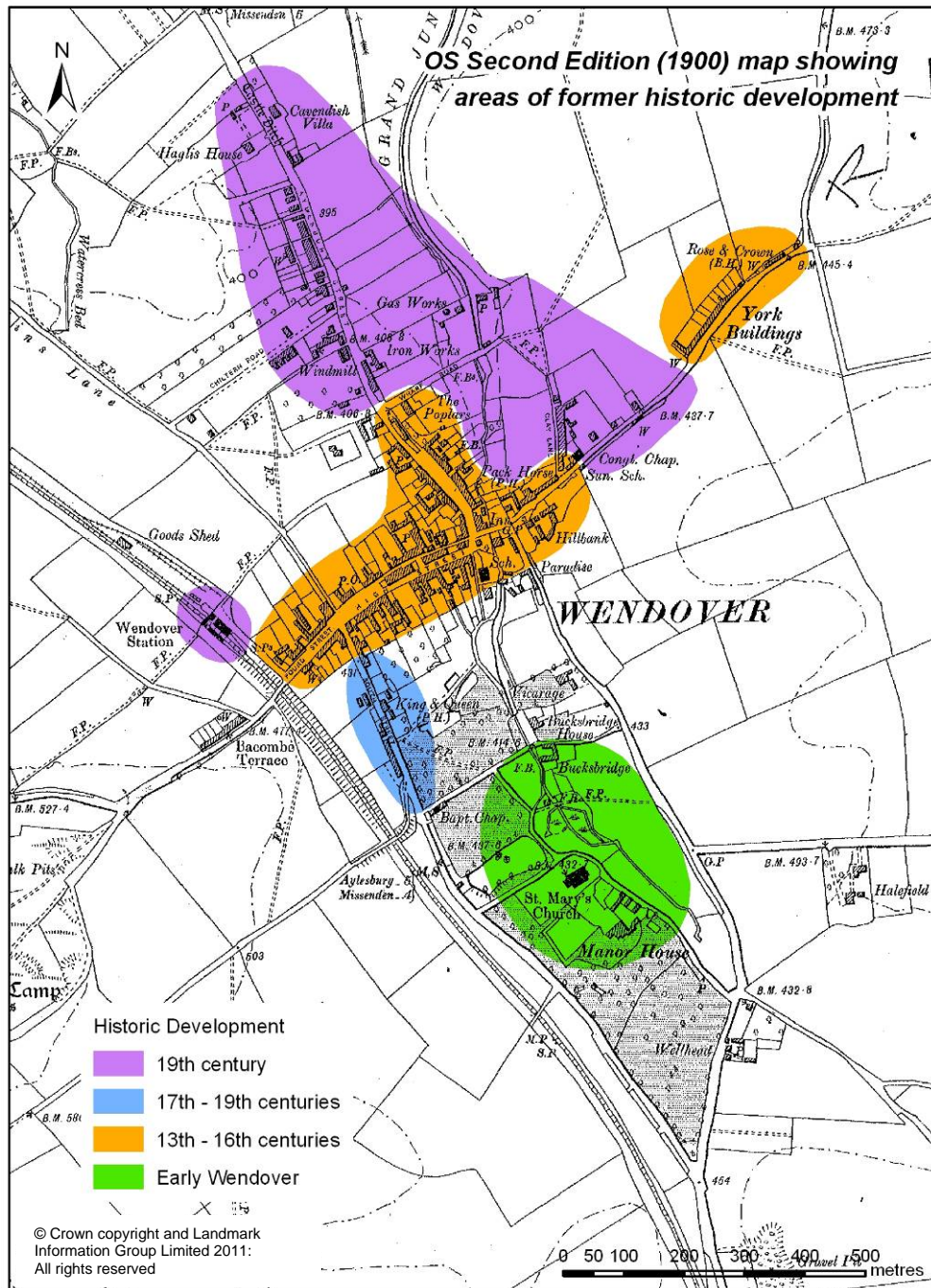
In 1771 an act of Parliament was passed for the parish of Wendover, allowing a corn rent to be paid to the Vicar instead of traditional tithes. This was soon followed in 1795 by a private act of enclosure, with allotments made to a number of local landowners as well as the Vicar of the Parish Church (creating a large Glebe) and the monastery of St Mary Overie in Southwark.² At this time the open common fields of the Parish were subdivided by fences and hedges, and a number of the main roads realigned to provide space for wide grass verges and paths on either side.

The Wendover Arm of the Grand Union was built between 1793 and 1797 primarily as a feeder for the Tring Summit. However, the Canal also served local industries. The building of the Canal involved a number of changes to the form and plan of the town, including the destruction of the existing Mill and Mill Stream. The feeder streams for the canal are an important characteristic and visual feature of the town today.



1877 Ordnance Survey Map

² Victoria County History of Buckinghamshire



19th century

The Canal only remained in service for a short time. By 1802 substantial leaks caused the Wendover Arm to be closed for repairs, and in 1845 a second extensive repair programme was undertaken. Despite the repair work the reliability of the Wendover Arm became worse over time. Many of the local businesses began to use the Aylesbury Arm of the Canal instead, leading to a loss in revenue for the Canal owners. In 1904 the Wendover Arm Canal was closed, and the section was blocked off from the main line beyond Little Tring.

In September 1892 Wendover Railway Station opened. The station was served by mainline trains and, until electrification in the 1960s, the London Underground. The arrival of the

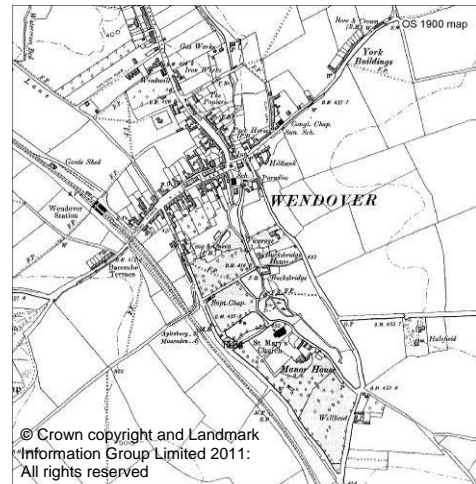
railway in Wendover had a major impact on the scale and development of the town. Wendover experienced a period of rapid population growth during the early-mid 20th Century. Many new houses were built to accommodate these new residents, the majority of them were situated to the north of the town along Aylesbury Road, although there was also some infill development along the High Street.

The building of a new Royal Flying Corps (now RAF) base at Halton in the early 20th century also impacted on the town, and the surrounding landscape, due to associated population increases and deforestation to provide wood for construction work.

20th century

In the latter part of the twentieth century Wendover continued to expand, with a number of large scale residential developments appearing, particularly to the north of the town. In 1998 the Wendover bypass was built. Like the railway cutting before it the bypass cut off development to the west from the town centre, and prevented future growth directly to the west.

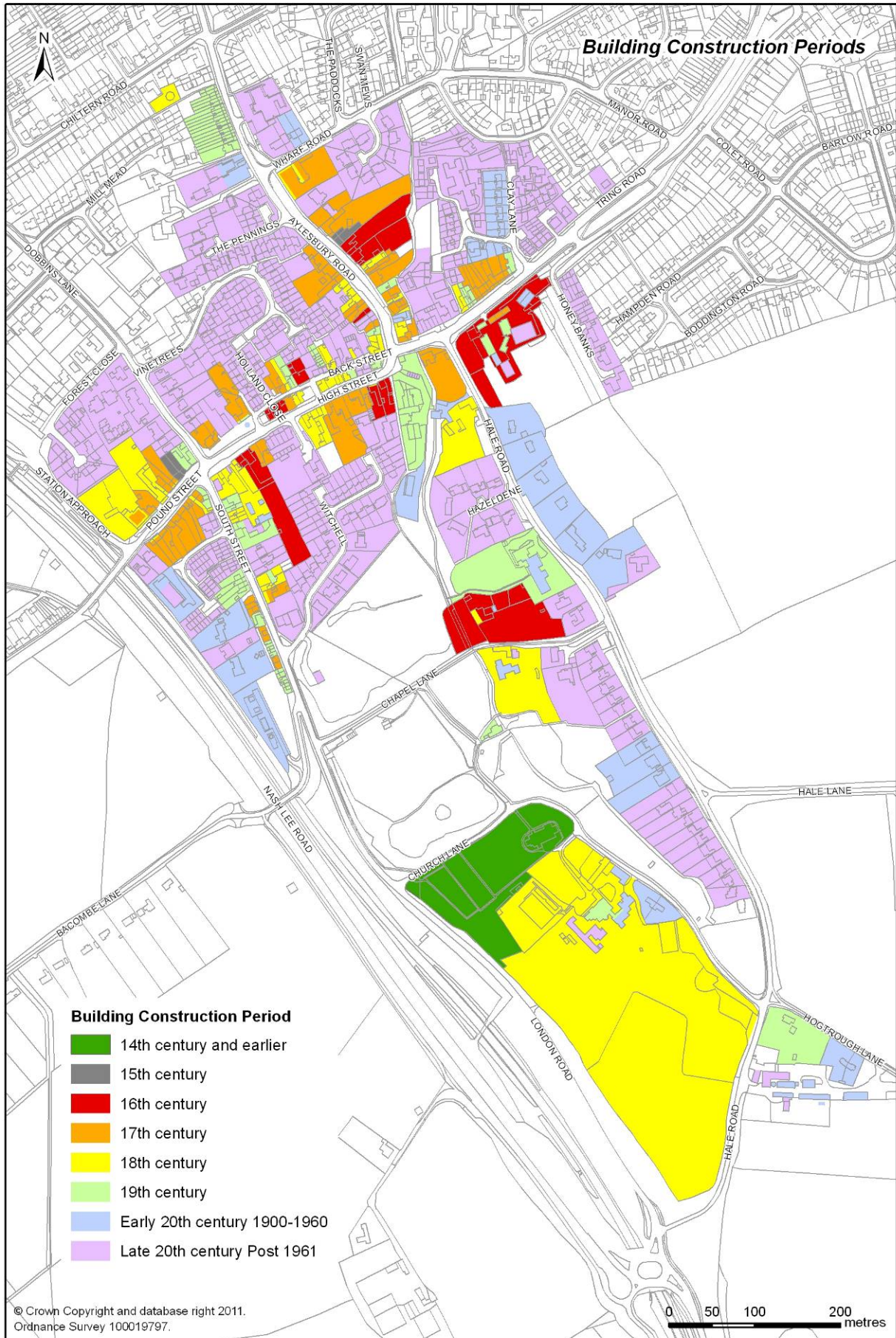
Throughout its mediaeval and post-mediaeval history Wendover was reliant on a mix of commerce and hospitality trade for its prosperity. Small industries in rear yards and along the canal and feeder stream have had some influence, but it is the transport links within the town that have played the most important role in shaping Wendover, and remain the most prominent features of the town's geography today.



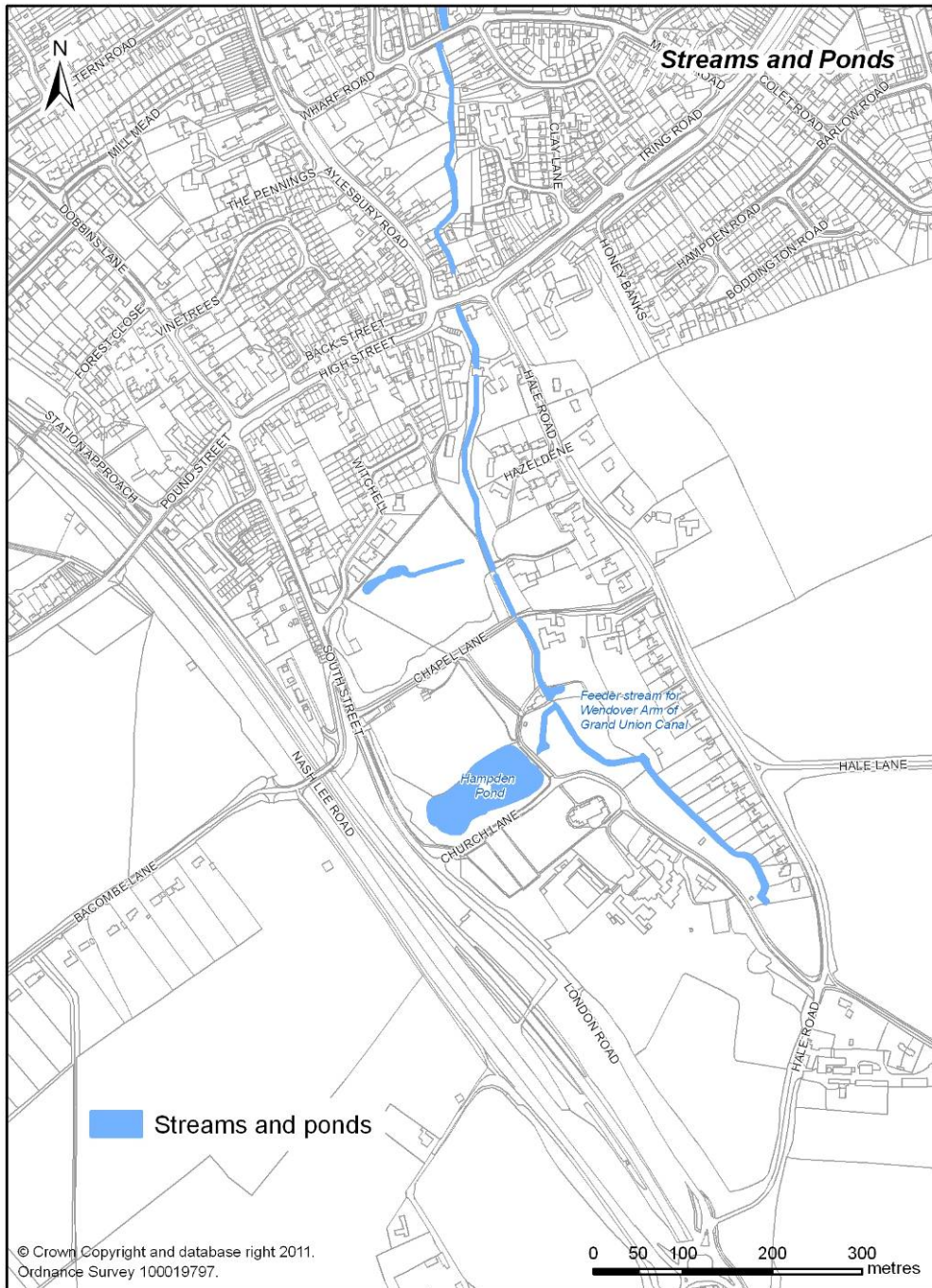
1900 Ordnance Survey Map

Surviving historic buildings

The plan on the opposite page shows the earliest surviving period of construction of each building within the core of Wendover.



Historic Waterways



Water has played an important role in the history of Wendover.

The feeder streams for the Wendover Arm of the Grand Union Canal line Heron Path, and the green spaces to the south of Wendover High Street. The feeder streams are unique to Wendover, and are visually attractive. They are an extremely important element of the distinctive character of the town and the Conservation Area.

The Hampden Pond is an important local landmark recreation area.

CHAPTER 6 – Alterations to Boundary

The principles applied in defining the Conservation Area boundaries are included in the AVDC Conservation Area SPD (published 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.

New Areas to be included within the Conservation Area boundary

1. Small area of land to the north of 46 The Poplars

The land is in the ownership of The Red House, 22 Aylesbury Road, a listed building included within the Conservation Area. At present the Conservation Area boundary cuts across this land and does not follow an extant boundary feature. The boundary shall be amended to follow the clear boundary feature (a hedge) which surrounds the plot.

2. Rear gardens of Numbers 2, 3, 4, 5 and 6 Coldharbour Cottages, Tring Road

The land is in the ownership of the listed cottages, which are included within the Conservation Area. At present the Conservation Area boundary cuts across these gardens and does not follow an extant boundary feature. The boundary shall be amended to follow the clear boundary features which surround the plots.

3. Rear land in the ownership of Bank Farm

The land is in the ownership of Bank Farm, a listed building included within the Conservation Area. At present the Conservation Area boundary cuts across this land and does not follow an extant boundary feature. The boundary shall be amended to follow the clear boundary features (a fence and hedges) which surround the curtilage.

4. Seven houses on the eastern side of Hale Road

This interesting group of mostly early 20th century (1920s) buildings, whilst unlikely to be of listable quality, are of historic and architectural interest in the context of Aylesbury Vale, as this period of building is under-represented in the District's historic areas. The buildings incorporate a number of typical arts and crafts features.

The property boundaries along Hale Road (steep banks and hedges) make a substantial positive contribution to the character and appearance of the area as a whole. The sunken way created by the banks indicates that Hale Road is of a considerable age, and reflects similar sunken ways elsewhere in the village.

There are a number of glimpsed views of the buildings from Hale Road through hedges and gates. In addition, the houses form part of the cohesive historic core of Wendover when viewed from outside the Conservation Area (eg from Boddington Hill into the village).

5. Public Open Space to the south of Wendover Town Centre

The Witchell Meadow, Rope Walk Meadow, Hampden Meadow and Hampden Pond occupy an important position within the Town, and form a coherent group of public open spaces. The area is experienced as part of the wider green area which encompasses area 6 below. The area contains some important 19th century buildings (North Cottage, The Old Chapel) and is of archaeological and historic interest as it is likely to contain the site of the original village of Wendover (close to the Church).

Chapel Lane is of considerable historic interest – forming part of the historic grid plan of Wendover which is clearly identifiable on early maps and plans of the village. The historic canal feeder streams (identified in the plan on page 18) are also elements of historic importance and have considerable local interest and inform the understanding of historic village development.

The visual connection of this area to South Street and Church Lane is strong, and consequently the area has a significant positive impact on the character and appearance of these two neighbouring areas on Wendover. It is unusual to have such large green spaces in an urban area, and the undeveloped nature of the area is a reflection of the active land management and town planning that Wendover has experienced over the last 700 years.

