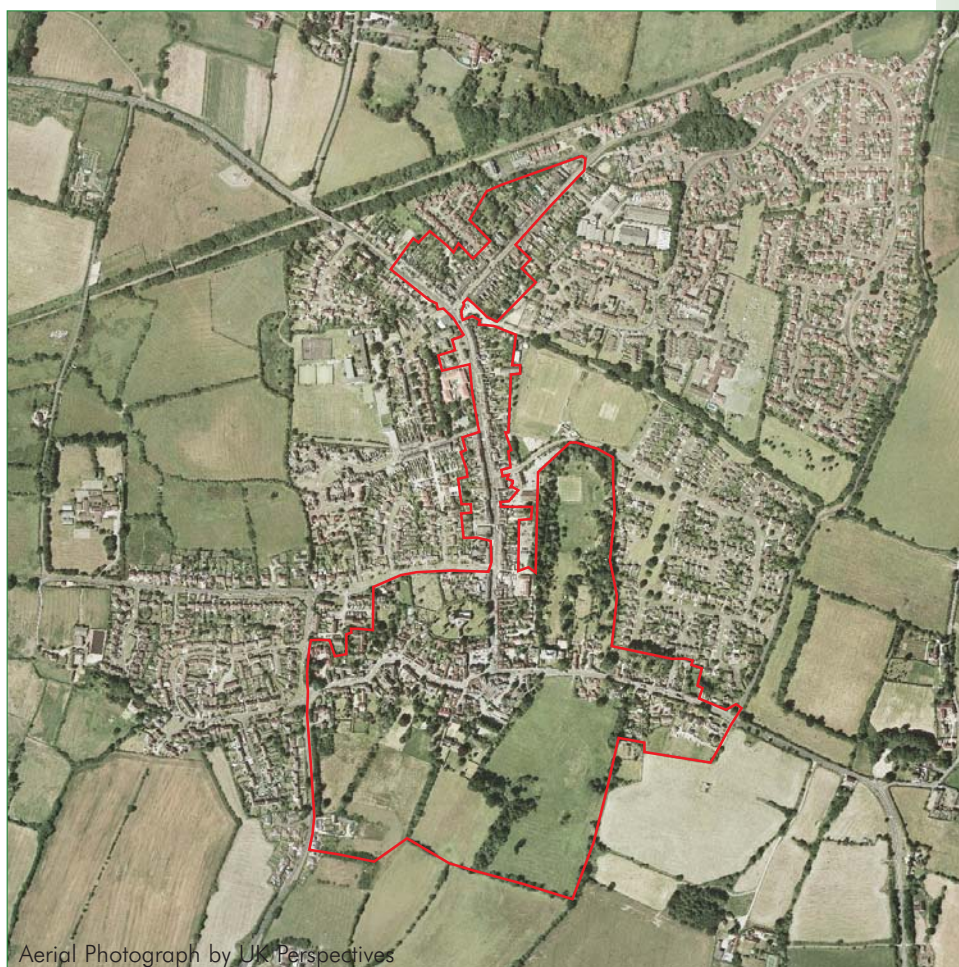


Winslow Conservation Area



Aerial Photograph by UK Perspectives

*Designated by the Council 26th November 2008
following public consultation*

Winslow Conservation Area



Church of St. Laurence

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Designated by the Council 26th November 2008 following public consultation.

Information contained in this report is correct at the time of compilation, January 2008

CHAPTER 1 - INTRODUCTION

The Winslow Conservation Area was designated by Aylesbury Vale District Council in 1969. The designation was reviewed in July 1990 and a short Conservation Area report was produced. In 2002 Aylesbury Vale District Council began a comprehensive programme of Conservation Area Appraisal and Review. In 2007 work began on a new Conservation Area Appraisal document for the Winslow Conservation Area.

This appraisal proposes a number of small alterations to the existing Conservation Area in Winslow. These adjustments will clarify the existing Conservation Area boundaries. As well as these minor alterations it is proposed that the Conservation Area be extended to the north to include the stretch of Victorian and early 20th century domestic and commercial structures that border High Street, Buckingham Road and Station Road. The proposed changes are discussed in Chapter 8.

