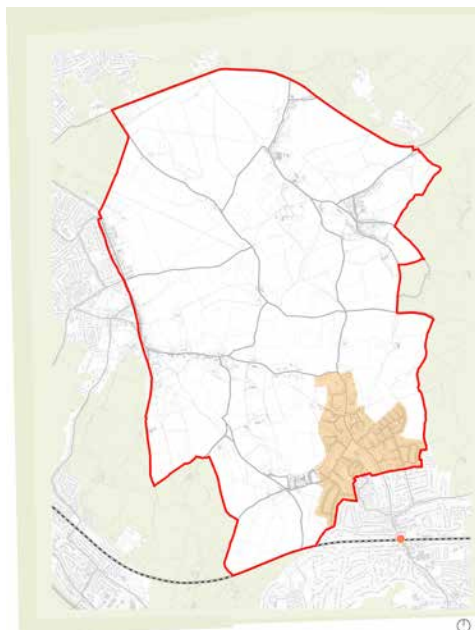


## CA4- Knotty Green

Knotty Green shares a boundary with Beaconsfield and is in the south of the parish. It is made up of several neighbourhoods focused on large, detached housing, developed over a period. This is the largest of the character areas and has the least rural feel to it. Within Knotty Green 4 areas have been identified as Areas of Special Character (Penn Road, Forty Green Road, Seeleys and Hogback Wood Road to Woodlands Drive) Another area The Mynchen estate has distinctive Anglo Scandinavian architecture.



<p><b>Land Use</b></p>	<p>Other than residential uses, the village is centred round a Village Green, there is an active Cricket Club, pub (The Red Lion) and a well-tended, large allotment site. There is an elderly care home and disability care facility, as well as a special school (Alfriston).</p>
<p><b>Pattern Of Development</b></p>	<p>The Chiltern and South Bucks Townscape Study notes that Knotty Green has a distinctive garden suburb influence in places, including a coherent street pattern of elegant, winding residential drives, grass verges and front gardens. On the east side of the Penn Road there has been considerable development of executive flats replacing single large houses on large plots of land. The west side of the Penn Road remains as single large houses within large plots with green borders of trees and hedges or wooden fences maintaining the green woodland road typology.</p>
<p><b>Building Line/Plot Arrangement</b></p>	<p>The building line is fairly consistent throughout the area. The Townscape Study noted that there are substantial detached houses, set back within large garden plots and contain mature trees, which contribute to a semi-rural streetscape character. Plots are arranged back-to-back where possible to ensure active edges and therefore natural surveillance in Knotty Green. As well as this there are parts of the settlements where open plan frontages are present such as the Seeleys and the Mynchen estates.</p>
<p><b>Boundary Treatment</b></p>	<p>The most common form of boundary treatment is hedges and other vegetation. As well as this timber fences and brick walls are frequently used. This helps give the area a leafy feel.</p>
<p><b>Heights &amp; Roofline</b></p>	<p>Buildings are typically between 2 and 2.5 storeys in height. The roofline is often disturbed by trees and other forms of vegetation. The Scandinavian architecture in the Mynchen estate means that the roofs are tall and in some cases take up 2 storeys. There are single storey garages and the housing is low density which allows for views towards the woodland to be retained.</p>
<p><b>Materials</b></p>	<p>Materials which are the most common in Knotty Green are red brick, render and flint with slate and clay peg roof tiles. Windows are typically coloured white which blends well with the red brick, flint and render walling materials.</p>

# CA4- Knotty Green

## Public Realm

Public realm within this character area is constrained to the Public Rights of Way network which links the surrounding settlements and Beaconsfield. Knotty Green has previously had 4 areas identified as Areas of Special Character (Penn Road, Forty Green Road, Seeleys, Hogback Wood Road to Woodlands Drive), thus supporting the idea that the public realm is characterful and worth protecting from insensitive development. There are also a significant number of paths through the estates, especially Seeleys estate, which make for easy navigation. Furthermore, north, east and west Knotty Green abuts Green Belt/AONB and ancient woodland and the footpaths allow easy access from the village to the open countryside.