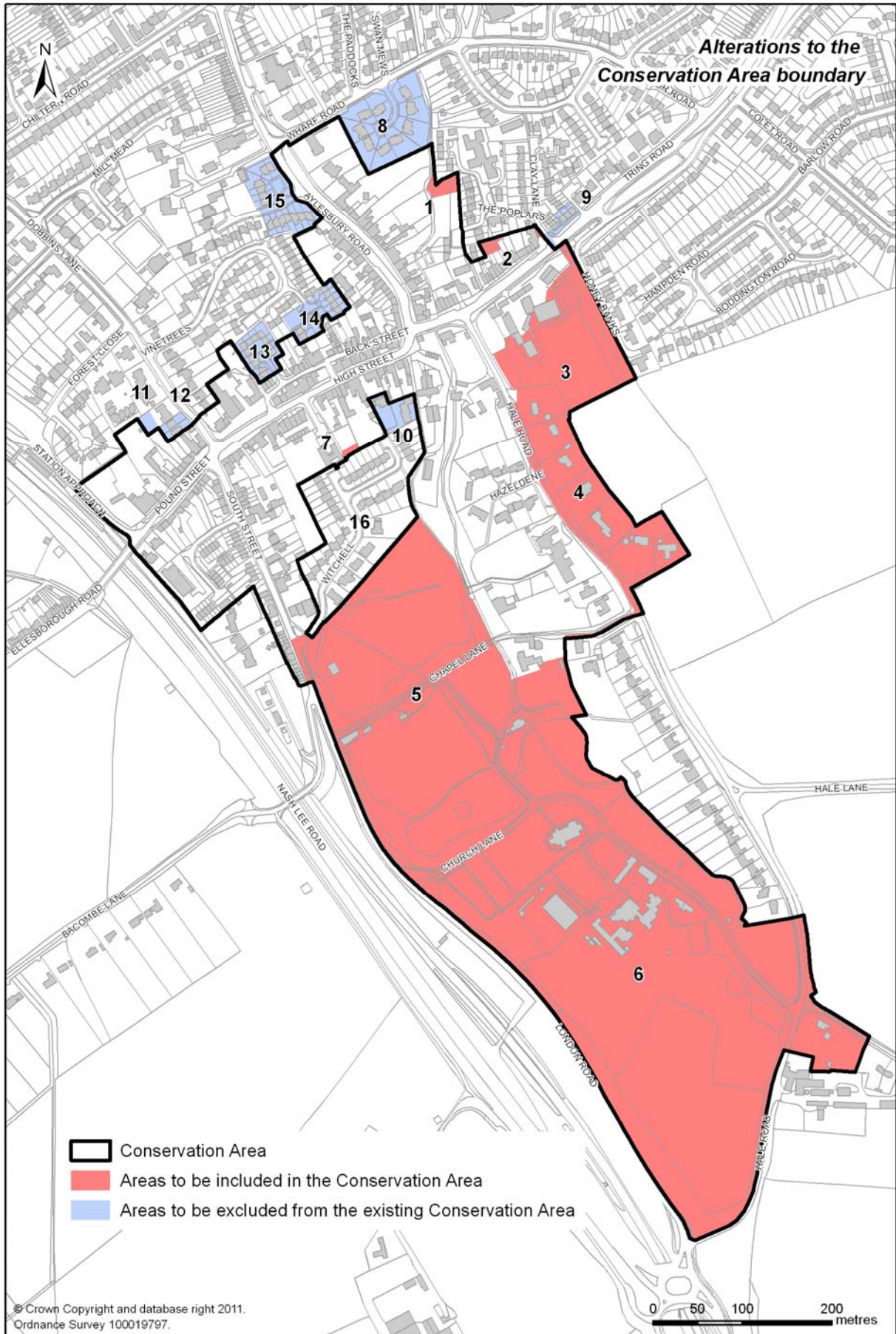
The inclusion of the area in the amended Wendover Conservation Area boundary recognises the historic and architectural interest of the area, and the considerable positive impact that the area has on the character and appearance of the village of Wendover as a whole.

6. The buildings and enclosed green spaces on either side of Church Lane

The listed Church and Manor House are not currently included within the Conservation Area boundary. It is proposed that these important buildings and their curtilages be included within the boundary of the area. In addition the feeder stream for the Wendover Arm canal (which runs along Church Lane) and the linear, heavily treed fields which border the lane to the east are proposed for inclusion as they contribute positively to the character of the area as a whole. At the southern end of Church Lane, at the junction with Hale Road, there is a small 19th century cottage (Wellhead Cottage) which is of architectural and historic interest, and is important in views from Church Lane. This building should also be included within the Conservation Area.

7. Area of land to south of Numbers 11 to 13 High Street

At present the Conservation Area boundary cuts across this plot and does not follow an extant boundary feature. The boundary shall be amended to follow the clear boundary features which surround the plot.



Areas which are to be removed from the 1969 Conservation Area boundary

8. Grange Gardens

The 9 houses on Grange Gardens have been built on land which was originally part of the curtilage of The Grange, Aylesbury Road. Although the historic ownership of the site is of minor interest, these buildings are not visible from Aylesbury Road, and form a separate cohesive block which has no visual influence on the character or appearance of the Conservation Area. The buildings are in keeping with their surroundings but are not of any special historic or architectural interest, and the important trees on the site are protected separately by TPOs.

9. Numbers 1, 3 and 5 Jusons Glebe

These three houses were built on the site of the former United Reform Church in the 1980s. The buildings are on the very edge of the Conservation Area, and are physically and visually separated from the other included buildings on Tring Road by Clay Lane. The boundary here makes little sense, and the architectural and historic interest of this part of the area originally (the chapel) has been lost. The buildings are in keeping with the character and appearance of the surrounding area, but are not of special architectural interest and do not contribute to the overall character or appearance of the Conservation Area.

10. Numbers 36 and 38 Witchell

These two houses are built on the rear portion of three burghage plots stretching back from the High Street. However, the houses are not easily visible from the High Street, and clearly form part of Witchell, rather than part of the High Street. The burghage plot lines have been partially disguised by the new houses.

11 and 12. Numbers 1b and 1c Dobbins Lane and land to the rear of 1a Dobbins Lane

All three areas were originally burghage plots associated with Pound Street, but are no longer visually connected with the street. These plots have a closer relationship with Dobbins Lane, which is not part of the Conservation Area, and do not contribute to the character or appearance of Pound Street.

13. Holland Close

These houses sit on the edge of the Conservation Area and form a distinct character area that does not share common features with the rest of Back Street. The buildings are visible from Back Street, and do not harm the character and appearance of the area, but they are not of special historic or architectural merit and so should not be retained within the Conservation Area.

14. Numbers 33 to 49 (odd) Vinetrees

These houses are visually and physically separated from Back Street, and form part of the Vinetrees development which is not included within the Conservation Area. The buildings do

not contribute to the character and appearance of the Conservation Area and are not of special architectural or historic interest.

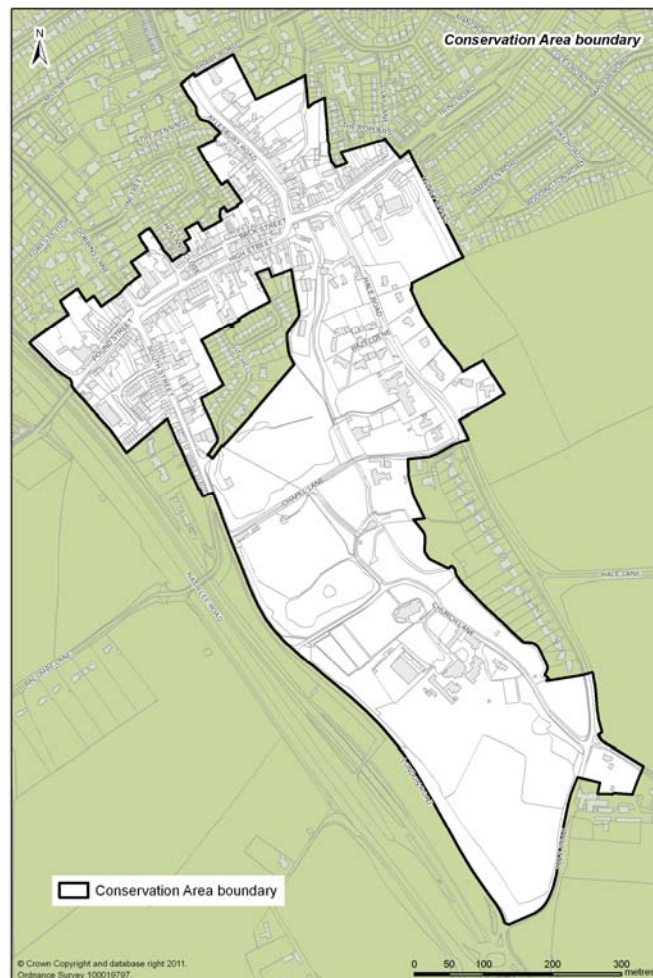
15. Numbers 1 to 13 (odd) and 2 to 12 (even) St Annes Close

These houses are on the edge of the Conservation Area, and form part of the St Anne's Close development. They do not share the common characteristics with the historic buildings on Aylesbury Road, and are set back to limit their visibility from the Conservation Area.

Areas which are not to be included within the Conservation Area boundary.

16. Witchell

The Witchell development, which sits in the centre of the amended Conservation Area, is a relatively large development of late 20th century houses. The buildings do not harm the character or appearance of the surrounding area by virtue of their limited visibility. The development forms a distinct character area that does not share common characteristics with the historic core of the town. The area is not of special historic character or architectural interest. There would be no benefit in including these houses within the Conservation Area boundary, and it is possible to draw the boundary around these houses in a sensible way. For these reasons it is considered appropriate to exclude Witchell from the Conservation Area.



CHAPTER 7 – Key Views and Vistas

Views in and around Wendover are an important element of the character of the individual identity areas, as well as the historic town as a whole.

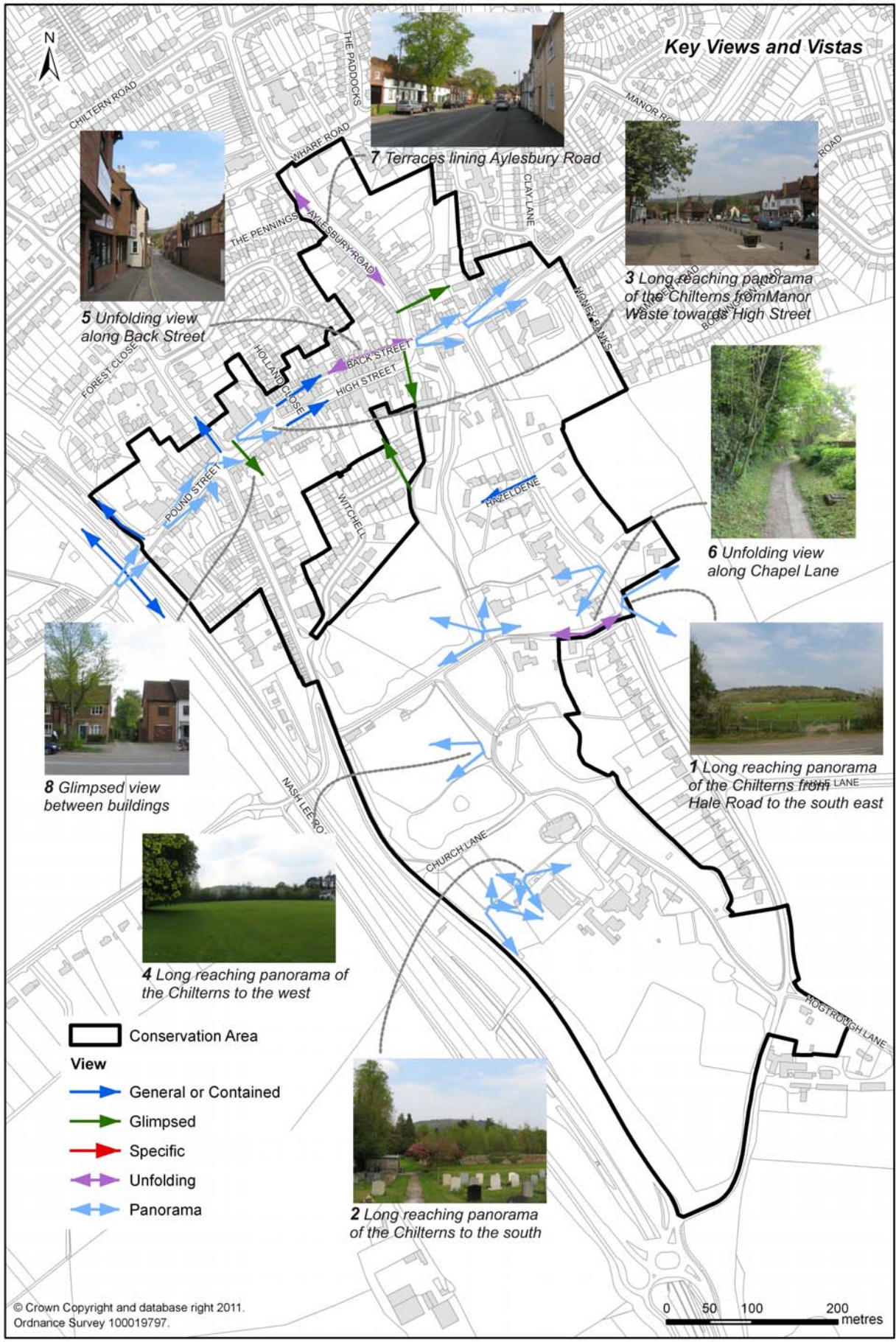
The most important views in the settlement are the long reaching views of the Chilterns to the south, east and west of the town, (see map views 1 & 2). The views of these hills, over the tops of buildings and between them, are particularly important from the High Street and Manor Waste, (see map view 3), and they retain the clear visual link between the town and the surrounding countryside. Views from the end of Hale Road, across fields to the south east, and from Wendover School, (see map view 4), across the London Road to the south west, are similarly important links to the agricultural land that surrounds the town.

Within the town unfolding views, such as those along Back Street, (see map view 5), and Church Lane, are important. These views change considerably as the onlooker progresses along the street, and the stark contrast between the unfolding views in the most densely developed areas (which are framed by hard building lines) and those in the greener areas (which are lined by hedges and trees), (see map view 6), is one of the key elements that defines the individual character areas.

Oblique views of groups of buildings, such as the terraces that line Aylesbury Road, (see map view 7), and Pound Street, are characteristic of Wendover, where relatively narrow street widths limit direct panoramas of long building frontages. The relative uniformity in building heights and plot widths within these identity areas add to the unique character of the planned mediaeval part of the town.

Glimpsed views between buildings, (see map view 8), and through carriage arches into rear service yards, such as those seen along High Street and Aylesbury Road, are characteristic of historic market towns and are important elements of the historic street scene.

Landmark buildings contribute a great deal to the character of the Conservation Area, and differentiate Wendover from other nearby market towns creating a sense of place and local pride. The Clock Tower, in particular, is a landmark building, clearly visible in approaches from the north and east of the town and marking the entrance to the High Street.



CHAPTER 8 – Open Spaces and Trees

The built up areas of Wendover are unusually green, with a large number of trees for such a densely developed urban core. Along Aylesbury Road, Tring Road, High Street and Pound Street the wide grass verges and trees which line the highway are a common feature which give the areas a unified character. Hale Road is also very green, but with thick hedges and high banks framing the highway the area has a more rural character. Church Lane and Chapel Lane share this more rural feel, with thick hedges and trees lining the streets on both sides.



Wide grass verges & trees

Central to the character of Wendover, and unusual in an urban settlement of this size, are the large open spaces of Rope Walk Meadow, Witchell Meadow, Hampden Meadow and Hampden Pond. These areas, bordered to the east by the Heron path and stream, are important public open spaces, and used widely for leisure and recreation. Their proximity to the most densely developed areas of the historic town make them easily accessible. These areas contain a large number of important trees.



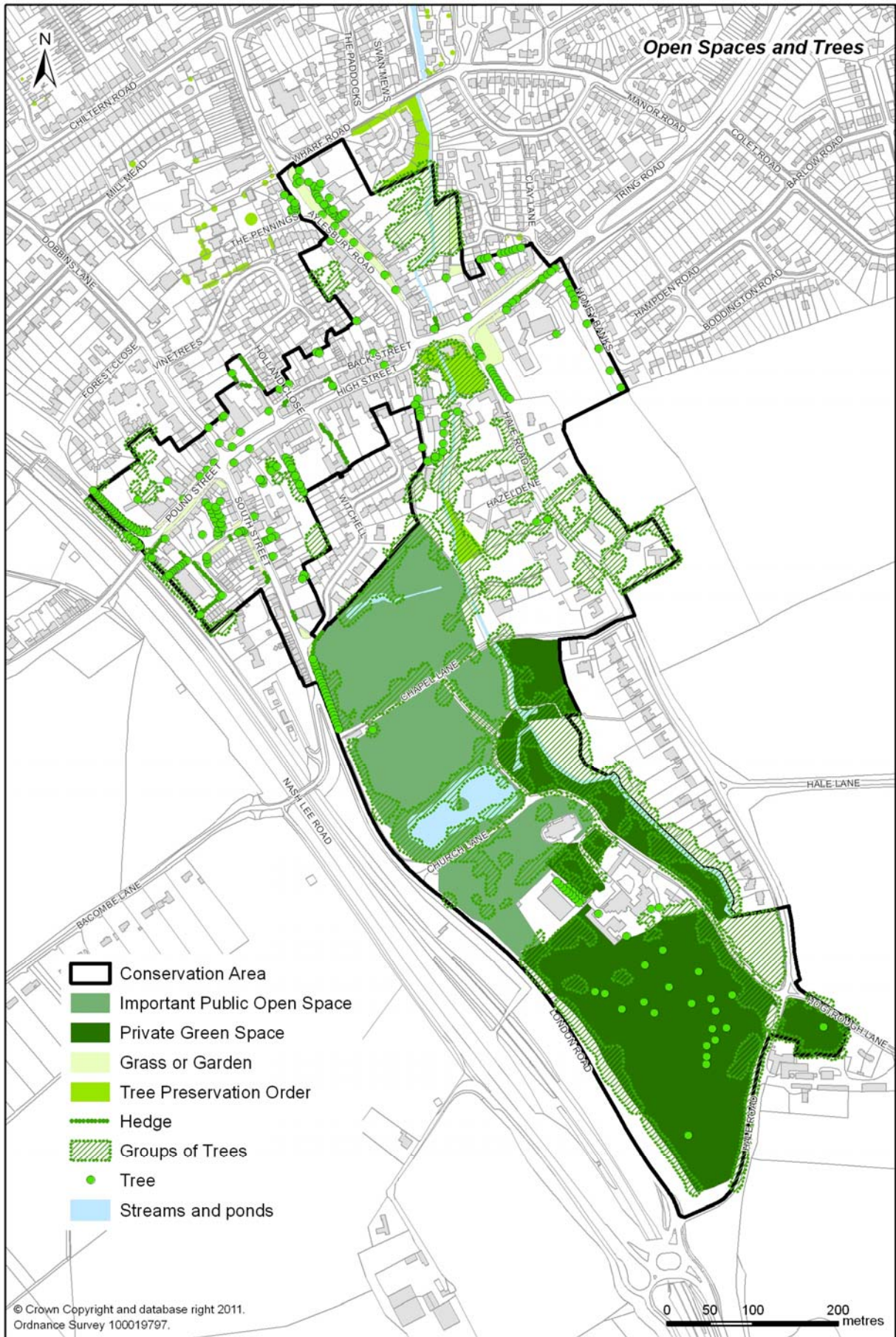
View down Church Lane

The private green spaces which border Church Lane and include the Churchyard and Wendover House School are also important green spaces, which add to the character of the area, and which are easily visible from the public highway. Similarly the private gardens of the houses on Hale Road, and the northern part of the Aylesbury Road Identity Area are important to the character and appearance of the Conservation Area as a whole.



*Stream & green space
Heron Path*

South Street is unusual within the context of Wendover, as the street has very little grass verge bordering it, and many of the buildings on the street front the pavement, so there is limited private green space in the area. The few trees that are visible in front of or beside the buildings on South Street, and the small gardens to the front of the houses on Hampden Close, and therefore of particular importance in this area. Similarly, views from South Street into the rear gardens of buildings fronting Pound Street, across the Witchell Meadow and to the countryside surrounding Wendover are important to the character of the Identity Area, and give the street a green feel despite the relatively reduced level of planting in this part of the Conservation Area.