This appraisal is produced to comply with the Council's duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to review from 'time to time'¹ the Conservation Areas within their boundaries.

This appraisal identifies those characteristics that make Winslow special and worthy of Conservation Area designation. 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 without significance.

Wherever possible the boundaries of the Conservation Area have been drawn tightly around the surviving historic buildings and plots. Most modern buildings have been excluded from the Conservation Area, but there are a handful of late 20th century houses included within the boundary. Although 20th century buildings demonstrate the ongoing development and growth of Winslow, their historic interest is limited in the context of the designation criteria. The exclusion of the modern housing developments that surround Winslow is no reflection on the design or architectural aesthetics of the buildings.

Where a modern building has been retained within the Conservation Area boundaries it is usually due to one of the following reasons:

- The building is surrounded by historic buildings and its removal would result in a hole in the Conservation Area.
- The building occupies a plot which retains its original boundary layout.
- The curtilage structures of the building e.g. outbuildings or boundary walls are of historic interest.
- The building occupies a visually prominent plot or is important in terms of the overall appearance of the street frontage and makes a positive contribution to the street scene.

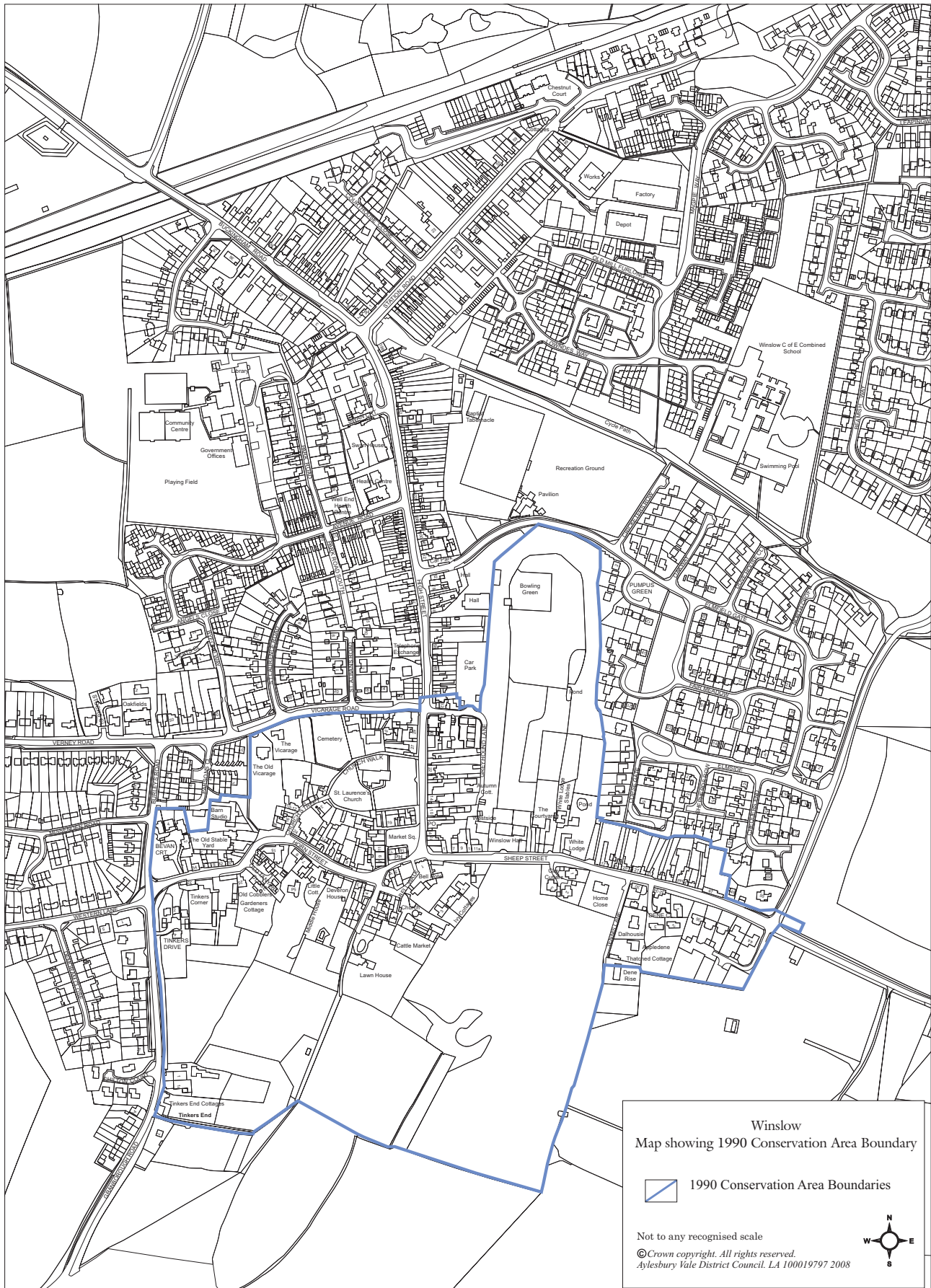
¹ The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69.1a