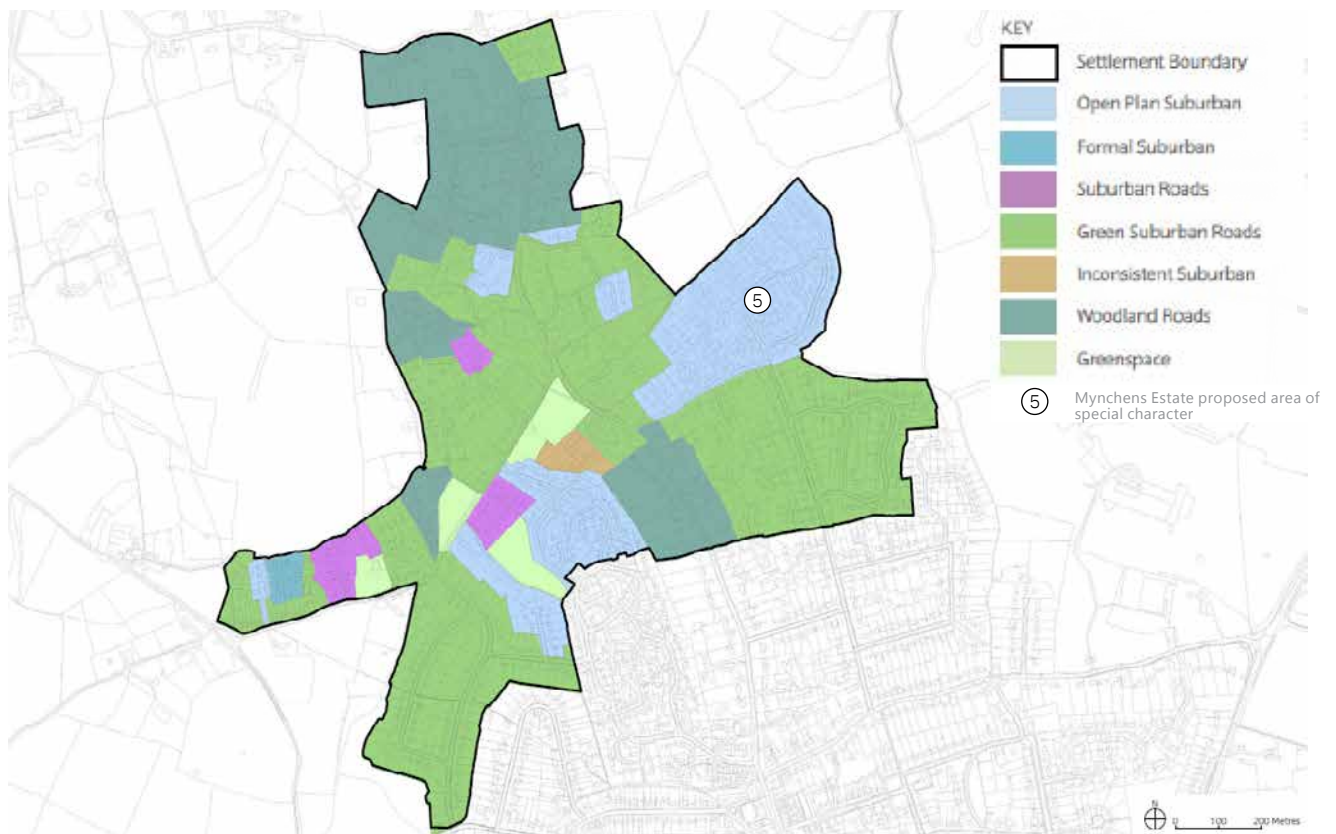


Figure 45: Knotty Green Character Typology from the Chiltern and South Bucks Townscape Study.