CHAPTER 9 – Permeability and Road Layout

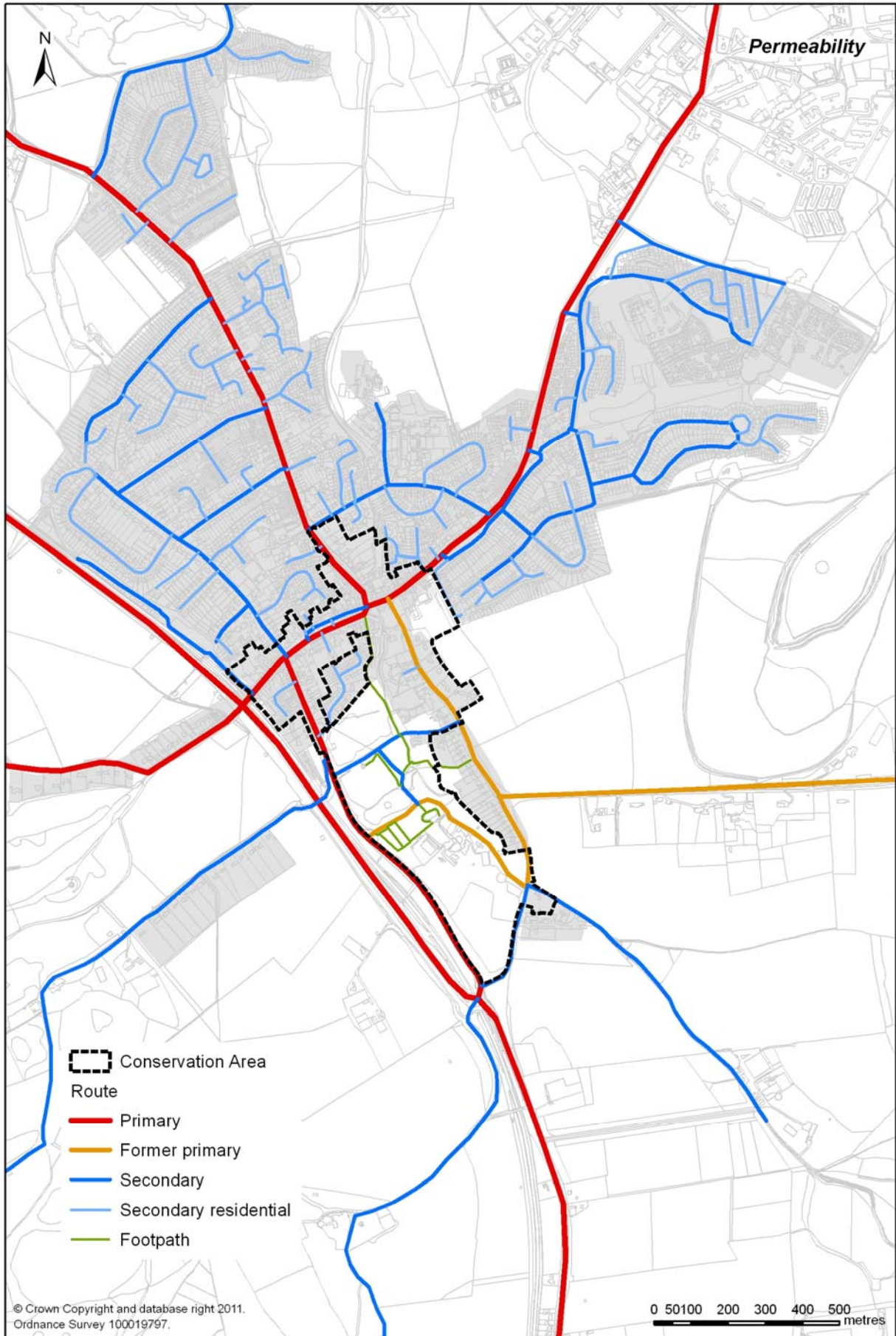
Wendover is a highly permeable historic core. This permeability is a key element of the historic interest of the Conservation Area. The development of the town can be clearly read in its street pattern.

The principle east-west route through the settlement comprises Tring Road, High Street and Pound Street. The main north-south route is made up of Aylesbury Road, High Street and South Street which form a loose Z shape. Throughout the historic town there are footpaths and accesses between buildings, and a number of rear service yards are accessible from the main roads with rights of way through to other parts of the town.

The Heron Path, and the associated footpaths around and through the public open spaces to the south of the town link the High Street with the Church and Wendover House School, and there are a number of paths which run east-west from the open space to Hale Road.

Within the historic core there are very few “no through roads”. Those that are present tend to be associated with modern development, and are not a traditional feature.

Access from Wendover to the west is limited to by the A40, London Road and the railway line. Access from the town to the surrounding countryside to the north, east and south is much easier, with a number of roads and footpaths linking the town to the surrounding landscape.



CHAPTER 10 – Key Buildings

Within Wendover there are a number of important buildings. Some are Listed Buildings, i.e. buildings recognised as being of national significance on the List of Buildings of Special Architectural or Historic Interest. Other buildings which are unlisted but which also make a positive contribution to the character of the Conservation Area, or which are of local historical interest, are recognised as local note buildings.

The key buildings in Wendover are identified on the map below and their significance described briefly in Appendix V of this document. Of particular significance within the Town are the Clock Tower, Lime Tree House and St Mary's Church.

In the densely built centre of the town the continuous building line along the streets are an important characteristic. As a result, the buildings lining Pound St, South Street, Aylesbury Road, High Street and Back Street form groups and even those buildings not of special architectural or historic interest are important elements of each group.



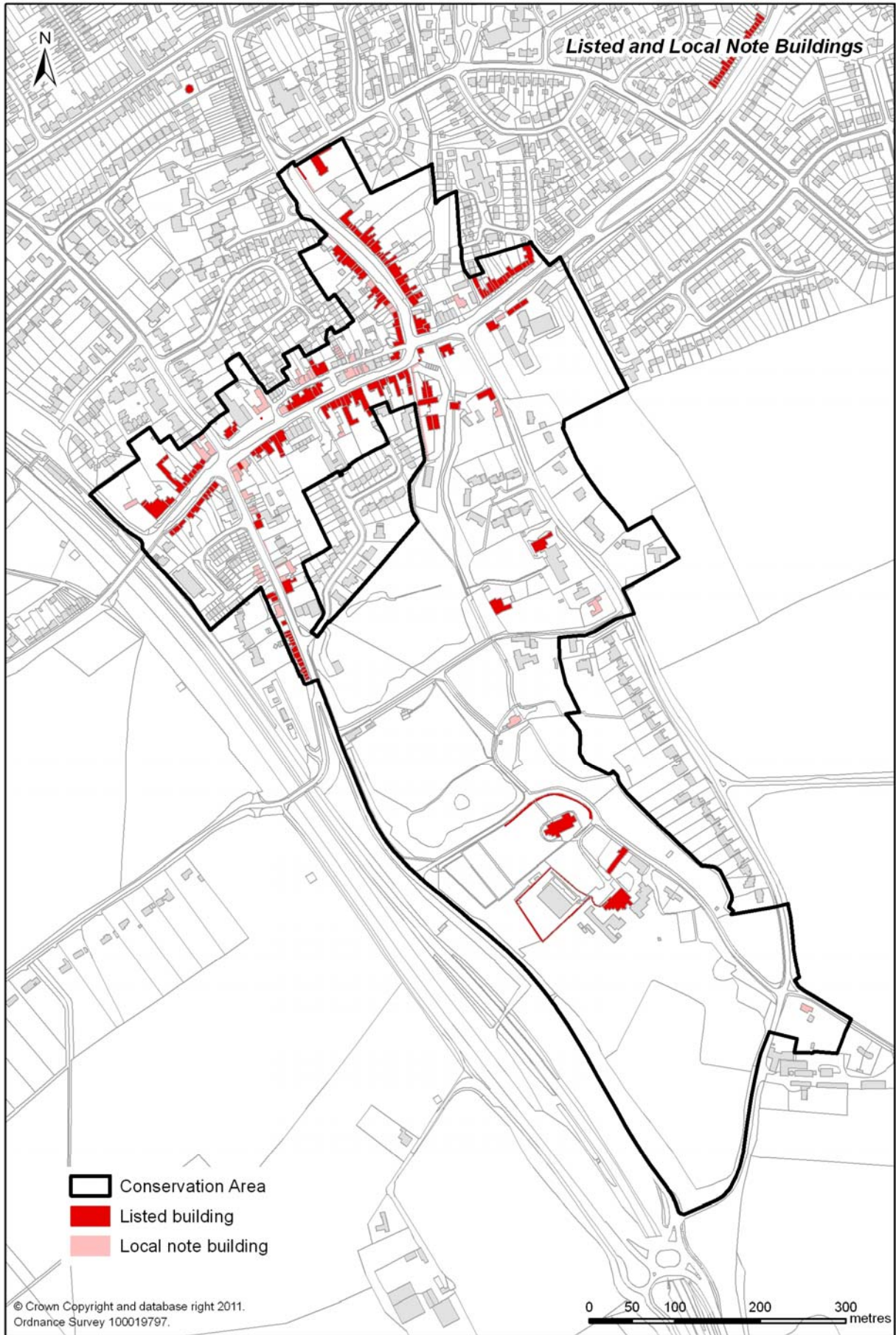
Clock Tower, High Street



*Lime Tree House,
16 Pound Street*

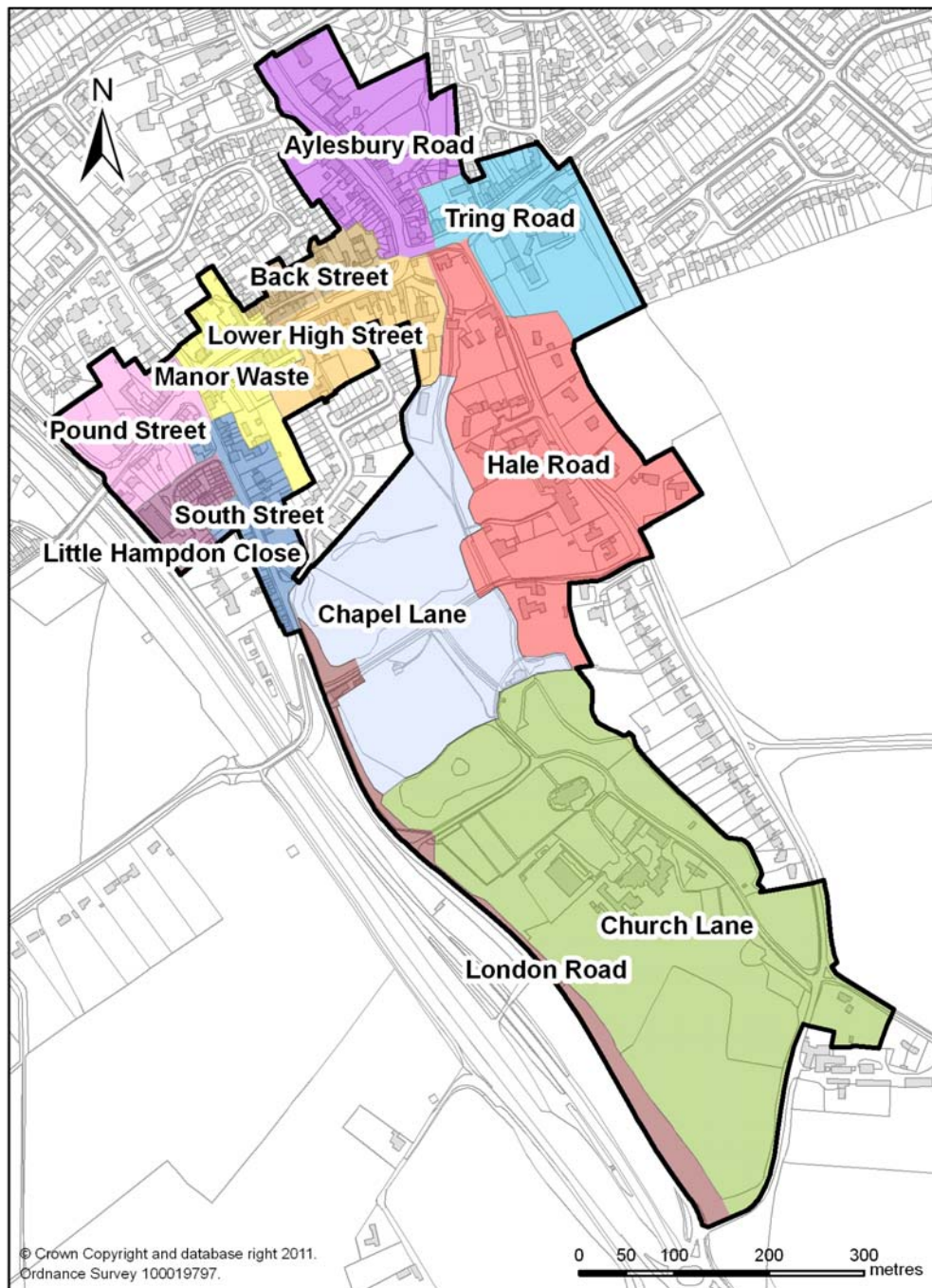


St Mary's Church, Church Lane



CHAPTER 11 – Identity Areas

Whilst the streets in historic Wendover share a number of key characteristics (such as wide spans, strong building lines and burghage plots) there are also a number of characteristics which are confined to small areas of the town. As a result, the distinguishing features of individual streets vary and give different parts of Wendover, shown below as identity areas, their own unique character. The individual character of each of these areas is defined on the following pages.



1 Pound Street Identity Area



Street Form

Pound Street is a short, primarily residential street which heads south-west from the upper end of High Street (the Manor Waste) to the railway cutting. The road rises steeply from north-east to south-west. The form and building line of the street suggests that it may once have been part of the market. The area has an open feeling, and views up the street give the impression of a tree-lined avenue. Buildings on Pound Street abut the edge of the pavement, and create a continuous building line on both sides of the street.

Views and Vistas (page 24)

Views up and down Pound Street are framed by buildings. The view from the top of Pound Street stretches down to the lower High Street, and includes the hills to the south-east of Wendover, over the top of the building in the High Street. There are glimpsed views through the carriage arch at no. 12, into the rear yard at The Shoulder of Mutton and through the gates of Lime Tree House. Otherwise there are very few views from this part of the Conservation Area.

Green Spaces, Trees and Vegetation (see page 26)

The wide verges on either side of Pound Street, and the trees in the verges on the north side of the street provide a pleasant green foreground to the buildings that line the street. The only publically accessible open space in the area is the car park at The Shoulder of Mutton. A number of the houses on Pound Street have small private spaces in front of them. Lime Tree House and the two modern houses, 25 and 27 Pound Street have more substantial front gardens.

Permeability (see page 28)

Permeability in this area is low. Pound Street is a through road, and there is access off it to the Station. However, there are no public footpaths or side streets leading from Pound Street.

Key Buildings (see page 30)

The Shoulder of Mutton, Lime Tree House and the shops on the corner of the Manor Waste at the junction with Dobbins Lane are the most visually important buildings in this part of the Conservation Area. The street also contains a high proportion of Listed Buildings which add considerably to the character and appearance of the Conservation Area.

Building Form

The buildings on Pound Street date predominantly from the 16th, 17th and 18th centuries. Nos 25 and 27 are late 20th century constructions, and nos 2 and 4 Pound Street are 19th century constructions (albeit much altered). The Shoulder of Mutton and No 4 Pound Street are restaurants and no 2 Pound Street is a shop. All the other buildings on Pound Street are residential.

Pound Street contains a mixture of different styles of architecture. Most of the buildings on the south side of the street are small cottages, of 1½ or 2 storeys with low eaves and ridges and relatively short chimney stacks. There are similar houses on the north side of the road, but there is a marked contrast between these and the polite architecture of Lime Tree House and The Shoulder of Mutton which are both 2½ storeys with parapet frontages and have much taller storey heights.

The buildings on Pound Street have relatively narrow spans, with steep roofs. Dormers, where they occur and gabled or swept depending on roofing material. The terraces are stepped up the road to match the steep slope of the street, and most sit slightly higher than the road level.

Details and Materials

The buildings on Pound Street tend either to be thatched with square edged swept dormers, or tiled in handmade plain clay tiles with dormers either leaded or tiled to match. Parapets are present on the polite facades of Lime Tree House and The Shoulder of Mutton. Chimneys are brick, with clay pots, and are relatively tall.

There are examples of brick, timber frame and brick, timber boarding, brick and flint, painted brick, brick and flint and modern render on Pound Street. Brickwork tends to be plain header, English or Flemish bond. No one material characterises the area, but there is a correlation between building scale and the materials used in its construction, with the smallest buildings being timber framed with thatch, and the large, polite houses being brick with clay tile roofs.

Windows are either small painted timber casements, some with leaded lights and some with glazing bars, or they are 6 over 6 sliding timber sashes. Lime Tree House has some unusual arched sash windows.

The shop on the corner of Pound Street and Dobbins Lane has a well preserved traditional shop front, dating from the late 19th or early 20th century.

Doors are predominantly timber, either boarded or panelled, and many have small glazed panels. Gates in this area are timber. The decorative door surround at Lime Tree House is an important feature, similarly the bay door and window at The Shoulder of Mutton is unusual.

There are some surviving examples of cast iron rainwater goods on Pound Street, the remainder are plastic. Most of the thatched cottages do not have guttering and downspouts.

The buildings on Pound Street show little architectural uniformity. Porch extensions, bay windows and canopies have been added to many of the houses over the years, giving the area an organic home-grown feel.

Boundary Treatments

Where houses have small private front areas these are enclosed either with timber post and rail or simple metal railings. There are also examples of short brick walls with low railings, flint and brick walling, and low brick walls. Nos 25 and 27 Pound Street have tall, thick hedges, which screen the buildings from view but are not characteristic of the area.

Surface Treatment and Street Furniture (Public Realm)

Pound Street is tarmaced, with a mixture of large and small stone curbs. The grass verges divide the road from the footpaths on either side of the road. The area contains a selection of highways signs including directional signs, station signs, parking restriction signs, and roundabout signs. There is also a pedestrian crossing island at the southern end of the street. The area would benefit from a street clutter audit and the removal of extraneous signage.

The streetlights on Pound Street match those on the High Street. However, on Pound Street these lights appear much taller relative to the much reduced scale of the houses in this part of the Conservation Area. Were it not for the wide span of the road here these lights would look out of scale compared with the small buildings on Pound Street.

Design Guidance

There are no obvious gap sites on Pound Street. It is likely that change in this area will be confined to small scale additions and alterations to existing buildings, most of which are listed. Special attention must be paid to the pallet of materials used for such additions and alterations, as well as the scale of any additions relative to the scale of the specific building.