CHAPTER 2 - PLANNING POLICY

Section 69.1a of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to determine which areas within their district are of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Once identified these areas should be designated as Conservation Areas and regularly reviewed. As part of the designation and review process it is important to produce up-to-date appraisal documents that support and justify designation and which can be used to inform planning decisions affecting the Conservation Area.

The principal purpose of Conservation Area designation is the official acknowledgement of the special character of an area. This will influence the way in which the Local Planning Authority deals with planning applications which may affect the area. Within Conservation Areas permitted development rights are restricted, which means that applications for planning permission will be required for certain types of work not normally needing consent. A list of the type of developments that are controlled by Conservation Area designation is contained in Appendix I of this document. In Appendix II is a list of Planning Policies contained within the Aylesbury Vale District Council's Local Plan (January 2004) which relate to Conservation Areas and the management of the historic environment.

The process of public consultation adopted in the production of this document is laid out in the Aylesbury Vale District Council's Statement of Community Involvement, as adopted in October 2006.



Map showing 1990 Conservation Area boundary in Winslow.

CHAPTER 3 - SUMMARY

The existing Conservation Area in Winslow is fairly large, covering roughly one third of the total settlement and containing the majority of the historic core of the town. The proposed extension to the Conservation Area will include an area of later 19th and early 20th century development to the north of the historic town centre. This area of building, along the High Street, Buckingham Road and Station Road, forms a cohesive whole and is a rare example of 19th century linear urban expansion. The inclusion of this area within the Conservation Area also recognises the historic importance of the 19th and early 20th century development within the context of the historic Market town.

Winslow is unusual within the context of Aylesbury Vale, as its historic road layout appears to have survived relatively intact. The pattern of survival in the historic buildings of the town is a little less clear, although the large numbers of buildings which survive from the late 17th and 19th centuries suggest that these were periods of relative prosperity for the settlement.

The earliest settlement at Winslow appears to have followed the line of Horn Street and Sheep Street, east-west, and was likely to have been a linear springline settlement. Later additions including the laying out of the Market Square and High Street in the mediaeval period, pulled the town further north and from here the town branched off in a number of places. The 19th century saw the increased expansion of Winslow north along the Buckingham Road, and subsequent developments have wrapped around the north, east and west sides of the historic town.

Winslow is an important local commercial centre, and has been for many years. This key historic function is reflected in the large numbers of historic shopfronts and signage brackets that survive today. Even today, the town still contains a large number of small, locally run shops, and the weekly market is important to the residents of the town.

There is very limited green space in Winslow Town centre which, coupled with strong built enclosure along the principal roads prevents many far reaching views in and around the settlement. From the eastern end of Sheep Street, the open space opposite Winslow Hall, and the southern part of Tinker's End, give distant views over agricultural land surrounding Winslow towards Granborough, but elsewhere in the Conservation Area there are few views out of the town into the surrounding countryside.

