

## CA1- Winchmore Hill

### EXISTING CHARACTERISTICS

- Residential, community and leisure uses;
- A mix of permeable roads with some cul-de-sacs developments provide a compact layout with average front and back gardens, although some properties have wider gardens;
- Footpath provision is not continuous, limited and not level as a result residents tend to walk on the road or verges;
- The village common is the focal point where there are both pubs and low rise housing which creates an emphasis on the surrounding greenness;
- Grass verges are common on streets throughout the village which help create a rural feel; and
- Detached houses with generous set backs are a feature in this village.

### PROPOSED CHARACTER

- Protect the local character and retain the history of properties through similar use of materials and colour palette. Use the array of red brick, flint, clay tiles, red pantiles, white rendering and wooden cladding. The use of just one material should be avoided if possible;
- Protecting the landscape features such as the village common, allotments, the pond and other green spaces to preserve the natural character of Winchmore Hill;
- Provision of the same boundary treatments such as hedges and verges. Low wall and fencing is acceptable when used in conjunction with green features; and
- Encourage active travel by proposing new footpaths which are laid out of permeable materials to connect the existing Public Rights of Way to different parts of the parish.

# CA1- Winchmore Hill

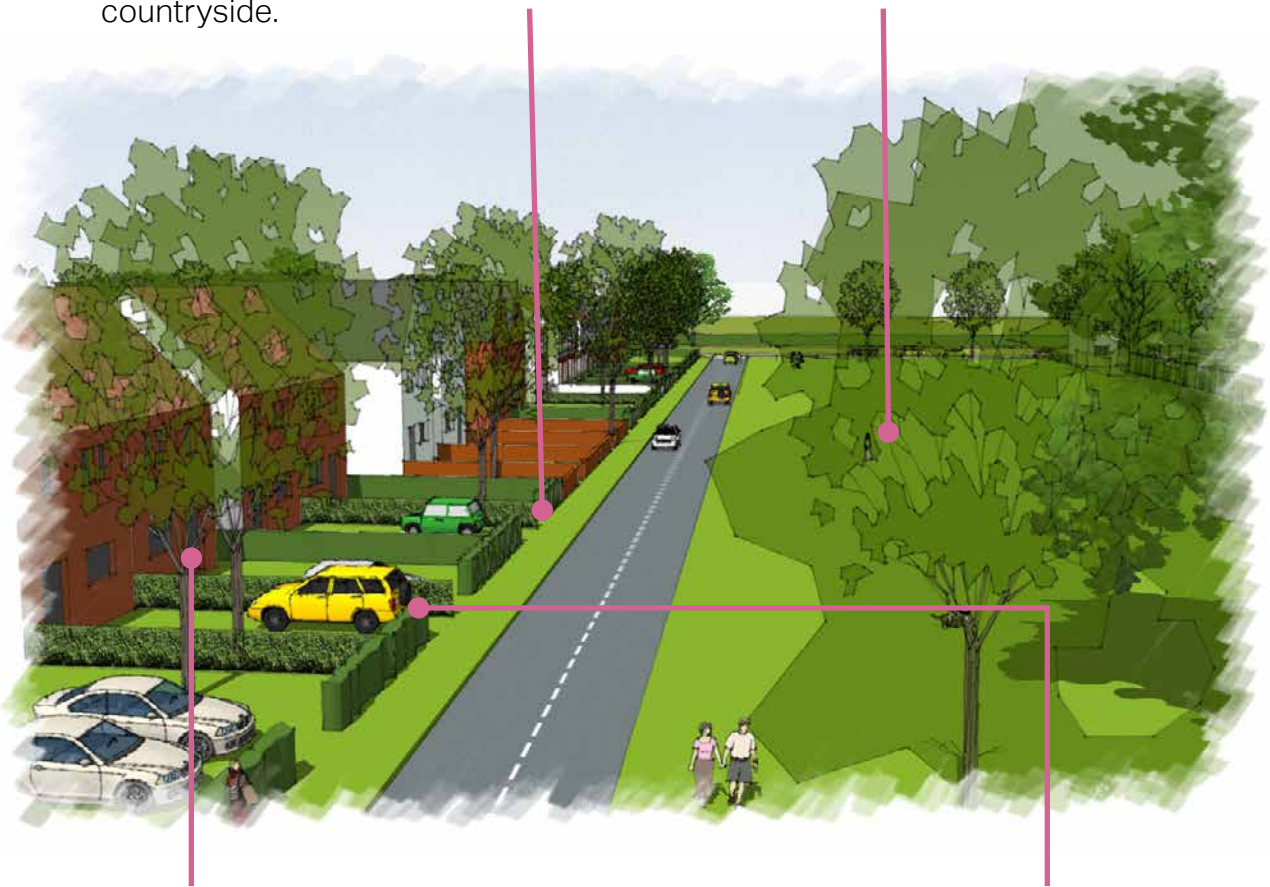
Code	Applying the code to Winchmore Hill
<p><b>SP.01</b> Active travel</p>	<ul style="list-style-type: none"> <li>• There are few examples of pavement within Winchmore Hill, instead there are grass verges which add to the rural character of the area. Therefore, grass verges should be respected by any future development in Winchmore Hill.</li> <li>• Footpaths that connect the village with the Green Belt and AONB countryside should be preserved and well linked up with the centre of the settlement.</li> </ul>
<p><b>SP.03</b> Trees and landscaping</p>	<ul style="list-style-type: none"> <li>• Hedgerows, trees and other forms of vegetation are present throughout Winchmore Hill. These help create a rural feel to the area while providing the predominantly detached properties with an element of privacy. Given this, any new development should provide a similar amount of landscaping in order for it to fit in with the character of the rest of the village.</li> <li>• Any development in the common area should mirror the low scale housing that surrounds it.</li> </ul>
<p><b>SL.02</b> Layout of buildings</p>	<ul style="list-style-type: none"> <li>• Buildings should be well set back with generous front gardens to allow the settlement to have a rural feel. As well as this the front garden space allows local people to do their own planting, which leads to a pleasant variety to look at from the street.</li> <li>• New buildings should respect the heights within Winchmore Hill to protect views towards the countryside and the open feel to the area.</li> </ul>
<p><b>BF.05</b> Establish a consistent boundary</p>	<ul style="list-style-type: none"> <li>• Given the rural feel of Winchmore Hill is partly down to the hedges and grass verges on the boundary of properties, its is crucial that any future development looks to implement hedges for boundary treatment. Where this is not possible, timber fences and low brick and flint walls may be acceptable.</li> </ul>

**SP 01 Active travel**

Encourage active travel modes such as walking and cycling by proposing new footpaths which linking the existing PRowWs to other part of the parish and the wider countryside.

**SP 03 Trees and landscaping on streets**

Respect the existing landscape features such as the village common, verges, and integrate trees and vegetation in order to improve biodiversity net gain.



**SL 02 Layout of buildings**

Development should be at a comparable density to the surrounding area.

**BF 05 Establish a consistent boundary**

The boundary should be defined predominantly by vegetation with grass verges on the side of the road to retain the rural feel.

**Figure 97:** 3D model showing an ideal concept for the Winchmore Hill common area.