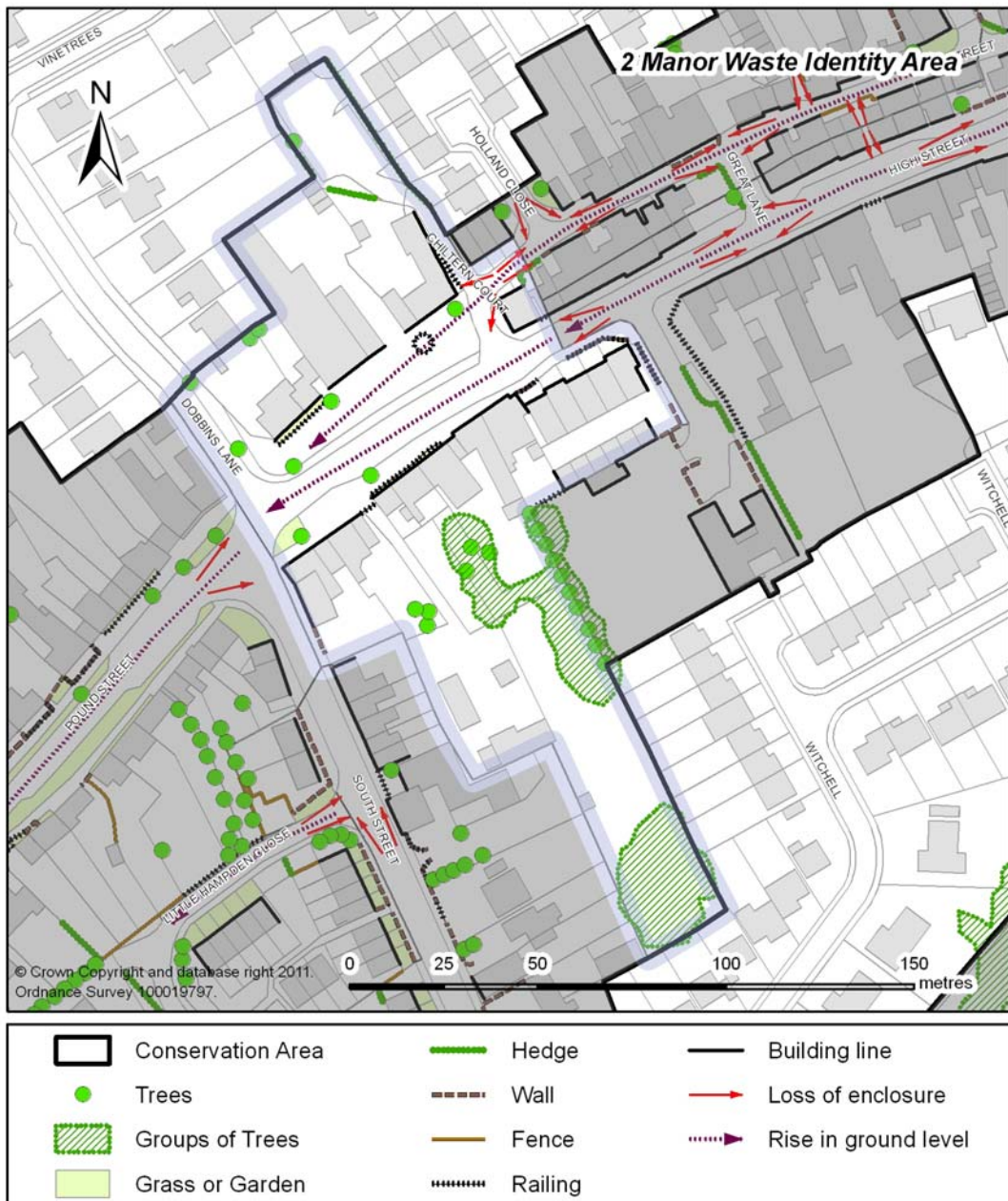
A selection of houses on the street have had small enclosed porch extensions added. These are not a traditional form in this area, and should be avoided in the future. Instead small projecting canopies supported on simple brackets are more appropriate.

Development to the rear of plots fronting Pound Street should be avoided. These burghage plots are of historic value as they represent the mediaeval and post mediaeval laying out of the town. Division or amalgamation of the plots either horizontally or vertically will blur the historic plan of the town and harm the historic significance of the area as a whole.



Pound Street

2 Manor Waste Identity Area



Street Form

The upper half of the High Street, known as the Manor Waste, is much wider than the lower part. It is likely that historically the whole length of High Street was wide, but that later infill in the 18th, 19th and 20th centuries filled the lower part of the market place and Back Street was created at this time.

The Manor Waste differs considerably in character from the lower High Street. The area is open, with typical distance of 25m between the buildings lining the north and south side. The road runs east-west, and rises considerably from the north-east end to the junction with Pound Street and South Street.

Views and Vistas (see page 24)

From the Manor Waste there are straight views along the High Street, Pound Street and Back Street. These views are enclosed by buildings and emphasise the contrast between the enclosed High Street and open Manor Waste. There are also good far-reaching views of the hills to the south east of Wendover and Wendover Woods from the Manor Waste. These views are seen over the tops of the buildings in the town, providing a visual link between the commercial centre of the settlement and the surrounding countryside.

Glimpsed views between the buildings around Manor Waste, and through entrance ways under buildings such as at 'Antiques at Wendover' are characteristic of the area.

Green Spaces, Trees and Vegetation (see page 26)

Green space is limited in this area. The verges on the south side of Manor Waste, and at the junction with South Street/Pound Street are the only grassed areas. A number of the shops and houses along the southern side of the Waste use small shrubs and plants to demarcate the public and private space in front of the building. There are a selection of trees in the verges and on the Manor Waste itself which contribute to the character of the area considerably when they are in leaf.

Permeability (see page 28)

The area is highly permeable, with a number of through roads coming off the Manor Waste. In addition many of the buildings which front the Waste have rear yards which are accessible from the building fronts. Although these are private spaces, the views afforded along and through these add to the overall feeling that the area is permeable and linked to many other parts of Wendover.

Key Buildings (see page 30)

The most visually important structures in the Manor Waste are the War Memorial, in the open space, and the chocolaterie between the upper end of Back Street and High Street, which is clearly visible in views down the Waste. The area also includes a large number of listed buildings which add considerably to the character and appearance.

Building Form

The buildings which front the Manor Waste date from the 16th to the 20th centuries. Most are, or have been in the past, shops and services. Almost all have some form of residential accommodation above. Buildings on the Manor Waste tend to be positioned parallel to the street and abut the pavement edge. Some have very small private areas in front, with railings to delineate them from the public highway. Some buildings are of considerable age but have been refronted in later years, for example the gabled Victorian frontage that has been added to 28 High Street (Lloyds Pharmacy).

Most of the buildings within this area are 2 storey, with narrow spans, steep roofs and gabled ends. The chocolaterie is an exception, as it is single storey. There are few buildings with dormer windows. Plots tend to be narrow, and stretch back some way from the road. Buildings tend to have their roofs running parallel to the street, with rear extensions forming workshop and stores stretching back at 90° to the road edge.

Details and Materials

Traditional walling in brick, painted brick, timber frame with brick infill and plain render are all found in this area. Brick tends to be stretcher or Flemish bond. The nineteenth century front to number 28 High Street has some Herringbone brickwork. Weatherboarding is also seen on the modern block near the library, but this is not characteristic of the area.

Roofs tend to be red/brown hand made clay plain tiles. There are also examples of modern red/brown machine made tiles, but these do not have the characteristic variations in colour and individual tile depth that hand makes have. Many of the buildings in the area have tall brick chimneys with clay pots. Of note are the unusual diamond chimneys to the chocolaterie.

Windows and doors come in a variety of patterns and materials. Timber is the most common material and is the most appropriate. Timber sashes and casements are common in the area. Metal leaded casements are also seen on the historic buildings. Some modern buildings have uPVC and metal windows, but neither is particularly appropriate in the context of the area.

Rainwater goods are predominantly plastic, although there are surviving cast iron downpipes on the historic buildings in the area.

Boundary Treatments

There is one example of a post and rail fence with hedge to the front of 32 High Street. Most of the other buildings front onto the street. Where buildings have small private spaces to the front these tend to be delineated with simple metal railings.

Surface Treatment and Street Furniture (Public Realm)

The main highways through the area are tarmaced, with standard double yellow and white lines. The Manor Waste itself is paved in a variety of slabs, setts and cobbles, and is attractive and well maintained. Curbs in the area tend to be traditional stone. Highway signage within the area is prolific and visually intrusive. There are a number of parking restriction signs, roundabout and directional signage.

Manor Waste contains a large amount of street furniture. Short bollards have been installed to prevent or limit parking. There are a selection of benches, bins, planters, bike racks, and a trolley park for Budgens. The area could benefit from a street furniture and signage audit

and decluttering plan. The street lighting in the area is of the same design as that in the lower High Street area and sits well with the buildings around the Manor Waste.

Of particular concern in this part of the Conservation Area are the large number of A-boards, and a general accumulation of café furniture and general clutter associated with the businesses around the Manor Waste. These signs and additions not only block footpaths and cause problems for those who are blind or partially sighted, they are also visually intrusive.

Design Guidance

There is little scope for new development along the built frontage of Manor Waste, there are no obvious gap sites and many of the buildings are listed. If redevelopment of any of the plots on Manor Waste was proposed the new development should respect the historic building line of the High Street, and the form of any new development would need to be limited in terms of its height, scale and form i.e. no taller at eaves or ridge heights than any immediate neighbour, positioned with ridge lines running parallel to the road, roof slopes broken up with stacks and chimneys.

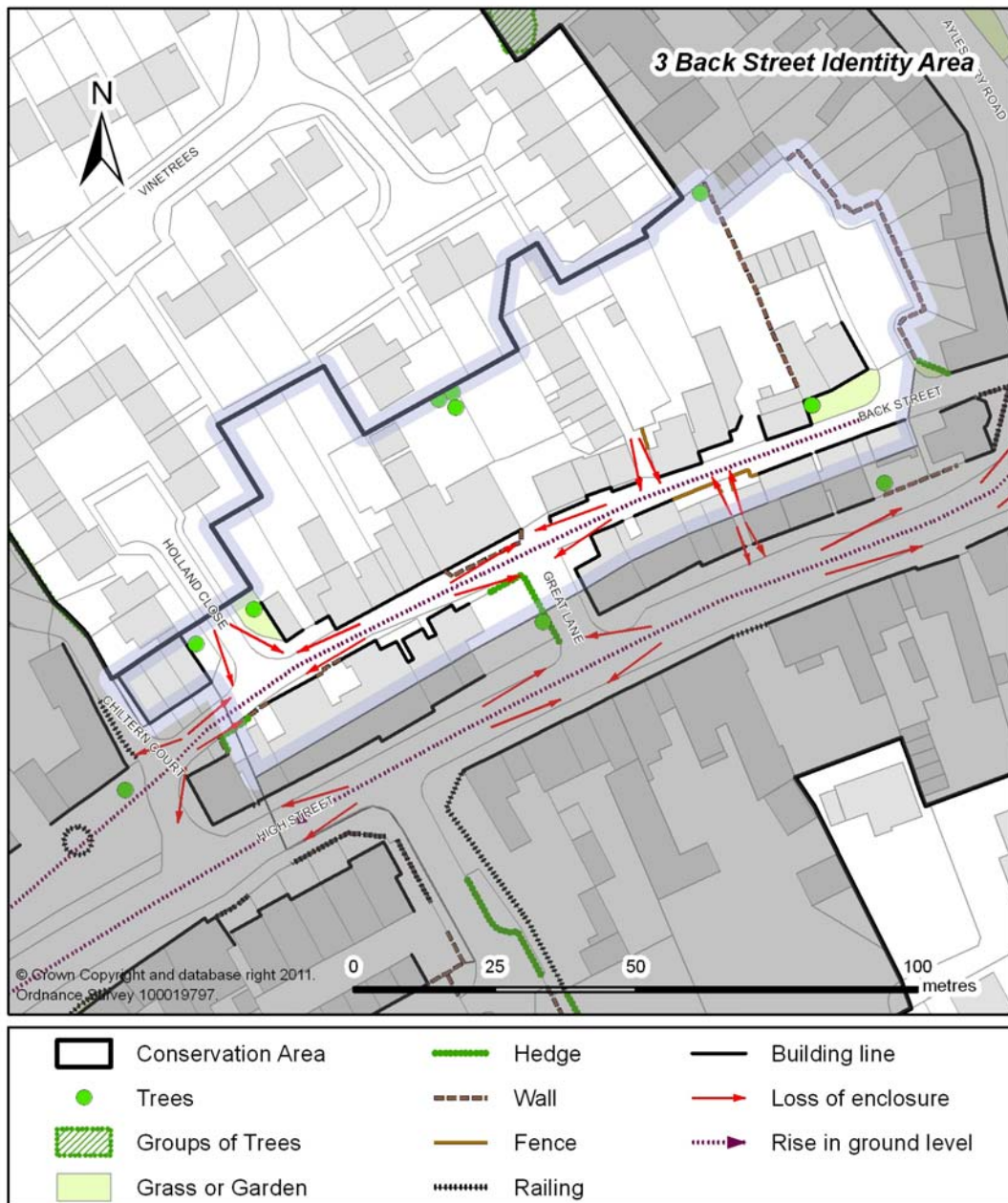
There is some pressure for redevelopment of rear service yards in Wendover. For the most part there is scope for the repair and reuse of existing outbuildings for uses ancillary to the main structure without causing harm to the character or appearance of the Conservation Area, or the setting of the listed buildings along the road. However, more intensive development, such as to provide residential units or separate office/commercial premises is likely to be more problematic.

The most appropriate form of new build on rear plots would reflect the form of the traditional extensions or ancillary structures found along the High Street. New buildings should be positioned at 90 degrees to the street, and be considerably stepped down from the main building on the plot. Traditional roof forms and materials should be used, and the new buildings should not be visually intrusive when viewed from the street. Subdivision of historic burghage plots is unlikely to be acceptable.



Manor Waste

3 Back Street Identity Area



Street Form

Back Street runs east-west from the busy junction with High Street, Aylesbury Road and Tring Road to the Manor Waste. The street rises significantly from east to west, and curves slightly as it rises. The burghage plots on the northern side of Back Street are long and thin, stretching back from the road edge, reflecting the mediaeval plan of the town in general. Many of the buildings on Back Street abut the road edge, but have service yards or gardens behind. There are examples of historic rear plot development (such as the 19th century terrace, Chandos Place) as well as later additions. Ridge and eaves heights vary considerably, and buildings are stepped in places in line with the slope of the street.

Views and Vistas (see page 24)

Views along Back Street are framed by the hard edged buildings which line both sides of the street. There are a number of important glimpsed views down the side streets and alleys that join the street, and over the buildings of the hills and woods to the south-east of Wendover. When travelling up the road from east to west there is a progressive unfolding view into the Manor Waste.

Green Spaces, Trees and Vegetation (see page 26)

With the exception of the trees at the junction with Holland Close there are very few trees on Back Street. Greenery is also limited to climbers on the sides of buildings and the hedge around the car park at Hamnett Hayward. Open space is primarily used for car parking or storage(e.g. of bins).

Permeability (see page 28)

Permeability in this area is extremely high, with a large number of pedestrian routes between High Street and Back Street, and a number of side streets springing off Back Street to the north.

Key Buildings (see page 30)

The area contains a number of important listed buildings. Lloyds Pharmacy is a key element of views from Back Street into the Manor Waste.

Building Form

Buildings on Back Street vary in date from the 16th to the 20th centuries, reflecting the historic growth and development of Wendover as a whole. There is a mixture of small residential units (mainly terraced cottages) and larger residential, commercial or office buildings.

Buildings on the north side of Back Street run parallel to the street, with their principal elevations fronting the street and abutting the road edge. The structures abutting the south side of the street are predominantly rear extensions and service blocks for the buildings fronting High Street. Most sit at 90 degrees to the street. There are 2 examples of half-hipped roof forms on Back Street, the remainder are gabled. There is a wide variety in eaves and ridge heights, with most buildings having steep roofs. Gable widths appear a little wider than those on High Street, reflecting the later building dates of these structures.

Chandos Place is a 19th century residential terrace. The form of the terrace is very different from the other buildings on Back Street. The houses have a deeper span relative to their width and height, with low pitched slate roofs. They are not characteristic of the area, but are a traditional form of development, reflecting an important period in the town's history.

Details and Materials

Roofs are generally traditional hand-made plain clay tile, although some of the 20th century buildings have machine made tiles which have a far more uniform profile and are less characteristic of the area. There is one example of a parapet frontage. Chimneys are seen on almost every building, and tend to be ridgeline, with wide rectilinear stacks and clay pots.

Walling materials in the area include brick, painted brick, roughcast and modern partial render. There are examples of upper parts of chimney stacks being rendered. Many of the historic buildings are timber framed beneath their later facades. Brick tends to be either Flemish or stretcher bond.

The historic windows in the area are a mix of timber leaded lights and timber with glazing bars. There are casement and sash designs. Sashes are either 6 over 6 or 8 over 8 pane. A number of the 20th century buildings have plastic double glazed units. A small number of the unlisted historic buildings in this area have had uPVC windows installed. These are not ideal in an historic area, and the removal of traditional windows to replace them with off the peg plastic units is detrimental to both the character of the area and of the individual building.

Rainwater goods are predominantly plastic, although there are a few remaining examples of cast iron in the area.

Boundary Treatments

There are very few boundary features in this area, since so many of the buildings abut the highway edge. Where front boundaries are present they tend to be hedged or have very short brick walls with planting behind.

Surface Treatment and Street Furniture (Public Realm)

The road surface on Back Street is tarmaced, with stone setts in the open gutters which line either side of the street. The majority of the highway does not have curbs or footpaths on either side, although there are small sections in front of 20th century buildings. The double yellow lines on the road, and a small number of highways signs at the junction with High Street, Aylesbury Road and Tring Road are the only obvious indicators that the road is an adopted highway.

Design Guidance

Back Street is an area of Wendover that has experienced a relatively high level of redevelopment in recent years. The area has a greater potential to absorb redevelopment than other parts of the town centre, and it is likely that there may, in the future, be proposals to redevelop in the area. Any new development on Back Street must respect the scale and form of the existing historic buildings, particularly in relation to ridge and eaves heights. New development should follow the existing building line, and abut the road edge.

The setts lining the gutters are an important element of the street and should not be removed or covered over. Similarly, the lack of curbs along the road edge is characteristic of this identity area. New development should not be accompanied by the installation of raised curbs and footpaths.

The area suffers from a proliferation of satellite dishes, and would benefit considerably if these dishes were removed or re-sited in less visually intrusive positions.



Back Street

4 Lower High Street Identity Area



Street Form

The lower half of High Street forms a discrete identity area, and differs in character from the upper High Street/Manor Waste. The street runs east-west, meeting the Aylesbury Road and the London Road (South Street) at right angles and forming a loose z shape, indicating a degree of mediaeval or post-mediaeval settlement planning. From the junction with Aylesbury Road and Tring Road at the eastern end, the lower High Street curves past the Clock Tower and rises as it approaches the Manor Waste. The gradient at the lowest point is quite shallow, but becomes steeper further up the street.

There is a strong sense of enclosure along the lower High Street. The street is relatively narrow compared with others in Wendover, and densely developed with buildings abutting the pavement on both sides to form hard edges, framing views along the street.

Views and Vistas (see page 24)

Views along the lower High Street are limited. Straight views along the street are framed by buildings on either side, with glimpsed views down alleys and through carriage arches providing a visual link to the yards and private spaces behind buildings. The distinctive curve at the eastern end of the street creates some interesting unfolding views. However, it is the views from the upper part of the Identity Area, over the tops of the buildings, to the Wendover Woods and Boddington Hill which are the most important. The marked contrast between the greenery of the surrounding landscape and the built up urban character of the lower High Street is characteristic of Wendover, and is a crucial element of the character of the settlement as a whole.

Green Spaces, Trees and Vegetation (see page 26)

The lower High Street is one of the most densely developed areas of Wendover. There is a small open space at the eastern end of the street, by the fountain and the telephone box. There is also a small private car park next to Hamnett Hayward which provides a visual break in the continuous building line on the north side of the street. There are a small number of low hedges and small trees in the area. Most notably the thick hedges along the boundaries of the Old School and the shrubs at the Antiques Centre and Crumbs café.