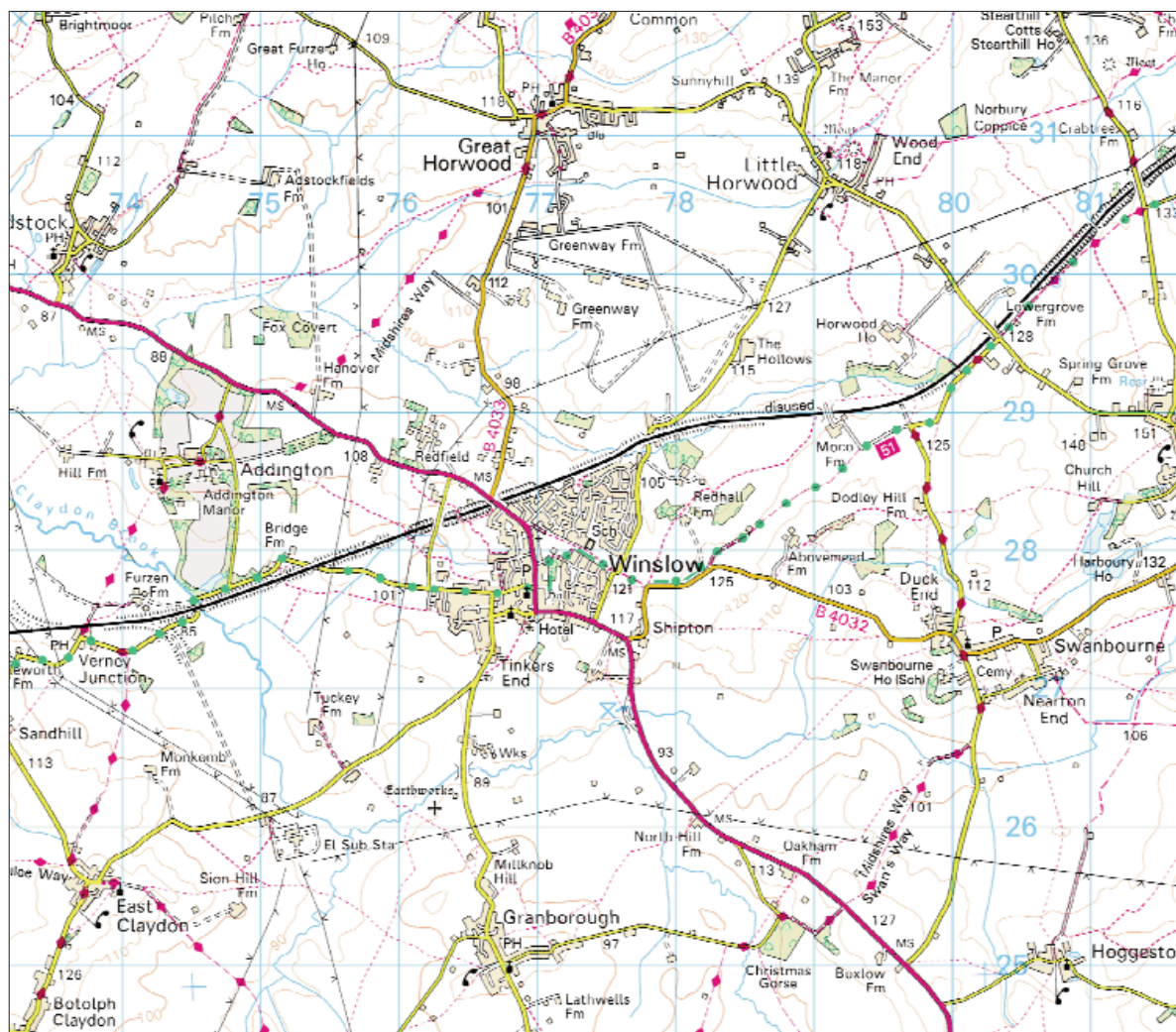
It must be noted that Conservation Area designation cannot, in itself, prevent development, nor should it endeavour to do so as it would inhibit the natural organic growth of the settlements. However, it is important that designation and other forms of protection inform planning decisions and that modern construction should not be allowed to obscure that which is special about the areas.