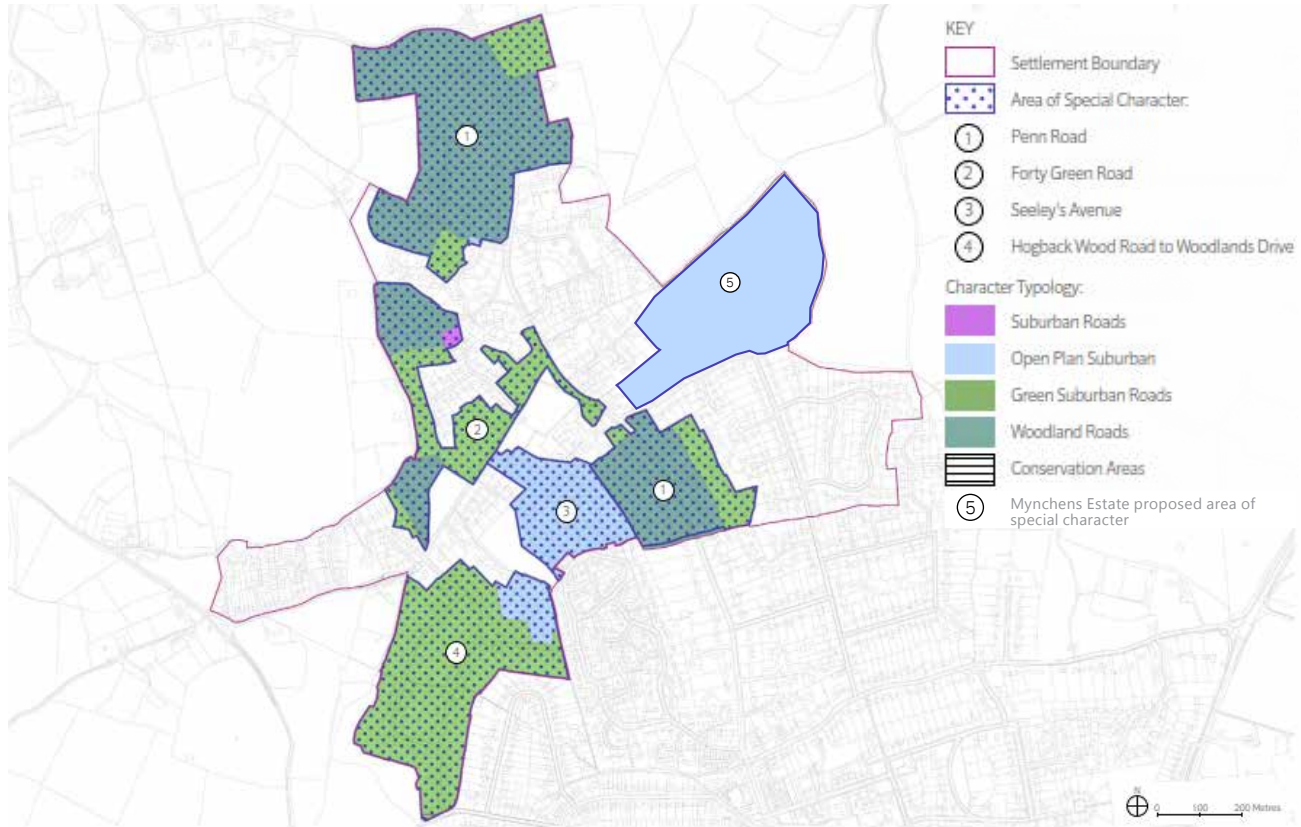


Figure 46: Knotty Green Special Character Areas map from the Chiltern and South Bucks Townscape Study.



**Figure 47:** Example of late 20th century large detached mock Tudor house on the western side of Knotty Green



**Figure 48:** House on the Mynchen estate with distinctive pitched roof



**Figure 49:** Example of one of the footpaths from Knotty Green providing quick access to the countryside



**Figure 50:** Local street displaying beech hedging as a popular boundary treatment in the local area, allowing it to keep its rural feel