Permeability (see plan 28)

Permeability in this area is high. Many of the buildings along the lower High Street have rear yards with carriage arches and access gates on the street. Some of these (for example the yard behind the Red Lion) lead through to the streets and spaces behind. There are a number of side roads and footpaths leading off the lower High Street, leading to Back Street to the north and the Ridgeway Path and Recreation Ground to the south.

Key Buildings (see page 30)

The lower High Street contains a large number of listed buildings. Of these the Clock Tower, No 2 High Street and the Red Lion are the most visually prominent. A number of the listed buildings retain well preserved historic shop fronts, which add greatly to the character of the area. The unlisted buildings in this area are important in terms of the streetscene.

Building Form

Buildings on the lower High Street tend to be one and a half or two storeys with significant variation in eaves and ridge heights, although most are fairly low. There are examples of two and a half storey buildings, but these are not common to the area. Most are orientated

with the ridges parallel to the road (although The Red Lion has gable-ended projecting bays). There are very few gaps between buildings, and the majority about the pavement edge.

A number of the buildings along the lower High Street have steps up into them, as the buildings sit slightly higher than the road. Buildings tend to have narrow spans, with steeply pitched roofs. Chimneys are common, breaking up the expanses of roof, along with dormers which are present in various forms and positions. Extensions to the historic buildings tend to run at 90 degrees to the main frontage, so most of the historic buildings are I-shaped.

Almost all the buildings in this area are in commercial use, with offices above. An exception is include the Old School, which has been converted into residential units, and which more closely resembles the buildings on Hale Road in terms of its form.

The plots along the south side of the lower High Street are long and thin, and sit at 90 degrees to the road. This layout is typical of mediaeval burghage plots, indicating that the area was formally laid out in the mediaeval period.

Buildings on the south side of the lower High Street vary in date from the 16th to the 18th centuries. Those on the northern side of the street are of 18th, 19th and 20th century origin, indicating that this strip may be a later infill into part of the earlier market place. The Clock Tower, Old School and no 2 High Street are 19th century additions to the streetscape, along with the fountain and walls at the eastern end of the street.

Many of the older buildings along the lower High Street have been refronted in the late 18th and 19th centuries. As a result, many earlier roofs are visible over the tops of imposed parapets.

Details and Materials

Buildings along lower High Street are varied in their materials and design. There are examples of lined out render, flint with decorative hanging tile and painted render. Many buildings exhibit signs of timber framing beneath later facades. The most common walling material though is brick, which is seen in various forms, both decorative and plain. Brick bonding patterns tend to be limited to English or Flemish. Bricks tend to be red stock or red brown in colour, with some vitrified headers in decorative brickwork.

Roofs are almost all steeply pitched and gable ended, with hand made plain clay tiles. Harringtons, 2 High Street, has a mix of plain and club hand made clay tiles, but Decorative tiles are unusual in the area. There is one example of a mansard roof on the street, and one building is roofed in slate. Decorative ridge tiles are only seen on Rossinis, 20 High Street. Chimneys are brick with clay pots.

Windows vary considerably in this area. There are timber sashes and casements and metal windows with leaded lights. There are also examples of uPVC on the unlisted buildings but these are not traditional and detract from the character of the area. In a number of the older windows on the street "Bulleyes" are found in the small panes of glass. These patches that look like the bottoms of bottles are created when glass is blown into sheets and were cheaper to buy than flat panes. Doors in this area tend to be timber. Almost all have glazed panels, in a variety of designs.

Projecting canopy porches are common in the lower High Street, providing shelter for the front entrances to many of the shops and offices.

Boundary Treatments

Where buildings do not directly abut the road edge, plot boundaries are short brick walls with railings above (no. 2 High Street), hedges (Hamnett Hayward) or brick walls (between The Red Lion and Brown and Merry, 7 High Street). Bricks match those of the buildings nearby in colour and bond. Capping is simple in form. Gates are not common. The Old School House has a rural 5-bar gate.

Surface Treatment and Street Furniture (Public Realm)

The lower High Street contains some good quality historic street furniture including the listed K6 telephone box and fountain next to the Clock Tower. The traditional post box further up the street is also worthy of note. The Parish Council and other local groups have worked hard to ensure that other pieces of street furniture (such as the Heron Path signage, benches and street lights) are well designed and fit into their surroundings. Unfortunately, the lower High Street suffers from a proliferation of highways signs, especially approaching the roundabout at the junction with Aylesbury and Tring Roads. Similarly, the pedestrian crossing is unsightly in the context of the area. The bins in the area are standardised black plastic with gold lettering. These are not generally considered to be appropriate in sensitive historic areas.

Tarmac is the predominant road and pavement surface. The entrance to the Heron Walk is detailed in granite setts and the area around the fountain has also been repaved in setts and stone paving slabs. These areas of traditional paving add considerably to the character of the area. The stone curbs found along both sides of the High Street are similarly important, and should not be removed.

Design Guidance

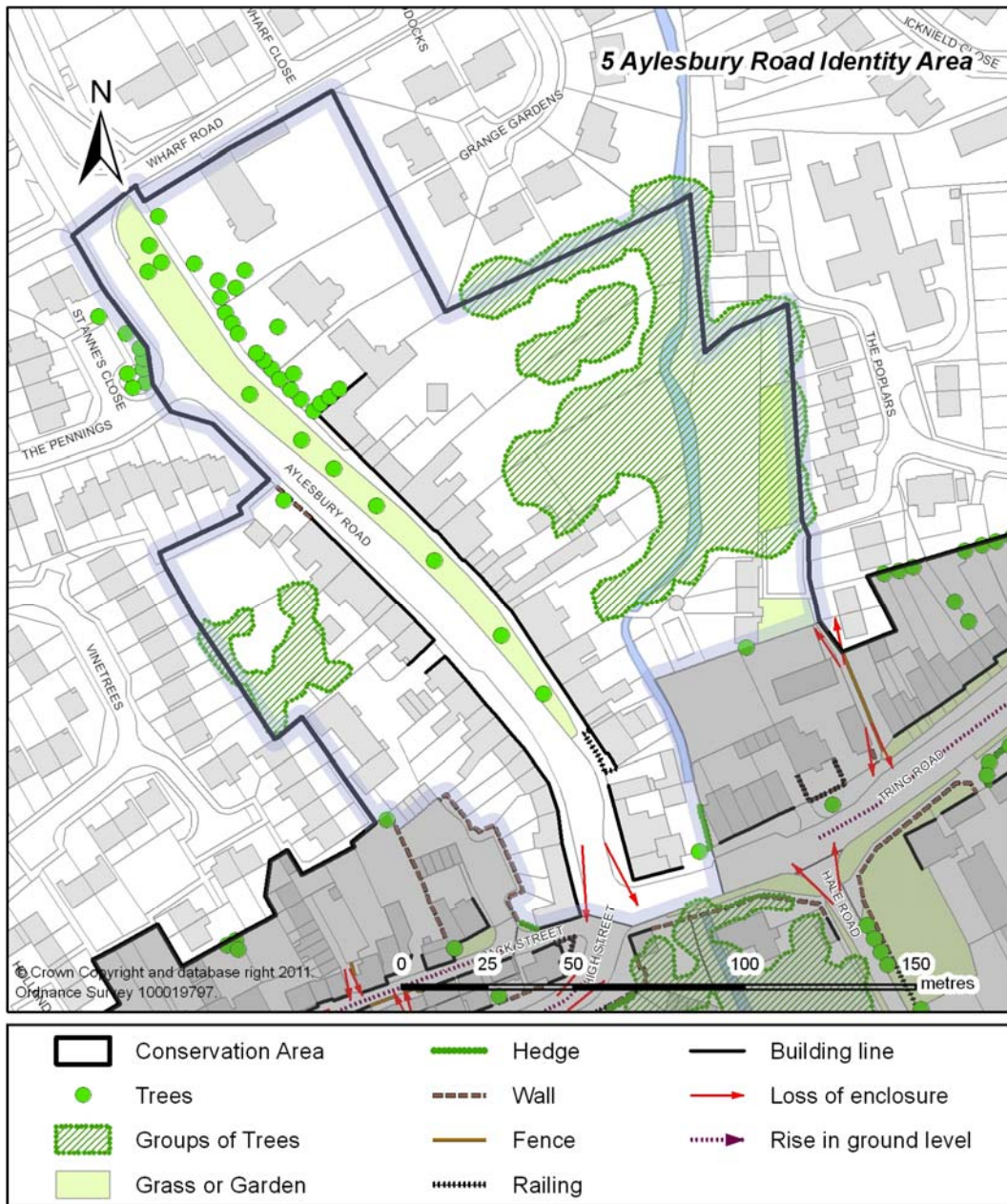
There is limited scope for new development in the lower High Street area, as development is already dense and there are no obvious sites that would offer scope to improve the area through redevelopment. In the event that new development is proposed for the area the continuous building line of the street must be maintained, and new development must not project above the eaves or ridge heights of the adjacent buildings.

As with the Manor Waste area, there is some pressure for redevelopment of rear service yards in Wendover. The advice given in Design Guidance for Manor Waste (see page 40) is also applicable on the lower High Street.



The Red Lion, with its characteristic carriage arch, is a prominent building in this part of the Conservation Area

5 Aylesbury Road Identity Area



Street Form

Aylesbury Road is the principal road leading north out of Wendover, and has a distinctive s-shaped curve. The street is relatively flat compared with many of the other streets in Wendover and is wide, with verges, footpaths and parking between the carriageway and buildings which line the street. The area feels green and open. Buildings on Aylesbury Road about the edge of the pavement, and are adjoining, creating a continuous building line on both sides of the street similar to the High Street, Pound Street and South Street.

Views and Vistas (see page 24)

The distinctive shape of the street creates interesting unfolding views. Glimpsed views between the terraces and into rear yards are rare, but provide a visual link between the

highway and the rear of the plots which line it. From roughly half way along the street there are clear views of the Clock Tower, an important landmark.

Green Spaces, Trees and Vegetation (see page 26)

On the eastern side of the street there is a wide grass verge with large trees planted at intervals along it. At the northern end of the street there are a handful of larger houses, set back from the road edge behind front gardens and hedges. There are also a few smaller trees on the western side of the road. Overall the area feels very green.

Permeability (see page 28)

Permeability in this area is very low. The street is a through road, and a busy thoroughfare, but there are no public footpaths or side roads leading from it.

Key Buildings (see page 30)

The Clock Tower is a landmark building visible from the Aylesbury Road. The street also has a very high proportion of listed buildings which are of considerable historic interest and which, combined with the unlisted historic buildings on the street, are a key feature creating a continuous building line to both sides of the street.

Building Form

Aylesbury Road is one of the earliest surviving areas of Wendover, with buildings dating predominantly from the 16th and 17th centuries with some 18th and 19th century infill. Many of the later frontages are likely to hide much earlier structures beneath them.

The majority of the buildings on Aylesbury Road are residential, at least in part. The commercial buildings on the road include a travel agent, two restaurants and some offices.

Buildings tend sit with their ridges parallel to the road and have narrow spans. Buildings range from a single bay wide to 4 or 5 bays wide. Most have steep roofs with tall chimneys. Given the age of the buildings it is likely that many were originally jettied. Most have since been re-fronted. Buildings on both sides of the road abut the pavement edge, with bay windows and canopy porches being common.

Many of the buildings on Aylesbury Road are set slightly higher than the road level, and have stone steps up into the front entrances. These steps are a characteristic of this part of Wendover and, to a lesser extent the lower High Street. The stepping up of the buildings from the road level may reflect the fairly low lying nature of this part of Wendover, relative to the water table.

Details and Materials

Roofs are of handmade plain clay tile, some with dentilled brick eaves detailing. There is one example of a building with a parapet. Chimneys are brick with clay pots and tend to be tall. Walling materials include brick (in English bond), vitrified brick (in header or English bond), flint with brick detailing, timber frame with painted render infill, roughcast infill or brick infill, and painted render.

There are variety of different timber sliding sash window patterns including 8 over 8, 6 over 6 and 2 over 2 and 9 over. Casements are also seen in this area and tend to be traditional timber or metal. Doors are almost all timber. There are examples of panelled (some with small glazed panels), and boarded timber doors. A number have decorative surrounds, and most have small steps up from the pavement level. Rainwater goods are a mixture of cast iron and plastic.

The small businesses operating in the area have small hanging or fascia signs, or traditional brass plates to the side of the premises front door.

Carriage arches are a feature of the area, with a number of the buildings on the east side of the road having heavy boarded timber carriage gates beneath first floor accommodation.

Boundary Treatments

There are examples of tall brick and flint walls and shorter brick walls in the area. Hedges are found at the northern end of the street, and are tall and thick. Simple railings are also found in this area.

Surface Treatment and Street Furniture (Public Realm)

The Aylesbury Road Identity Area contains a large amount of street furniture. There are plastic bollards to prevent parking on the verges, two glass and steel bus shelters, street lights to match those on the High Street, a pedestrian crossing island, benches, bins and pole mounted bins. Signage in the area is prolific, with parking restriction signs, roundabout signs, directional signs and bus shelter signage. In addition, there are double yellow lines along the northern part of the street and painted lines around the various parking bays on the roadside. Curbs in this area are small stone, with concrete curbs at the junction with St Anne's Close.

Design Guidance

There is limited scope for new development along Aylesbury Road, as development is already dense. In the event that new development is proposed for the area the continuous building line of the street must be maintained, and new development must not project above the eaves or ridge heights of the adjacent buildings.

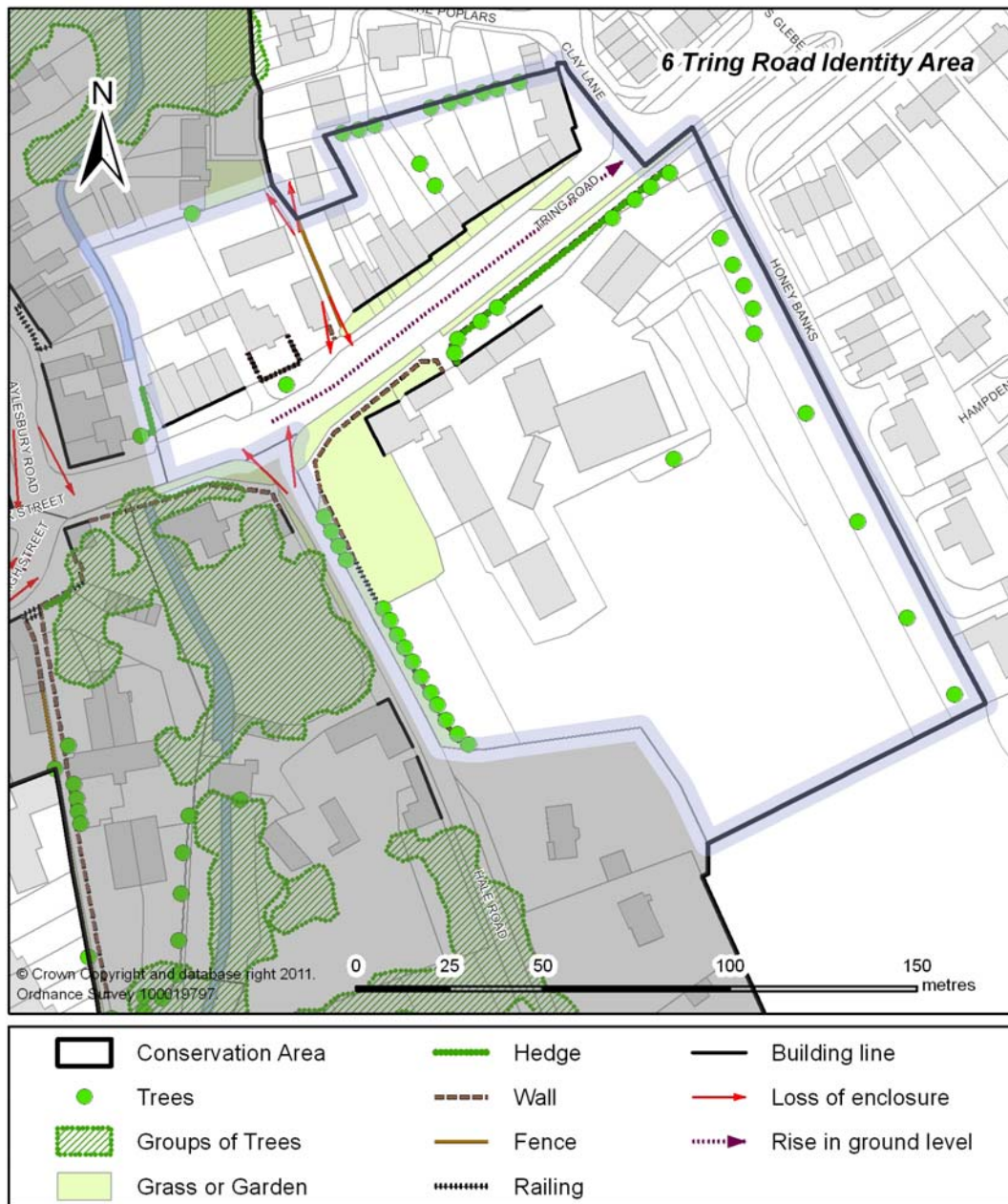
Development to the rear of plots fronting Aylesbury Road should be avoided. These burghage plots are of historic value as they represent the mediaeval and post mediaeval laying out of the town. Division or amalgamation of the plots either horizontally or vertically will blur the historic plan of the town and harm the historic significance of the area as a whole.

In rare cases, where rear plot development might be found to be appropriate, the design and positioning of any access road would be a matter of considerable importance. Wide open access roads are not characteristic of the area. It is considered that access to such development should be from the rear, and that front access should take the form of a carriage arch style pedestrian access to street.



*The view along Aylesbury Road
from north to south*

6 Tring Road Identity Area



Street Form

Tring Road is a long, sinuous highway which leads from the junction with High Street and Aylesbury Road, out of Wendover to the east. The road rises considerably as it heads east, with buildings on the north side of the road being stepped to accommodate the rise in level. The road is wide, and feels open by virtue of the small scale of the houses on the north side, and the lack of dense development on the south side. Buildings to the north of the street abut the pavement edge. Buildings on the south side of the road are set back behind private gardens. Bank Farm, on the southern side of the road is considerably higher than the street, with steep rivetments holding the garden. The other buildings on the street are set slightly higher than the street level.

Views and Vistas (see plan 24)

Views along Tring Road are long, with good views of the hills to the south east of Wendover and also, unusually, of similar hills which sit to the south west of the town. There are a number of glimpsed views into yards and along the streets that lead off Tring Road. Views down Hale Road are framed by thick foliage. Bank Farm dominates views from and of Tring Road, by virtue of the building's elevated position relative to street level.

Green Spaces, Trees and Vegetation (see plan 26)

The Tring Road Identity Area is very green, with wide grass verges and hedges and trees lining the south side of the street. Private green space in the area is important, and contributes a great deal to the character of the area. Of particular importance is the private green space around Bank Farm and Brook House, to the south of the road.

Permeability (see plan 28)

Permeability in the area is moderate, with a number of footpaths and side streets branching off Tring Road. Traffic on Tring Road is heavy.

Key Buildings (see plan 30)

Bank Farm, with its associated barns, is a visually important building within the Conservation Area. Similarly Brook House occupies a visually prominent position. The listed terrace on the south side of the street is important to the visual character of the streetscape. Number 2 High Street, whilst not within the Tring Road Identity Area, is a key element in views from Tring Road.