CHAPTER 4 - LOCATION AND LANDSCAPE SETTING

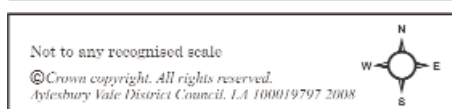
Location

The town of Winslow is situated on the main road between Aylesbury and Buckingham, approximately 6 miles south east of Buckingham and 9 miles north west of Aylesbury. Other nearby settlements include Great and Little Horwood, Swanbourne, Granborough and the Claydons. Winslow is a small town, with a busy commercial centre set around an historic Market Square. The historic core of the settlement is surrounded by more recent residential development.

Winslow Town has a population of over 4,400²



Map showing the location of Winslow



² Aylesbury Vale District Council Local Plan 2004

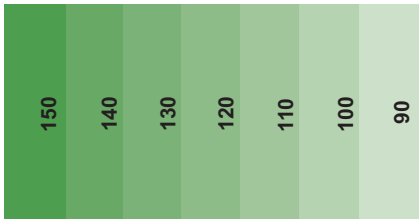
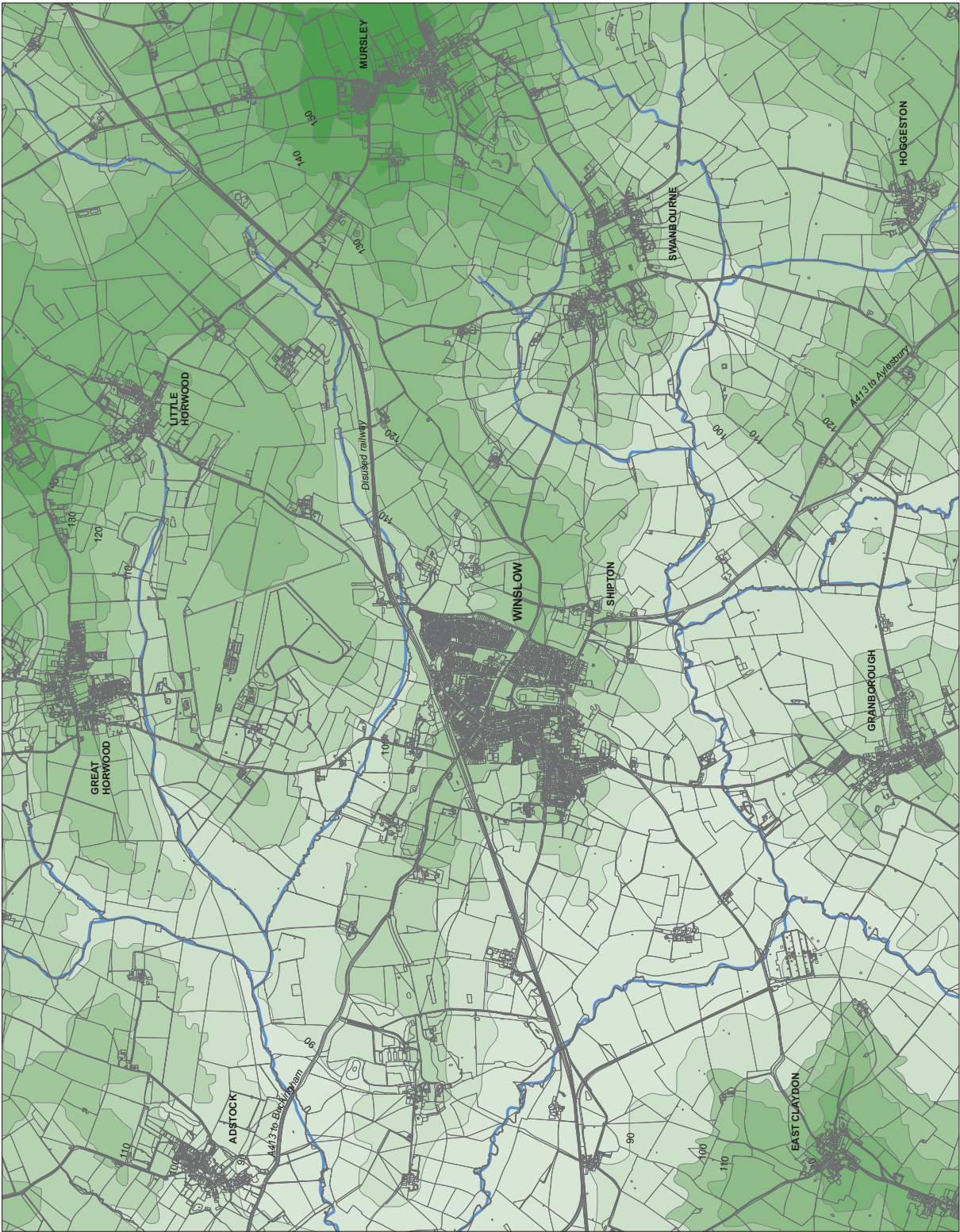
Landscape Setting

