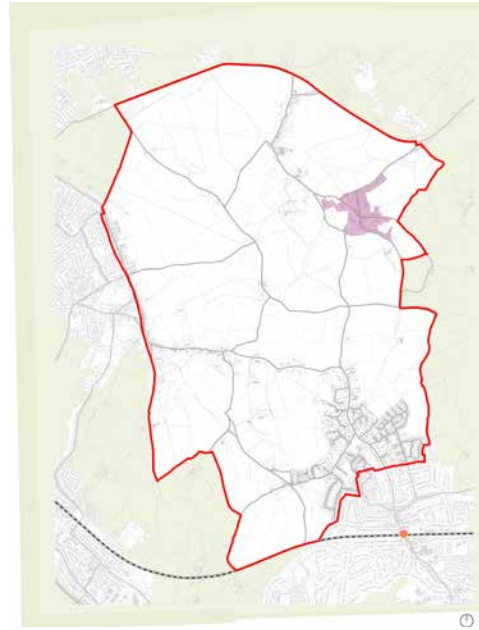
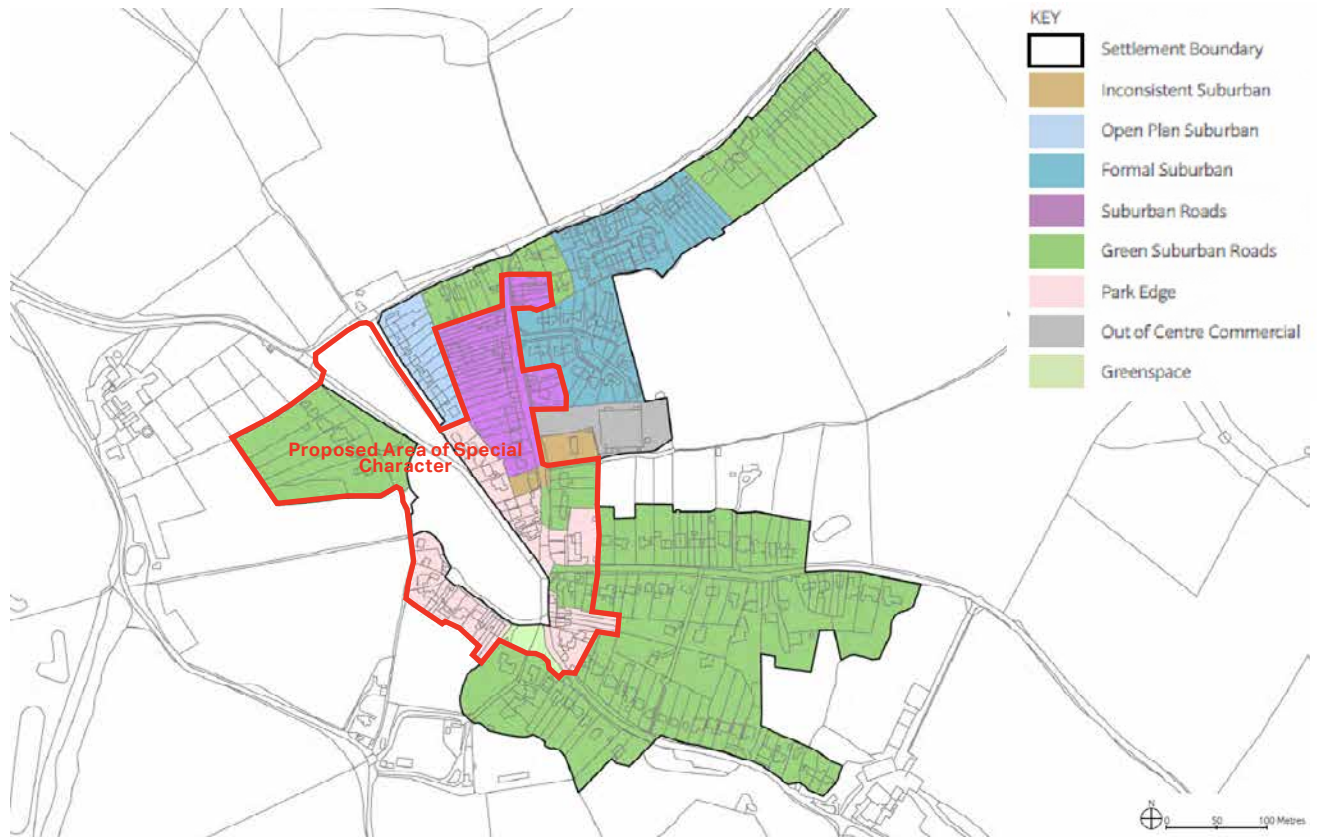


## CA1- Winchmore Hill

Winchmore Hill is located in the north-east of the parish and is one of the larger settlements in the area. As the name suggests it is at the top of one of the rolling hills in the Chilterns and therefore has stunning views of the parish and the rest of the green belt. The character within Winchmore Hill makes it feel like a rural village, as is explained below.



<p><b>Land Use</b></p>	<p>The majority of Winchmore Hill is made up of residential uses as well as there being two pubs (The Plough and Potter’s Arms) in the centre of the village near the green and the village hall. Furthermore, there is a small industrial site on The Hill which is currently owned by Securon which is a valuable employment site.</p>
<p><b>Pattern Of Development</b></p>	<p>The settlement is predominantly made up of linear roads with rows of housing either side, which is typical for a rural village of Winchmore Hill’s size. There are some instances of cul-de-sac infill developments such as Pond Close and the newer Long Meadow Close. There is a village common which is surrounded by historic buildings. Historic maps indicate that the settlement may have originated from here and expanded. This is an area that local people would like to see become one of special character.</p>
<p><b>Building Line/Plot Arrangement</b></p>	<p>Buildings are typically well setback from the road in Winchmore Hill with the exception of the terraced houses along The Hill, which leads to parking issues along that road. However, most of the dwellings in the area have large gardens and driveways, with a grass verge before the property boundary to further create a rural feel.</p>
<p><b>Boundary Treatment</b></p>	<p>Nearly all the boundaries are hedged, with wide verges, and there are very few examples of timber fences. Walls where they exist tend to be low and made of brick and flint.</p>
<p><b>Heights &amp; Roofline</b></p>	<p>Buildings in Winchmore Hill are mostly 2 storeys in height, although there are a couple of slightly taller properties on Fagnall Lane which are 2.5 storeys.</p>
<p><b>Materials</b></p>	<p>The most common materials in Winchmore Hill are red brick, flint and white render with red clay peg tiles. These are characteristic of Chiltern villages. There are also some barn conversions which use dark coloured timber for their facades.</p>
<p><b>Public Realm</b></p>	<p>The main public space in Winchmore Hill is The Common in the centre of the settlement. As well as this there are communal allotments which allows locals to produce their own food. Existing roads are narrow often with limited visibility and not suited to on street parking creating a safety hazard<sup>28</sup> for traffic and an obstacle for farm machinery and commercial vehicles.</p>



**Figure 29:** Winchmore Hill Character Typology from the Chiltern and South Bucks Townscape Study.



**Figure 30:** Example of semi-detached houses in Winchmore Hill



**Figure 31:** Typical street with grass verges in front of plots creating a rural feel to the area



**Figure 32:** Local signage also showing the typical vegetated boundaries in Winchmore Hill



**Figure 33:** One of the two local pubs in the village



**Figure 34:** Winchmore Hill common