Building Form

Bank Farm has 16th century origins, although the buildings on the site vary considerably in date. The site is still a working agricultural unit. The residential terrace, Coldharbour Cottages, dates from the 17th century, as does Brook House. No. 5 Tring Road is also residential, and dates from the 18th century. Nos 7 to 11 Tring Road are 19th century, as is the pub, The Pack Horse, at the northern end of the terrace. The rest of the buildings in the area are 20th century constructions, the majority of which are in some form of commercial use.

The northern side of Tring Road is densely developed, and is characterised by small terraced houses on narrow plots. The buildings are small, with low eaves, and steep roof slopes (particularly on the thatched buildings). In contrast, the southern side of Tring Road has just two properties- Brook House and Bank Farm. These buildings are much grander than their neighbours, with tall eaves and ridges, and sit on very large plots.

Details and Materials

Roofs on the cottages are either steep and thatched, with swept dormers, low eaves and very high ridges, or they are shallow slate roofs with higher eaves and lower ridges.

Elsewhere in the area there are examples of both machine made tiles (on the 20th century buildings) and traditional hand made clay tiles. Chimneys sit at ridgeline level, and are heavy brick with clay pots.

Walls are timber framed with painted brick infill, painted brick, and unpainted brick. The barns at Bank Farm are timber boarded. Bank Farm is built in red brick with decorative vitrified header bricks for decoration. Brook House is painted render.

There are examples of timber casement windows, some with leaded lights, and metal casements to the cottages on the north side of the road. Some also have bay windows on the front elevation. The larger houses on the south side of the road have timber sliding sash windows. Dormers are common, especially on the thatched cottages. Doors on both sides of the road tend to be timber, either boarded or panelled, with small glazed panels. There are examples of fully glazed doors to the 20th century shops. Porches and canopies are common on Tring Road. These are small and simple in design.

The thatched cottages do not have rainwater goods. Other buildings have plastic or cast iron gutters and downpipes. The Packhorse has a traditional hanging sign, which distinguishes the building from the residential terrace at a distance. Gates in the area are wrought iron or timber.

Boundary Treatments

Boundary treatments are varied on Tring Road, with examples of short walls with railings, concrete rivetments, post and rail fencing and mid height brick walls.

Surface Treatment and Street Furniture (Public Realm)

Tring Road has a large number of highways signs, with parking restrictions, roundabout, directional and cycle path signage all along the street, coupled with double yellow lines. The area also contains a number of bollards, a bin, a post box and a pedestrian crossing island. The street lights along Tring Road are the same as those on High Street and Pound Street. They look very large in comparison with the cottages on the north side of the road, but visually link Tring Road with the rest of the east-west route through the town.

Ground surfaces are predominantly tarmaced, with stone curbs. Where new development has occurred traditional stone curbs have been lost and replaced with concrete. This has a detrimental impact on the area. Any future development accesses should have stone curbs.

The area suffers from a proliferation of A board signage associated with the local businesses and shops. These signs clutter the street scene, and can make it difficult for people with reduced vision to navigate paths and footways.

Design Guidance

Tring Road is an area which is likely to experience a high level of pressure for change and new development in the future. The buildings on the north side of the road are densely

packed, with little scope for new buildings, but there are likely to be applications for small scale additions and alterations in the future. Development on this scale must be undertaken carefully, but is unlikely to greatly impact on the character and appearance of the area generally if carried out sensitively.

Brook House has suffered two damaging fires in recent years. The building remains in shell form, although the majority of the roof has been lost along with the chimneys and some internal fabric. Applications have already been received for redevelopment on the site, and AVDC have drawn up site specific design guidance for the site. The building is an important one both visually and historically, and any redevelopment on the Tring Road frontage should respect the existing floorplan of the building. Redevelopment to the rear of the site should follow the general design guidance set out in the Hale Road section.

At present there are no plans to redevelop the Bank Farm site. However, the farmyard may be considered for redevelopment at some point in the future. As with Brook House, any redevelopment of the Bank Farm site would require specific mid- or long-term design guidance to be drawn up by AVDC. It would be of paramount importance that the site was not overdeveloped. In design terms the site has more in common with the rural Conservation Areas than with the urban core of Wendover. There is probably scope for sympathetic conversion and redevelopment of the site on a traditional farmyard plan. Similar, farmyard style developments have been very successful in Conservation Areas such as Wingrave. Cul-de-sac development should be avoided at all costs. If larger detached dwellings were required, any proposal should follow the general guidance laid out in the Hale Road section of this document.



*View along Tring Road from the corner
with Hale Road*

7 Hale Road Identity Area



Street Form

The northern half of Hale Road is included within the Conservation Area. This part of the road undulates and curves, with steep banks on the eastern side of the road giving a strong sense of enclosure. The cul-de-sac form of Hazeldene does not reflect the otherwise linear nature of development on Hale Road.

Views and Vistas (see plan on page 24)

Views of Hale Road are extremely limited by thick vegetation and trees. Views from Hale Road are also limited, although there are good views of Boddington Hill and Wendover

Woods from the southernmost point in the Conservation Area across the agricultural fields which abut the Conservation Area boundary.

The undulating and curving nature of Hale Road creates interesting unfolding views when walking or driving along the road, and the road is characterised by glimpsed views of houses between thick trees and hedges along its length.

Green Spaces, Trees and Vegetation (see page 26)

Hale Road is very green, with large amounts of vegetation, wide grass verges, well kept private gardens and fields to the south and east. The many large trees and thick hedges along the road frame views and create a strong sense of enclosure. The area feels extremely rural despite its proximity to Wendover High Street.

Permeability (see page 28)

Permeability along Hale Road is high. A number of small paths and bridleways cross the road and lead to the public open spaces of the recreation ground and cricket pitch. Glimpses between houses also add to the impression that the area is closely integrated with neighbouring parts of the town. The road itself is quite quiet, and narrow at the northern end, naturally limiting vehicle speeds.

Key Buildings (see page 30)

Hale Road is characterised by large detached houses on wide plots. It contains a number of key listed and unlisted buildings including Brook House, Paradise House, Hazeldene House and Winterton House. Also of note is number 12 Hale Road, an interesting example of mid-late 20th architecture designed by a local architect.

Building Form

Buildings on Hale Road tend to be large, detached houses on wide plots. The majority are set back from the road edge behind front gardens and trees, and sit in the centre of their plots. The only building not in single residential use is Winterton House, which is now a Care Home.

The buildings on the west side of the road date from the 16th to the late 20th centuries. With the exception of Paradise House and Hazeldene House, buildings sit slightly lower than the road level, and are set back from the road edge behind gardens and driveways. Houses on the west side of the road are 2 storey, with the exception of numbers 10 and 12 which are a 20th century Bungalows. The historic houses have brick chimneys on the gable ends. Hazeldene House sits gable end onto the road. The rest of the buildings sit with their ridge lines parallel to the road.

The buildings on the eastern side of the road date from the 20th century and are, for the most part, above the height of the road. Those at the northern end of the road are separated from the carriageway by steep grass banks and thick hedges. Those at the

southern end are more on a level with the road, but set further back from the carriageway. The Garden House is a 1 ½ storey building, with small dormer windows in the roof slopes. The other buildings on this side of the road are two storey, with steeply pitched roofs. The design of buildings on this side of the street reflects the arts and crafts movement of the early 20th century, with catslides, projecting gables and tall brick chimneys.

The modern houses on Hazeldene do not follow the historic form of development on Hale Road. They are set around a cul-de-sac and do not face onto the road itself. However, the houses are generous detached family homes, and each sits in the centre its plot. In addition, the cul-de-sac presents a green frontage to Hale Road, so the difference in building form between this area and the neighbouring properties is not as visually intrusive as it might have been, and the buildings have a close visual link to the area as a whole.

Details and Materials

There is a certain uniformity in the materials used on Hale Road. Brown/Red hand made plain clay tiles and red brick are the most common building materials. The Mill House, which is visible from the road behind Hazeldene House, is weather-boarded and painted, Number 12 Hale Road is built in pale tan coloured bricks and the houses on Hazledene have patches of white painted boarding, but none of these materials are characteristic of Hale Road, or indeed the rest of Wendover.

Windows tend to be traditional 8 over 8 timber sash windows or metal casements, some with leaded lights. The more recent buildings on Hazeldene and at 10 and 12 Hale Road make use of 1970s and 80s window designs and uPVC, but these are not the most appropriate materials given the character of the area as a whole. Doors tend to be timber, with porches or parapets over or built under catslides.

Boundary Treatments

The area is very green, with thick hedges and trees being the most common boundary feature. Brook House has a brick boundary wall, roughly 3 feet high. The brick is a traditional brown/red colour with a simple brick capping and reflects other similar walls in other parts of Wendover. Paradise Farm has decorative iron railings. These are commonly found within Wendover, but are less common on Hale Road. Number 12 has a pale brick wall with post and rail fence panels, but this is not representative of the area as a whole.

Surface Treatment and Street Furniture (Public Realm)

Ground surfaces tend to be natural (grass, gravel) or tarmaced. The road, although close to the centre of Wendover, has a rural feel to it. Some attempt has been made in the past to install appropriate timber post signs for the public rights of way, but these have been added to over the years by a collection of footpath, cycleway and bridleway signs in standard light-reflecting metals. The presence of these signs, heavily painted white lines on the road and two standard highway signs denoting the obviously narrowing road suburbanises the area

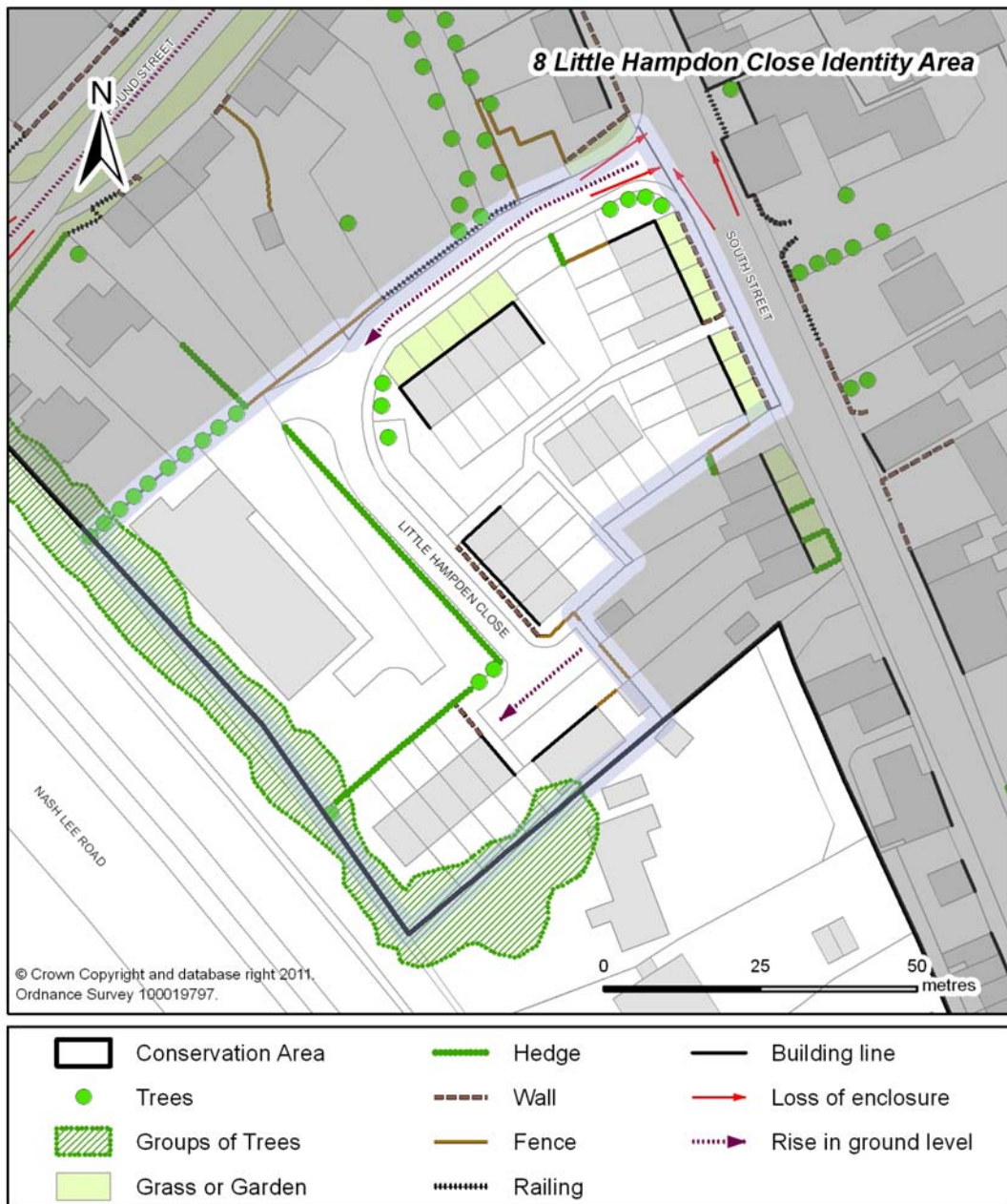
Design Guidance for New Development

New development along this part of Hale Road should be limited to single, detached, two storey, individually designed dwellings, with large gardens. Buildings should be set back from the road frontage and built in traditional brick with clay plain tile roofs and simple brick detailing. Special attention should be paid to the span of any new buildings, and the size and visual dominance of the roofscape. Chimneys should be built in brick, and project above the ridge line. Design need not be limited to historic forms, but must be of high quality. If historic inspiration is desired arts and crafts and simple farmhouse designs would be most appropriate.



View along Hale Road

8 Little Hampden Close Identity Area



Street Form

Little Hampden Close is a late 20th century cul-de-sac off South Street. The street rises steeply from east to west, and is lined on one side by terraced housing, set back from the road edge. The other side of the street is lined by trees and fences which form the rear boundary of the house on Pound Street. The street has an open feeling, created by the distance between the terraces and the fencing.

Views and Vistas (see page 24)

From the highest point of the road, at its western end, the hills to the south west of Wendover and the Wendover Woods are easily visible over the nursery on South Street.

Views along the street unfold approaching the corner, and the telephone exchange which sits on the north side of the bend is clearly visible in glimpsed views from South Street.

Green Spaces, Trees and Vegetation (see page 26)

The area contains a number of small gardens, which form important private green spaces. In addition there is the tarmaced area in front of the telephone exchange which gives a general feeling of openness in the area. There are a large number of small trees and thick hedges around the telephone exchange and along the rear boundaries of the houses on Pound Street, but the small front gardens of Little Hampden Close tend to have small shrubs and bushes rather than thick foliage.

Permeability (see page 28)

Permeability in this area is very low indeed, with the only access point being from the junction with South Street.

Key Buildings (see page 30)

The telephone exchange is a visually important building.

Building Form

All the buildings on Little Hampden Close are 20th century constructions. The houses on Little Hampden Close are narrow width, 2 storey, deep span terraces, set back from the road edge behind small front gardens. They sit slightly below the street level. Most of the houses have small porches, and the individual houses are stepped up the road to match the rise in street level. The deep span of the terraces creates very tall roofs which are visually dominant. The terraces have high eaves and ridge heights in comparison with the small cottages on South Street. The area has an architectural uniformity which is not found anywhere else within the Conservation Area.

The telephone exchange is, in contrast, a tall single storey building, with high eaves, but a low ridge giving a somewhat squat appearance to the building. The elevated position of the telephone exchange gives the building a visual prominence unusual to such a utilitarian building.

Details and Materials

The area is uniform in terms of materials. Modern machine made brown plain tiles and red orange brick are the most common materials, with the exchange being built in a darker red brown brick. Chimneys are very short and indicate gas flues rather than open fires. The doors and windows in the area are a variety of plastic, timber and metal. Doors tend to have glazed panels.

Boundary Treatments

Boundaries in this area include short brick walls to the terraces and thick hedges to the telephone exchange. Most of the terraced houses do not have front boundaries at all.

Surface Treatment and Street Furniture (Public Realm)

Little Hampden Street is lit with standard street lights. Many of the houses have post and rail or metal handrails outside. The street has traditional stone curbstones, but the surfaces are predominantly tarmaced. Private spaces are gravelled, bricked or tarmaced. The street has no street signs or white line markings. Consequently this area is one of the most “rural” parts of Wendover in this respect.

Design Guidance

There are no obvious development sites within this area at the present time. However, it is noted that the telephone exchange site might be redeveloped at some point in the future. If development on this site was proposed it would have to take into account the change in ground level from Sheep Street to the top of Little Hampden Close. The erection of tall buildings on the site, which would appear visually dominant by virtue of their elevated position, would not be appropriate. New development should not extend beyond the eaves and ridge heights of the existing, and should be set back from the road sufficiently to retain the feeling of space and openness that is experienced at present on Little Hampden Close.

Development to the rear of plots fronting Pound Street should be avoided. These burghage plots are of historic value as they represent the mediaeval and post mediaeval laying out of the town. Division or amalgamation of the plots either horizontally or vertically will blur the historic plan of the town and harm the historic significance of the area as a whole.

9 South Street Identity Area



Street Form

South Street runs south from the junction with High Street. The street is straight and relatively flat. It feels more enclosed than other streets in the Town Centre because the street is narrower, with no wide grass verges on either side. Plots along South Street are much smaller than elsewhere in the historic core of the settlement, and do not stretch back far from the road edge. Building position varies in relation to the street. Some buildings run parallel, others are positioned gable end on to the street. Some abut the footpath edge,

whilst others are set back behind small gardens. All the front gardens on the street are delineated with walls or hedges, and there is a clear distinction between public and private space.

Views and Vistas (see page 24)

Views along South Street are framed by buildings on both sides of the street. Views north out of South Street are curtailed by numbers 2 and 4 Pound Street. Glimpsed views between the buildings on South Street offer views of the hills and woods around Wendover. Glimpsed views up Little Hampden Close give views of the telephone exchange at the western end of the street.

Green Spaces, Trees and Vegetation (see page 26)

South Street contains very little public space, although there are views from South Street across the public open space at Witchell Meadow. There are wide grass verges at the junction with Witchell, and the garage forecourt give this part of South Street an open feeling, compared with the more enclosed northern end of the street. All other green space on South Street is private garden, some are enclosed by tall walls, others are more easily visible from the street.

Trees in the area are limited to the larger private gardens. Hedges and shrubs are more common.

Permeability (see page 28)

Permeability in this area is low, the street is a busy thoroughfare, but there are very few footpaths leading from it.

Key Buildings (see page 30)

South Street contains a number of listed buildings, all of which add to the character and appearance of the area. The Nursery (Bacombe Lodge, 9 South Street) and the King and Queen Public House are the most visually important of these. The listed terrace at the southern end of the street, on the western side of the road, is an important feature, especially in terms of views into the settlement from the south, as it delineates the edge of the built up settlement, contrasting with the open space at Witchell Meadow.

Building Form

Buildings on South Street range in date from the 17th to the 20th century. There is a wide variety of building forms. Most buildings sit with their ridges running parallel to the street. The smaller terraces predominantly abut the pavement edge, the large houses on the east side of the street are set back behind small front gardens or yards. Plots on the west side of the street are narrow and, compared with the High Street, are not very deep. Plots on the east side of the street are generally wider.