Originally Winslow was a small linear spring line settlement. The original main street, now Horn Street and Sheep Street followed a ridge line. In the 13th century the town spread northwards along the ridge as a result of the laying out of the market and High Street. Later expansion ran north along the ridge line and up hill, as well as east along Sheep Street, but Winslow remained a very small town. In the later 19th century, with the arrival of the railway, Winslow saw some modest expansion to the north along the Buckingham Road and Station Road. However, it was not until the mid-late 20th century that Winslow witnessed major expansion, mostly to the north and north-east.

Winslow sits between 100 and 120 metres above sea level and most approaches to the settlement are uphill, particularly along Sheep Street. The undulating landscape creates a number of interesting changes in road level which are characteristic to Winslow. To the north west, west and south of the town the land slopes down towards two small tributaries to Claydon Brook. To the north-west of the Church there is also a small spring which flows to the west away from the town.

The ridgeline position of Winslow gives the town a strategic advantage, with good views out over the surrounding landscape. The town has also benefitted over the centuries from the presence of passing trade between Aylesbury and Buckingham.

The geology around Winslow is predominantly alluvial sand and gravel with clay below, providing material for nearby brickmaking. To the north there are bands of oolite and corn brash which provide some building stone. The agricultural land around Winslow is rich and farming has historically formed the mainstay of the local economy.



Contours are shown in metres at vertical intervals.

Not to any recognised scale
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Aylesbury Vale District Council.
LA 10009797 2008

