

CA4- Knotty Green

EXISTING CHARACTERISTICS

- There is a defined village centre round the village green, and Cricket Club on Forty Green Road. As well as this there is a locally important allotment site with a further common to the rear;
- Mostly residential with a school and pub off Penn Road;
- The area is characterised by large houses on substantial plots;
- The 2017 Chiltern Townscape Study found that there are 4 different types of street characteristics in Knotty Green and these are: suburban roads, open plan suburban, green suburban roads and woodland roads.
- Boundaries should be hedged, in preference to fencing or brick walls;
- On several roads there are 2/2.5 storey homes and this is established.
- The Seeleys Estate and Mynchen Estate both have their own special character which should be respected. As well as this, any development should look to add to the good flow of connectivity in the area;
- The existing local materials are red brick, white rendering, clay ridged tiles and red pantiles; and
- Public footpaths that connect the area with both the countryside and the centre of Beaconsfield.

PROPOSED CHARACTER

- Protect the local character and retain the history of the character area through similar use of materials and colour palette. Use the array of red brick, flint clay tiles, red pantiles, white rendering, wooden cladding and others which are highlighted within the Chilterns Buildings Design Guide;
- Respect the build form in terms of scale and massing in the 4 different areas of special character, the Mynchen Estate and the rest of Knotty Green;
- The Mynchen Estate which has distinctive architecture may merit Special Character designation.
- Follow the consistent building line and respect the portion of front and back gardens;
- Building heights should not exceed 2.5 storeys in height; and
- Protect the rural character of the area and respect the views towards arable land.

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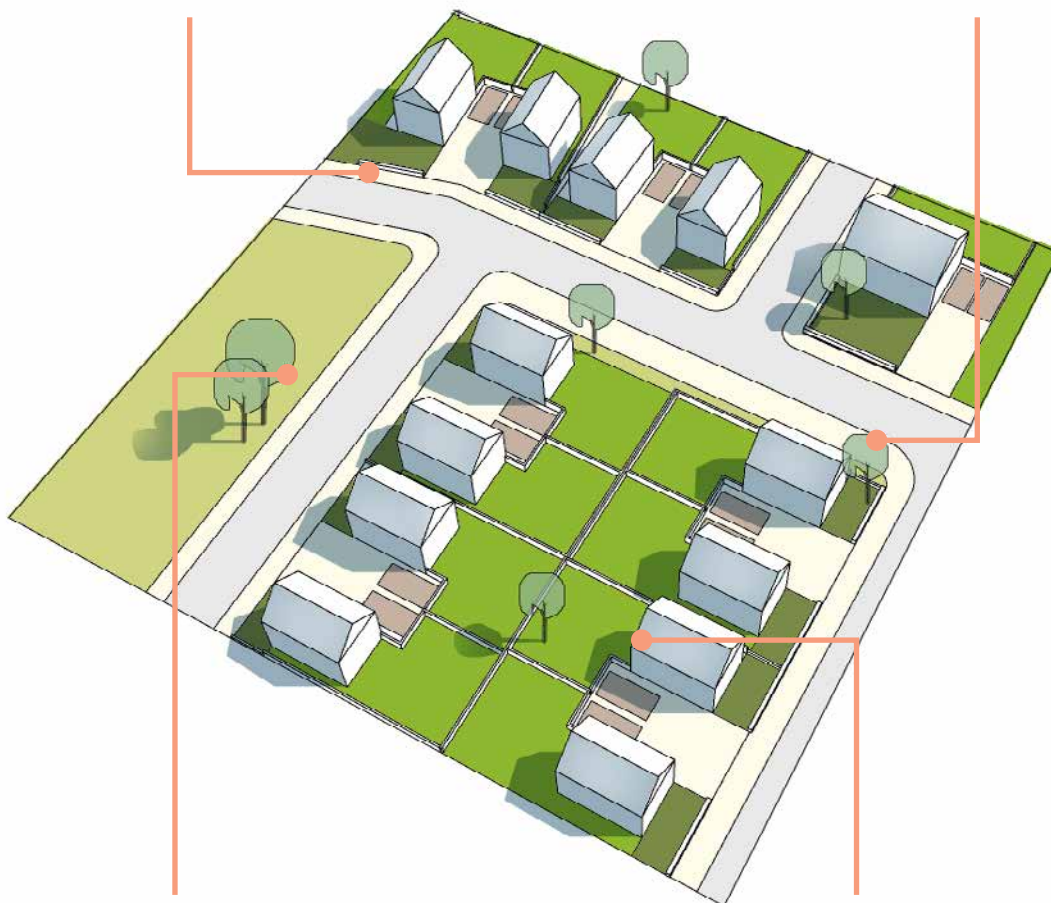
Code	Applying the code to Knotty Green
<p>SP.01 Active travel</p>	<ul style="list-style-type: none"> Knotty Green is well connected by public footpaths which also provide good access to the centre of Beaconsfield. Any new development should look to preserve these whilst adding further pedestrian and cycle links of their own.
<p>SP.03 Trees, landscaping and views</p>	<ul style="list-style-type: none"> Knotty Green has many trees: within public spaces, in peoples back gardens and lining the streets creating a sense of enclosure. As well as this it is home to Throsher’s Wood. Development of any sort should protect existing trees while being considerate with its own landscaping so that it fits in with the character of the area. Other than the common area, it does not have a large green space but lots of smaller green spaces which usually form the corners of the street. Furthermore, due to the lack of boundary treatments there is a less formal divide between front gardens and public space. The informal nature of these green spaces should be retained. Penn Road provide routes from Beaconsfield to the surrounding countryside and the wooded character of the streets create a green transition from the countryside to the town. This green transitional area should be retained by ensuring mature trees, hedges and other planting both on the street and in front gardens are retained and enhanced.
<p>BF.01 Overlook public space</p>	<ul style="list-style-type: none"> Like most of the other settlements within the parish, houses in Knotty Green often look out onto some form of green space or landscaping (such as the cricket club ground). This is a clear characteristic that is used throughout the parish and therefore any development should look to replicate this in its design.
<p>BF.02 Define front and back gardens</p>	<ul style="list-style-type: none"> Knotty Green plots are typified by large front and back gardens with heavy vegetation. This gives it a rural feel as you move north from the centre of Beaconsfield towards the Green Belt. As well as this it allows for a good level of privacy. New developments should respect this characteristic in the case of any future infill. Buildings should have a generous setback from the street in order to maintain high levels of openness along the street.

SP 01 Active travel

Encourage active travel mode such as walking and cycling by proposing a new footpath which connect this character area to the existing footpath network.

SP 03 Trees, landscaping and views

Retain existing native trees and integrate new trees into the design of new development. Preserve gaps and respect the views towards the countryside.



BF 01 Overlook public space

Use structural landscape, such as greens, to bring amenity and biodiversity to neighbourhoods.

BF 02 Define front and back gardens

Front and back gardens should reflect what is surrounding in the character area. Gardens on both sides should be generous enough to add to the wildlife and green corridors in Knotty Green.

Figure 100: 3D model showing an ideal concept for the Knotty Green built environment.