Details and Materials

Traditional, handmade, red clay tile roofs predominate, with some examples of slate, and some recent machine made brown-red tiles. Roof ridges tend to be high, but eaves height varies considerably depending on roofing material. Roofs are predominantly of a narrow span. Tile roofs are roughly 40-45 degrees. Slate roofs are a much shallower pitch.

Most of the buildings on South Street are constructed in brick. There are examples of red, red-brown and dark yellow-brown bricks. There are examples of painted brickwork and also of render. There are also examples of timber framed and with painted brick and rendered infill panels. Tile hanging is seen on one historic building, but this is unusual in the South Street area. English bond, stretcher bond and monk bond are all seen in this area.

Boundary Treatments

Although many of the buildings on South Street abut the footpath there are examples of short walls (less than 0.5m) on the western side of the street. On the eastern side of the street walls tend to be taller (of around 2m in height). Elsewhere there are examples of timber post and rail fencing and hedges.

Surface Treatment and Street Furniture (Public Realm)

South Street is tarmaced, with a selection of bollards, pedestrian crossing islands, roundabout signs, and directional signs. The area also has parking restrictions and double yellow lines. The streetlights in the area match those on the High Street. South Street retains its traditional stone curbs.

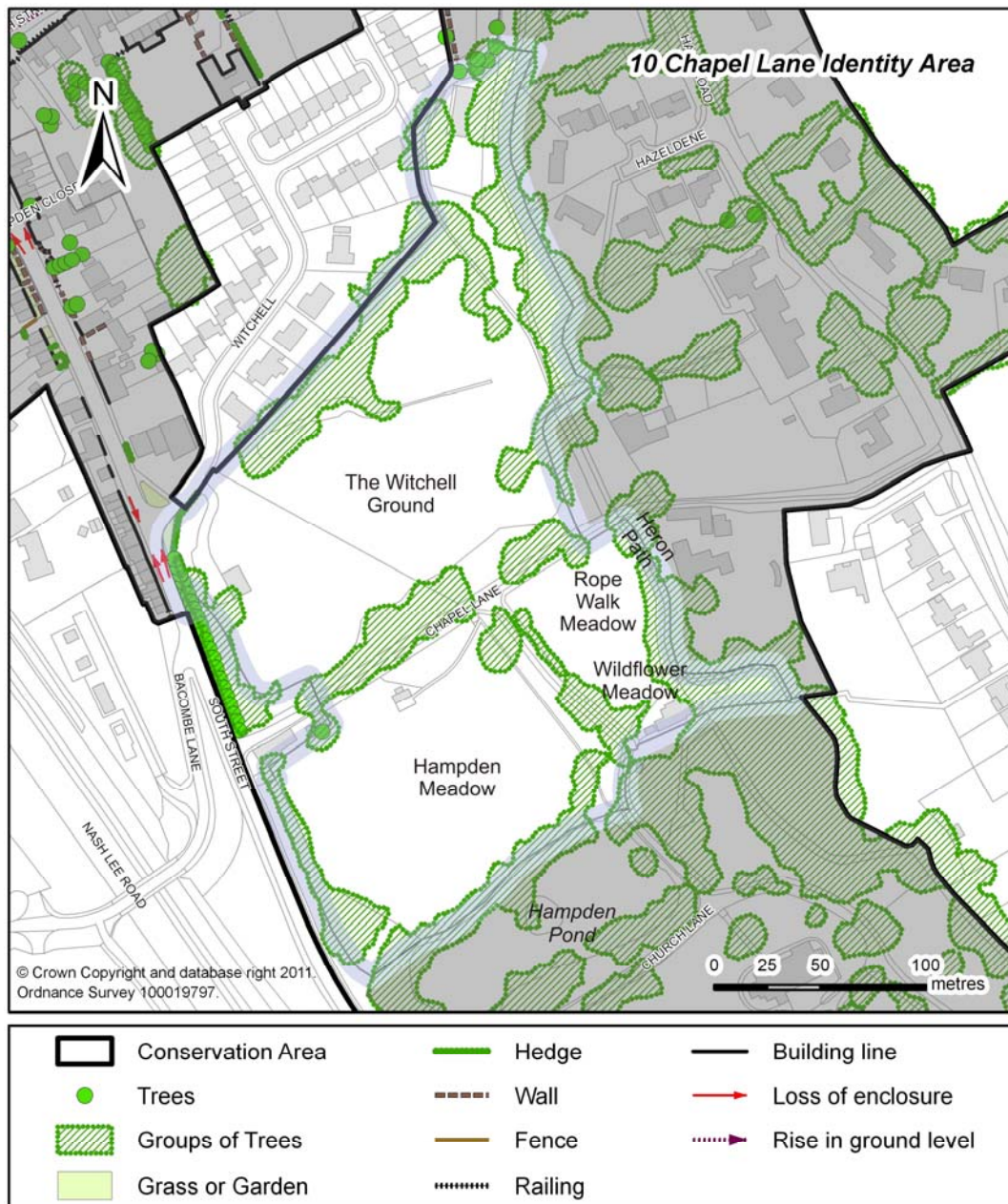
Design Guidance

The Garage and Petrol Station at the junction with Witchell is visually prominent. This site does not positively contribute to the Conservation Area and would be a site which might benefit from future sympathetic redevelopment or reorganisation.



*View along South Street from the
junction with High Street*

10 Chapel Lane Identity Area



Street Form

Chapel Lane is a narrow lane which runs south-west to north-east from the London Road, between the Witchell Meadow and the Hampden Meadow. The lane provides vehicular access to a small number of houses, but is not otherwise used by traffic.

Views and Vistas (see page 24)

From London Road there are glimpsed views along Chapel Lane, framed by trees and hedges on both sides of the Lane. Along the length of Chapel Lane there are glimpsed views and panoramic views across the open spaces on either side of the lane.

Green Spaces, Trees and Vegetation (see page 26)

Chapel Lane is the greenest part of the Conservation Area, with thick hedges and trees lining the lane, and large, green public open spaces on either side of the highway. The area is popular with dog walkers, individuals and families, and is generally used for recreation.

Permeability (see page 28)

Permeability along Chapel Lane is extremely high. The lane joins up with a number of footpaths, giving access to Hale Road, High Street, Church Lane and cutting across the open spaces. The only vehicular junction is with London Road.

Key Buildings (see page 30)

The few buildings that are present within this area (most notably Heron Cottage and The Old Chapel) are visually important and of some architectural and historic interest.

Building Form

The relative scarcity of buildings in this area means that there is no particularly uniformity in architectural style or detailing. Buildings tend to be detached and small scale, and are generally vernacular in character.

Details and Materials

Red brick, re clay tile, decorative ridge tiles, render and slate are all seen in this area.

One detail of note, which adds to the character of the area as a whole, is the variety of small footbridges over the canal feeder, providing pedestrian access to the properties facing Hale Road. These bridges are an unusual feature, unique to Wendover.

Boundary Treatments

Post and rail fencing, hedge and trees are common boundary features in this area. In addition, there are sections of short wall (less than 1m) around the buildings within the area, and the tall brick and flint walls of buildings fronting other parts of the Conservation Area are visible behind the Wendover Canal Feeder Stream.

Surface Treatment and Street Furniture (Public Realm)

At the junction with London Road there is a collection of standard highways signs indicating cycle-ways, a dead end and a playground. However, beyond this the rural character of Chapel Lane has remained relatively unspoilt. The lane is tarmaced, but there are no white lines or curbs along its length.

There are a selection of footpath signs in the area. Some are timber, with incised painted lettering, or small coloured arrows. These are not visually intrusive, and are considered appropriate to the character of the Conservation Area. Others are standard metal signs which, although not as appropriate, are small and visually unobtrusive.

The most prolific and visually intrusive signage in the area relates to dogs, with most of the large trees in the recreation ground sporting “no fouling” signs and a number of large red dog waste bins in the public open spaces. The playground is well maintained, and does not adversely affect the character of the area.

Graffiti within the open space is a problem, with a number of signs, walls and fences having been vandalised. The Conservation Areas Officer reports graffiti to the AVDC Contract Services Team when it is found, but residents can also report graffiti to AVDC by contacting 01296 585070 or filling in the online form at

https://www.aylesburyvaldc.gov.uk/forms/ShowSecureForm.asp?fm_fid=34

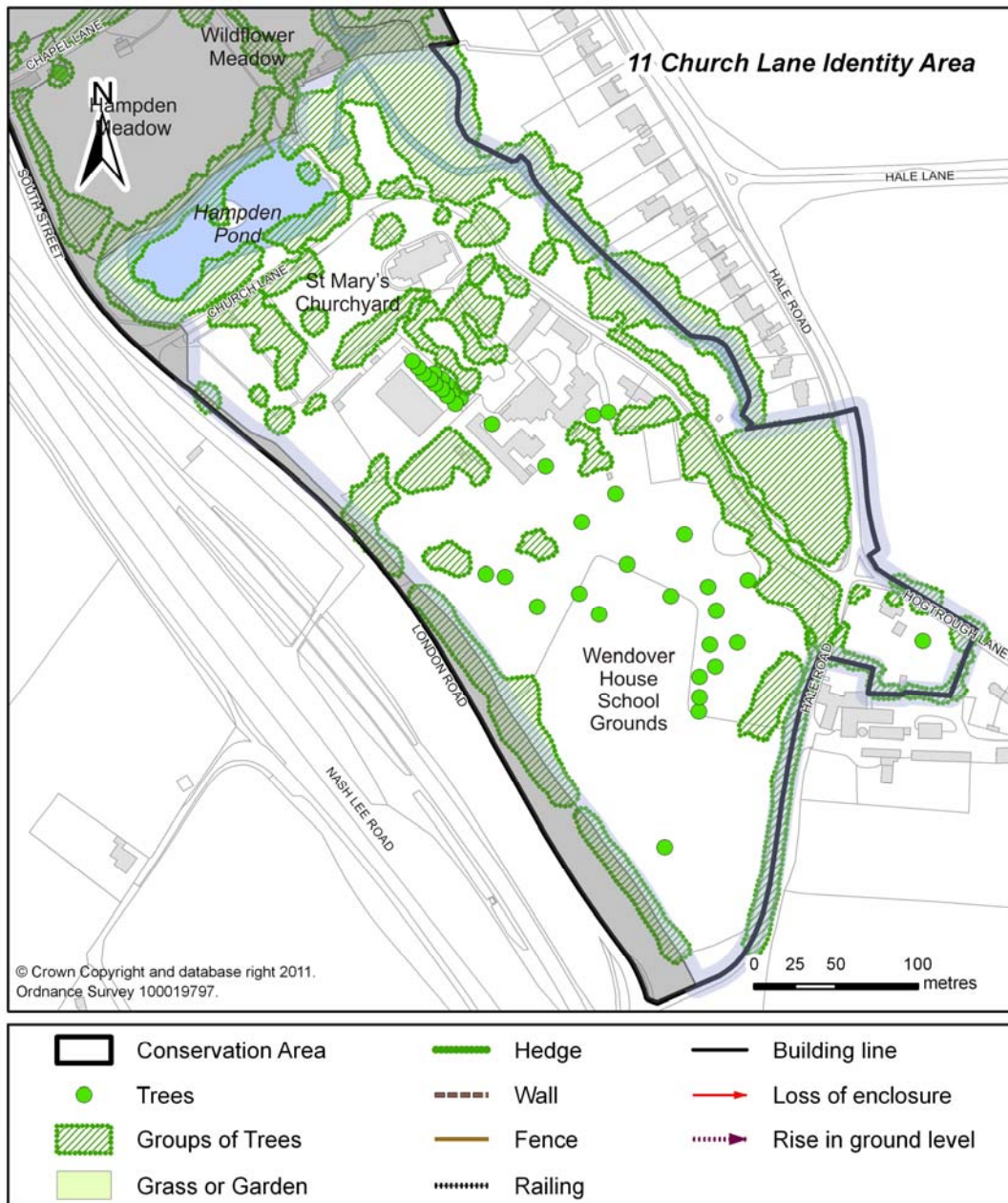
Design Guidance

The scarcity of buildings on Church Lane means that the area has no discernable architectural “style” or specific materials or details which are characteristic to the area as a whole. There is little scope for development on Chapel Lane. The area is predominantly in public ownership, and is part of the green belt and borders the Chilterns AONB. The characteristics of the area (green open spaces, trees and hedges) contrast with the built up nature of the rest of the town and form an important visual break between the Church and Manor House sites and the High Street. This reflects the complex history of the settlement, and the very deliberate planning of the town in the mediaeval and post-mediaeval periods.



The pedestrian footpath at the eastern end of Chapel Lane

11 Church Lane Identity Area



Street Form

Church Lane is a sweeping I-shaped road leading from the junction with London Road at the north-west end around the Church and Wendover House School to the junction with Hale Road at the south-east. The street is enclosed almost its full length by thick hedges and trees, with buildings predominantly set back from the road edge behind these green boundaries. The churchyard is the only area which feels more open, by virtue of its short stone wall and relative lack of thick hedge and tree planting along the boundary.

Views and Vistas (see page 24)

Views from Church Lane are limited by the thick trees and hedges which line the street. However, from the churchyard there are a number of good views across the landscape to the west. There are unfolding views along the street itself, and a number of glimpsed views down footpaths (e.g. adjacent to Hampden Pond) and through gate openings (e.g. into Wendover House School).

Green Spaces, Trees and Vegetation (see page 26)

Church Lane is extremely green, even in winter, and glimpsed views from the lane across the playing fields of Wendover House School, the Hampden Pond and Meadow and into private gardens and paddocks add to this character.

Permeability (see page 28)

There are a number of small footpaths leading from Church Lane to other parts of Wendover. As a result the area is highly permeable on foot. In contrast, with only a single access way through for vehicles (the lane itself) the area is not easily permeable to cars.

Key Buildings (see page 30)

The Church and Wendover House School are the most prominent buildings in this area. Also of interest is the Cottage at the junction with Hale Road, which is clearly visible in views along Church Lane.

Building Form

The area is predominantly non-residential (ecclesiastic and institutional uses of the buildings). This contrasts with the predominantly residential nature of areas such as Hale Road, and with the densely developed commercial centre of the town.

Details and Materials

The variety of building types and functions on Church Lane, and the relative scarcity of buildings in general within the area mean that there are no unifying architectural features. The Church of St Mary is one of the few stone buildings in Wendover, and local flint has been used to construct the churchyard wall.

Boundary Treatments

With the exception of the brick and flint walls of around the churchyard, and Wendover House School most boundaries in the area are made up of post and rail fences, trees and hedges. There are short portions of close boarded fencing but these are not a traditional material within the area.

Surface Treatment and Street Furniture (Public Realm)

The road surface is tarmaced along Church Lane. There are no kerb stones present. There is limited road signage along the Lane, although there are a number of small, visually unobtrusive footpath signs.

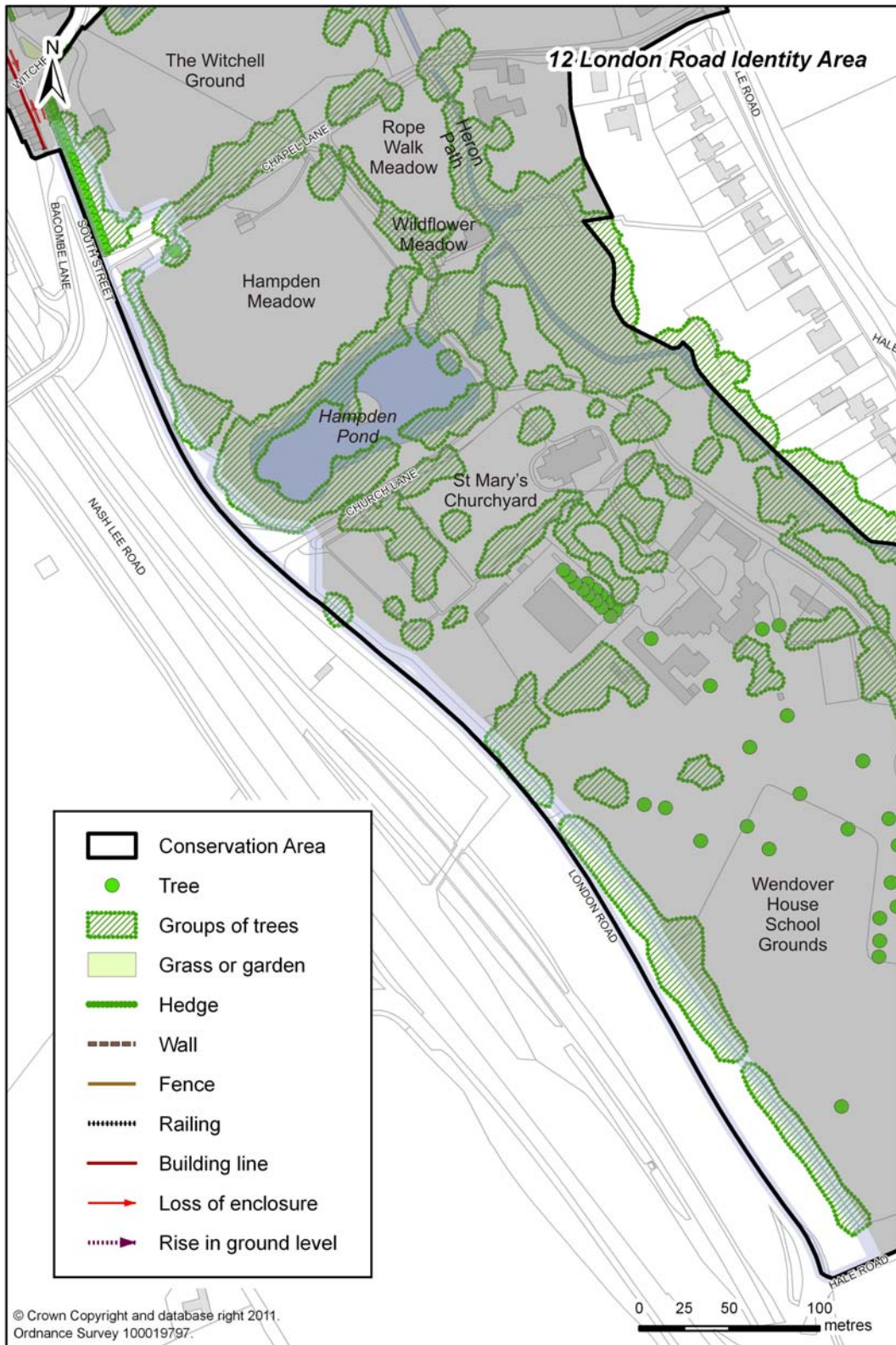
Design Guidance

This area is not densely developed, and there is little obvious scope for future development in the area.



St Mary's Church

12 London Road Identity Area



Street Form

On exiting the built up area of Wendover, South Street becomes London Road. London Road is the main north-south road into and out of Wendover, and as such is busy at most times of day.

Views and Vistas (see page 24)

The road is long and narrow, with views along its length contained by trees and thick hedges. London Road has junctions with Chapel Lane and Church Lane, and the glimpsed views along these streets are also tree lined.

Green Spaces, Trees and Vegetation (see page 26)

The area is especially green, with a large number of large trees, thick hedges and glimpses of the green open spaces on Church Lane and Chapel Lane.

Permeability (see page 28)

Permeability along the length of the road is low. London Road effectively delineates the western boundary of Wendover. Only the skate park and the railway line sit to the west of the road.

Key Buildings (see page 30)

The only buildings visible from London Road are St Mary's Church and the Old Chapel. Both have historic interest, and both were originally built as places of worship (although the Old Chapel is now flats).

The Old Chapel sits gable end onto London Road, and is set back behind a small garden. St Mary's Church is set quite a long way back from the road, with a number of trees and bushes between it and the road, framing views.

Surface Treatment and Street Furniture (Public Realm)

London Road suffers from a proliferation of street signs and white lines. The road, despite its green character, appears to be a standard suburban highway, rather than a rural A road. Traffic on London Road is fairly constant and quite fast. It would be appropriate to consider narrowing carriage widths and removing street clutter on the road to improve safety and reduce speeds. Surfaces are tarmaced, with concrete curbs.

There is a bench on the verge at the junction with Church Lane, which overlooks the Hampden Pond in winter when the trees and hedges are not in leaf. There is also a litter bin in this area. Both are simple in design. If in the future these are proposed for replacement, it would be desirable to replace with a similar simple design in timber. Roughly half way along the road there is an historic milestone, the lettering of which is degraded. The text on the stone reads (?London?) 35 Missenden 4.

Design Guidance

The scarcity of buildings on the London Road means that the area has no discernible architectural “style” or specific materials or details which are characteristic to the area as a whole. Land on both sides of the road is included within the Chilterns AONB, and it is not considered that London Road would generally lend itself to development. The majority of the land on the eastern side of the road is in public ownership or is part of the wider curtilage of the Church and School. On the western side of the road the land backs onto the railway. The area lies outside the built up area of Wendover.

CHAPTER 12 – Management Plan

Aylesbury Vale District Council has developed and published a Management Strategy for all the Conservation Areas within the District, the Aylesbury Vale Conservation Area Management Plan District Wide Strategy (AVDWS). This document sets out short, mid and long-term objectives for the successful management of the built historic environment and applies to all the District's Conservation Areas.

In addition, the Council have adopted the Aylesbury Vale Conservation Areas Supplementary Planning Document (SPD), which outlines the areas of management which are the responsibility of the District Council, those which are dealt with by the County Council, and those which local communities can undertake themselves. These responsibilities are summarised below.

District Council Responsibilities

- Designation and Review of Conservation Areas
- Producing Management Plans for Conservation Areas in conjunction with the local community
- Development Management of development within, adjacent to or affecting the setting of the Conservation Area requiring planning permission or other forms of consent in accordance with the statutory tests in the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Planning Policy Statement 5: Planning and the Historic Environment 2010.
- Liaising with County Council to promote appropriate, sympathetic Highway maintenance within the Conservation Area
- Enforcing against inappropriate or unsympathetic development within the Conservation Area where there are the legal powers to do so and action is expedient
- Consideration of article 4 directions where there is an identified need to preserve certain historic features, including those requested by the Parish Council, and to report back to the Parish Council on the findings of such considerations
- Monitoring the condition of unlisted buildings within the Conservation Area and, where possible, to engage the Parish Council and special interest groups/amenity societies in this monitoring (NB The Wendover Society have already been involved with the first stage of monitoring, and are keen to be involved in future work)
- Providing guidance and advice to homeowners, elected Councillors and business in relation to planning and the historic built environment
- Promoting good maintenance of historic buildings and spaces within the Conservation Area and to advise homeowners and businesses of appropriate repair and replacement options available to them, whether in relation to a planning application or a permitted development

County Council Responsibilities

- Road surfaces
- Street Signage (some overlap with responsibilities of the Parish Council)
- Street Furniture (some overlap with responsibilities of the Parish Council)
- Street lights (some overlap with responsibilities of the Parish Council)

Parish Council Responsibilities

- Requesting Article 4 directions
- Street Furniture (some overlap with responsibilities of the County Council)
- Monitoring and enforcement of utility and service company repairs in the highway (some overlap with responsibilities of the County Council)
- Requesting road signage
- Installing signage (some overlap with responsibilities of the County Council)
- Street lights (some overlap with responsibilities of the County Council)
- Organising litter picking, parish activities etc
- Distributing information and making available in the Clock Tower
- Liaising between local residents/businesses and the District/County Councils
- Maintaining Parish Council owned public spaces

Local Business Responsibilities

- Installing good quality shop fronts, signage and advertising
- Keeping historic building frontages in good repair
- Preventing business waste (Large wheelie bins) from cluttering streets and public spaces
- Avoiding the use of inappropriate signage (such as A boards)

Homeowners and Residents Responsibilities

- When repairing or improving houses, contact the Council's Historic Buildings Officers and Building Control Officers before works are carried out
- Do not get 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 uPVC windows and doors. Opt instead for traditional hardwood timber or metal window frames with double glazed units.

Past Successes

Wendover has benefitted from previous public realm works undertaken by the District and Parish Councils. These include:



*Improvements to the junction of Heron Path and High Street, undertaken in the late 1990s
The photo on the left shows area as it was and the photo on the right shows the area after improvements*

The maintenance of historic street furniture, and reinstatement of attractive street surfaces.



Pressures on the Conservation Area

The public consultation did not raise any Wendover specific pressures on the Conservation Area. The following general pressures were identified:

- incremental loss of traditional features
- tree management
- highways signage
- street furniture
- potential for new development within the historic core
- small scale additions to buildings within the Conservation Area

These issues are addressed in some detail in the District Wide Management Plan and the Conservation Areas Supplementary Planning Document. In addition to the policies and processes laid out in these documents, the following management plan provisions are considered appropriate in the specific case of Wendover:

Incremental Loss of Traditional Features

As noted in the Conservation Areas Supplementary Planning Document, by studying the condition of unlisted buildings the Council will be able to identify any trends such as the incremental loss of traditional features, which might warrant further investigation.

In order to maintain the historic character and appearance of the area as a whole, alterations to historic buildings in the area should be undertaken on a like for like basis unless there is scope for improvement through the reinstatement of more traditional features.

Alterations to the fabric of Listed Buildings are subject to planning controls – listed building consent is required for such alterations.

Unlisted buildings which are in commercial or business use, or are flats, also require permission – in the form of a planning permission or advertising consent - for material alterations. This includes the alterations to shop fronts, signage, advertising, windows and doors. For this reason the serving of an Article 4 direction on these buildings would serve little purpose.

Unlisted buildings in single residential use are permitted to undertake certain works without specific permission or consent through “permitted development”. Relatively few buildings in Wendover fall into this category. However, the loss of traditional features through permitted development on these buildings must be monitored. If the incremental loss of certain features is found to be having a negative effect on the character and appearance of the Conservation Area as a whole AVDC will consider the implementation of an Article 4 direction to restrict permitted development rights in respect of those specific features.

Both the Wendover Society and the Parish Council have indicated that they would be keen to help with the regular monitoring of the condition of unlisted buildings in the village. Both groups were involved in a baseline data gathering study day in 2007. This exercise should be repeated on a 5 yearly basis.

Trees: Aylesbury Road

Comments were raised relating to the proper management of trees on the Aylesbury Road. Trees within the public highway are maintained by Bucks County Council. AVDC will continue to work with the County to ensure trees in the public highway are appropriately maintained.

Trees: Public green spaces and large private green spaces

There are a small number of trees in Wendover that are covered by Tree Preservation Orders (“TPOs”). Specific consent must be obtained from AVDC to undertake works to these trees.

Trees within the Conservation Area which are not the subject of TPOs are also offered some extra protection. Owners of these trees must notify AVDC at least 6 weeks prior to works commencing.

Owners responsible for large numbers of non-TPO trees within Conservation Areas are encouraged to adopt programmes of maintenance, based on a tree management plan drawn up by a suitably qualified arboriculturalist. This is of benefit to the health of the trees, but also helps owners with budgeting and forward planning of works.

A single tree notice may be submitted to cover all the works proposed for a period of up to two years. This notice should be accompanied by a plan of the site identifying the position of the trees in question, and with a copy of the tree management plan. The management plan must include the name of the tree and specify a full description of works proposed, in accordance with BS3998:2010. This notice should be submitted at least 6 weeks before the start of any proposed works.

For more information please contact the AVDC Arboricultural Officer on 01296 585586 or trees@aylesburyvaledc.gov.uk

Positive action to improve the public realm

AVDC, Buckinghamshire County Council and Wendover Parish Council share responsibility for the public realm in Wendover. These three Councils must therefore work together to improve the overall character and appearance of the public realm.

AVDC and BCC are in the process of drawing up a Protocol for Highways Works within Conservation Areas which will help to address many of the common problems.

The Parish Council have undertaken a number of successful projects in the past to improve the public realm. AVDC will continue to offer advice and guidance to the Parish Council as to the appropriate form for new street furniture and similar.

Listing of buildings

English Heritage have responsibility listing buildings of national importance. Any individual or group can apply to have a building considered for listing by English Heritage, if they believe the building to be of national importance. English Heritage consider buildings for listing based on national criteria, as laid out in the Principles of selection for Listing Buildings (www.english-heritage.org.uk/content/imported-docs/p-t/principles-of-selection-for-listed-buildings-2010.pdf) and the Selection Guidelines (www.english-heritage.org.uk/caring/listing/criteria-for-protection/selection-guidelines)

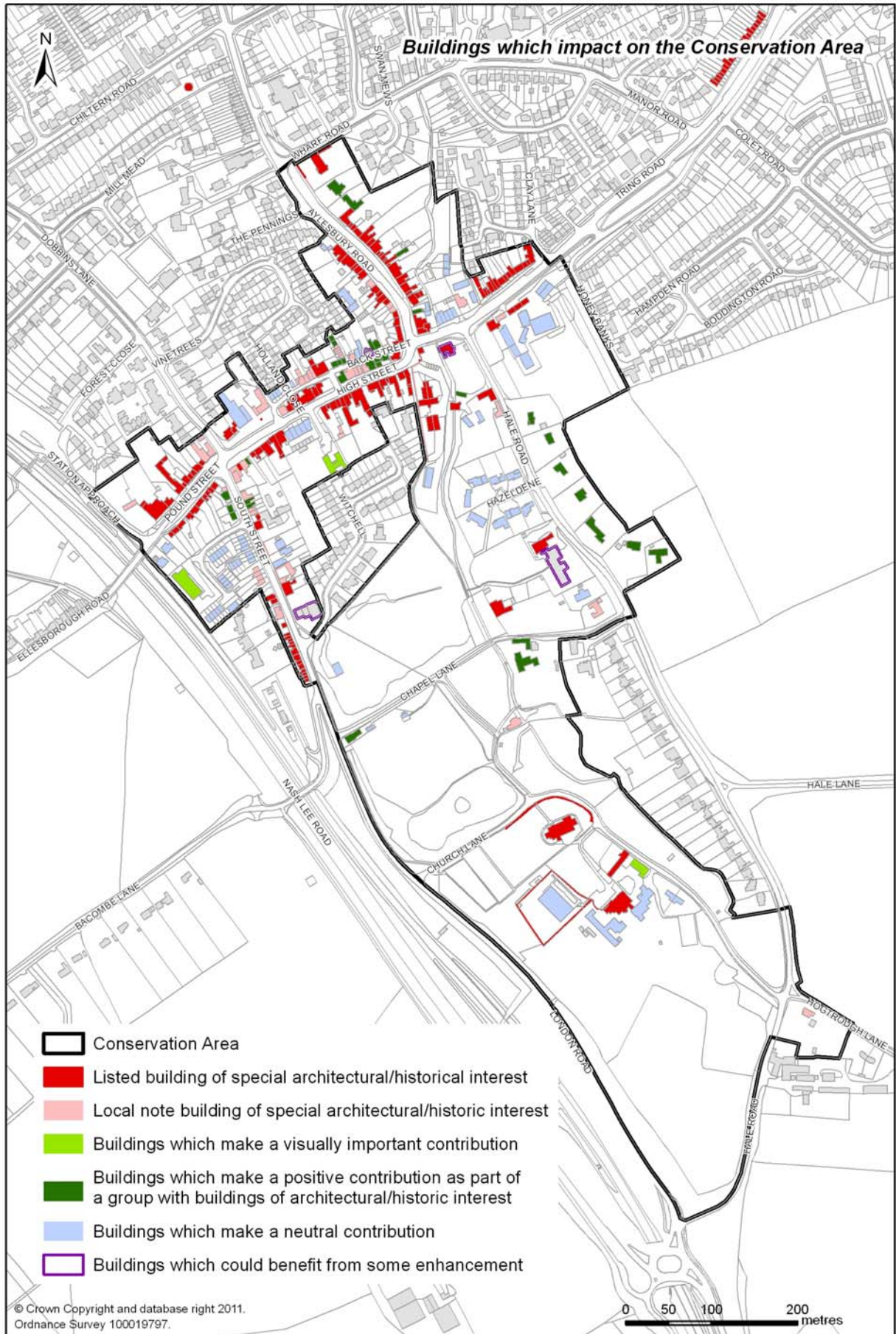
For more information visit www.english-heritage.org.uk/caring/listing/listed-buildings/how-do-buildings-become-listed

Buildings which might benefit from some enhancement in the future

In line with best practice, the plan opposite identifies those buildings which make a positive contribution to the Conservation Area by virtue of their architecture, history, positive impact on views or where the general built form of the area is considered to be of merit.

There are a handful of buildings which could benefit from some future enhancement. These are noted below, along with a short explanation.

- Brook House – the building has suffered significant fire damage and would benefit from sympathetic repair.
- Winterton House Nursing Home – currently vacant, a more appropriate form of extension to the south would improve the visual character of the building.
- Petrol Station, South Street – in the case that proposals to redevelop the site are put forward in the future the site offers scope for enhancement.
- Barn and garage adjacent to Renfrew Cottage – these buildings would benefit from repair and from an appropriate use. At present they appear vacant.
- General advice regarding replacement windows and doors – a number of historic properties within the Wendover Conservation Area have had their traditional windows or doors removed in the past and replaced with inappropriate, poorly detailed alternatives. In these cases the character of the individual buildings has been damaged. Reinstatement of traditional windows, in either timber or metal as appropriate, would enhance the appearance of these buildings.
- General advice regarding modern, large format, plate glass shop frontages – where alteration or repair is proposed for these shops within Wendover, the opportunity should be taken to reinstate traditional forms of shopfronts in line with AVDC's Shopfronts Design Guide.



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.

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.

Keystones 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 "pittresco" which means "in the manner of the painters", referring to the 16/17th 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

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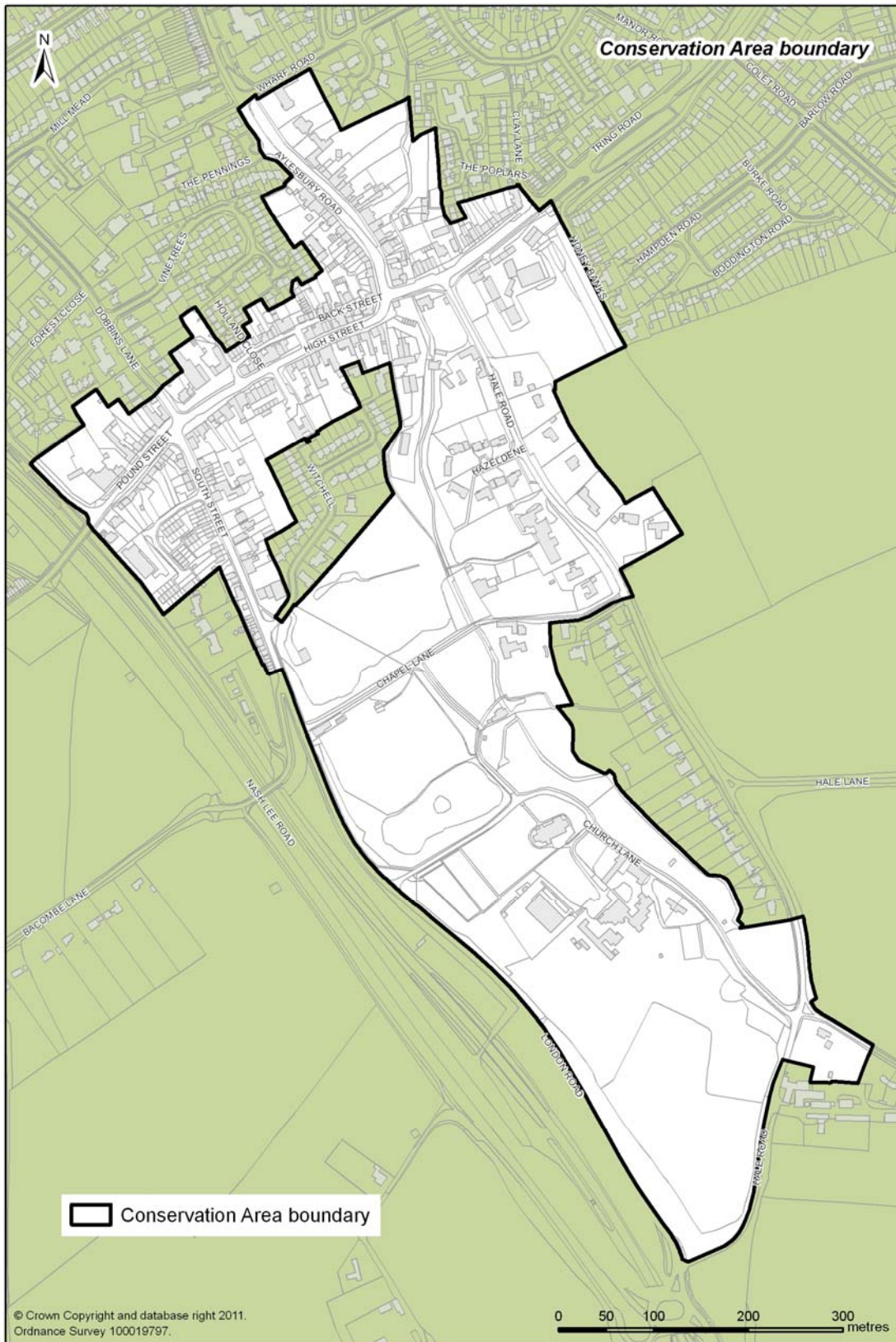
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Acknowledgements

- The residents of Wendover
- Wendover Parish Council
- Buckinghamshire County Council Archaeological Unit
- Buckinghamshire County Council, Centre for Buckinghamshire Studies.

APPENDIX I – Conservation Area Boundary



APPENDIX II - Conservation Area constraints

Below is a list of the types of development that are controlled by Conservation Area designation, and therefore require planning permission or Conservation Area Consent. This list is not exhaustive.

- Demolition of all and in some cases part, of any building or structure.
- An extension that exceeds 50 cubic metres or 10% of the volume of the original house as it was first built or as it stood on 1st July 1948.
- Cladding, any part of the outside of a building with materials such as stone, artificial stone, timber, plastic or tile.
- Any addition or alteration to the shape of a roof, such as the addition of a dormer window.
- An extension or alteration to any structure within the grounds of a building, with a cubic content greater than 10 cubic metres, such as a garden shed.
- Positioning a satellite dish on a wall, roof or chimney that faces a road or public space.
- Tighter advertisement controls.
- Trees within Conservation Areas with stem diameters of 75mm or greater, measured 1.5 metres above ground are protected. Anyone wishing to work on such trees must normally give six weeks written notice to the Local Authority. Replacement planting duties may apply

For further information please contact the Conservation Areas Officer at Aylesbury Vale District Council on (01296) 585748.

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)