CHAPTER 5 - GENERAL CHARACTER AND PLAN FORM

Winslow

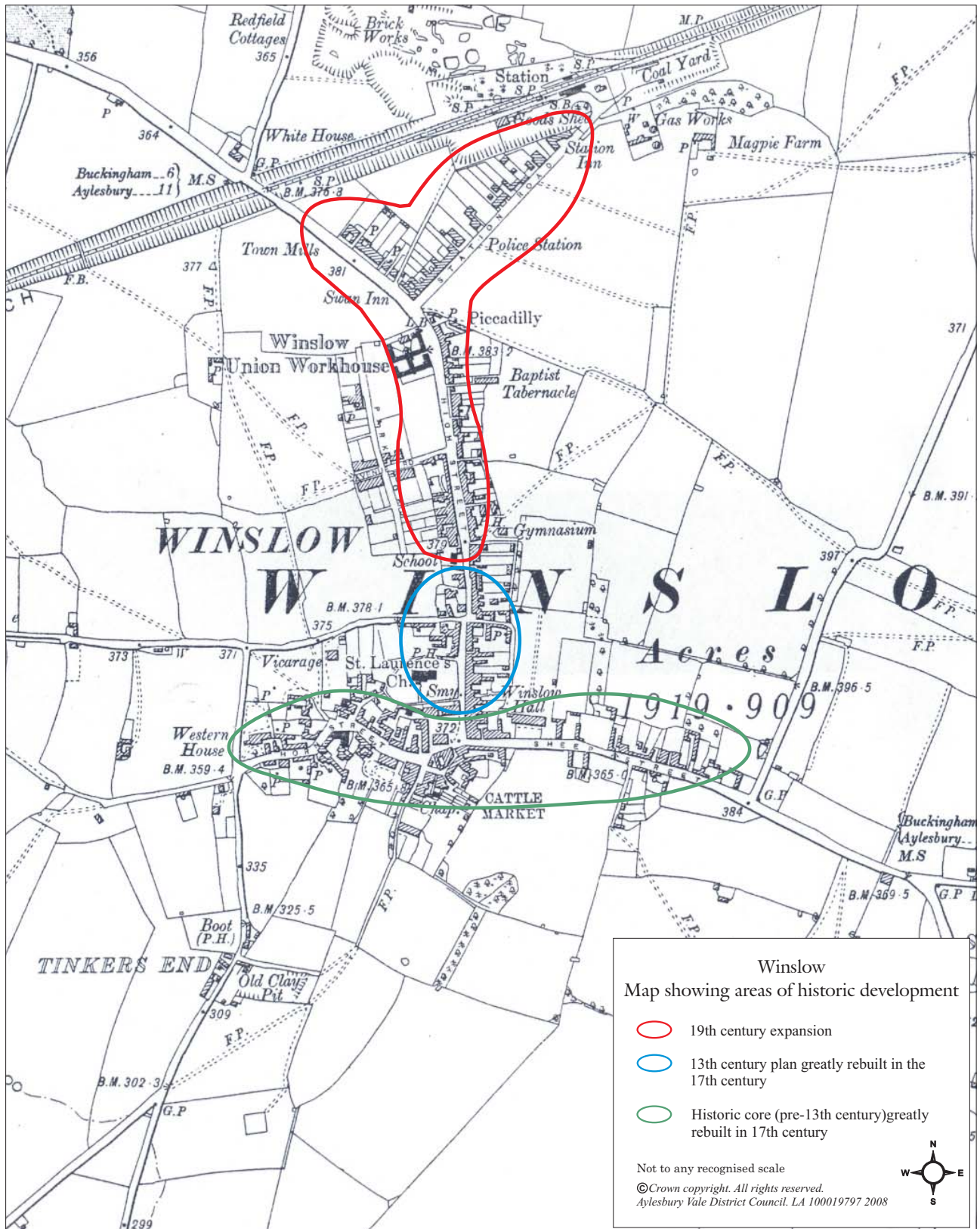
Winslow is a compact town, although the settlement has expanded considerably over the last 100 years. Originally Winslow was a classic ridgeline settlement, with Horn Street and Sheep Street forming the main thoroughfare of the town. The Market Square and High Street were laid out at right angles to Horn Street during the mediaeval period (probably during the 13th century when the town was granted a market charter). Later expansion, up to and including the 19th century, was limited to the area around the Church, Vicarage Lane and Burleys Road. In the late 19th century there was modest expansion to the north of the town, possibly as a result of the railway coming to Winslow in 1851. This expansion followed the linear form of the Buckingham Road and High Street, with small pockets of development on Avenue Road and Station Road.

Mid-late 20th century development in Winslow took the form of large planned estates. These developments, mostly to the north and eastern sides of the town, were built on previously undeveloped land and have a very different character and form from the historic core of Winslow. There have been very few modern infill developments within the historic core of Winslow, and the traditional form and grain of the town is still easily distinguishable today.

Origins and Ownership

The name Winslow, or Wineslawe, is likely to be of Anglo-Saxon origin meaning the barrow of Wini. During the 8th century the town was in the possession of King Offa, who had a Palace and a Chapel in the area. It is likely that these were situated on Dene Hill, the highest spot in the parish.

At the time of the Domesday survey Winslow was in the ownership of the Abbey at St Alban's, having been gifted to the house by King Offa (757-796). The town reverted to royal ownership during the reformation, following the dissolution of the monasteries in 1539. In 1599 the manor of Winslow was granted to Sir John Fortescue, who in turn sold it to George Villiers in 1619. In 1697 the manor was purchased by William Lowndes esq, secretary to the treasury, in whose family it remained well into the 19th century.



OS 2nd Edition 1900 map showing areas of former historic development
Map produced with permission of the Centre for Buckinghamshire Studies

CHAPTER 6 - HISTORY AND DEVELOPMENT

There are very few early documentary references to Winslow. In the early 12th century King Henry I granted a charter to Winslow, allowing the Abbot of St Alban's to hold a market in the town. Court rolls from the 16th century make reference to Winslow and the new town of Winslow, suggesting that there were originally two settlements. The old town is likely to have been positioned on Dene Hill, close to King Offa's Palace, the present town site was most probably occupied later. By 1290 the Church had been founded on its present site on the High Street.

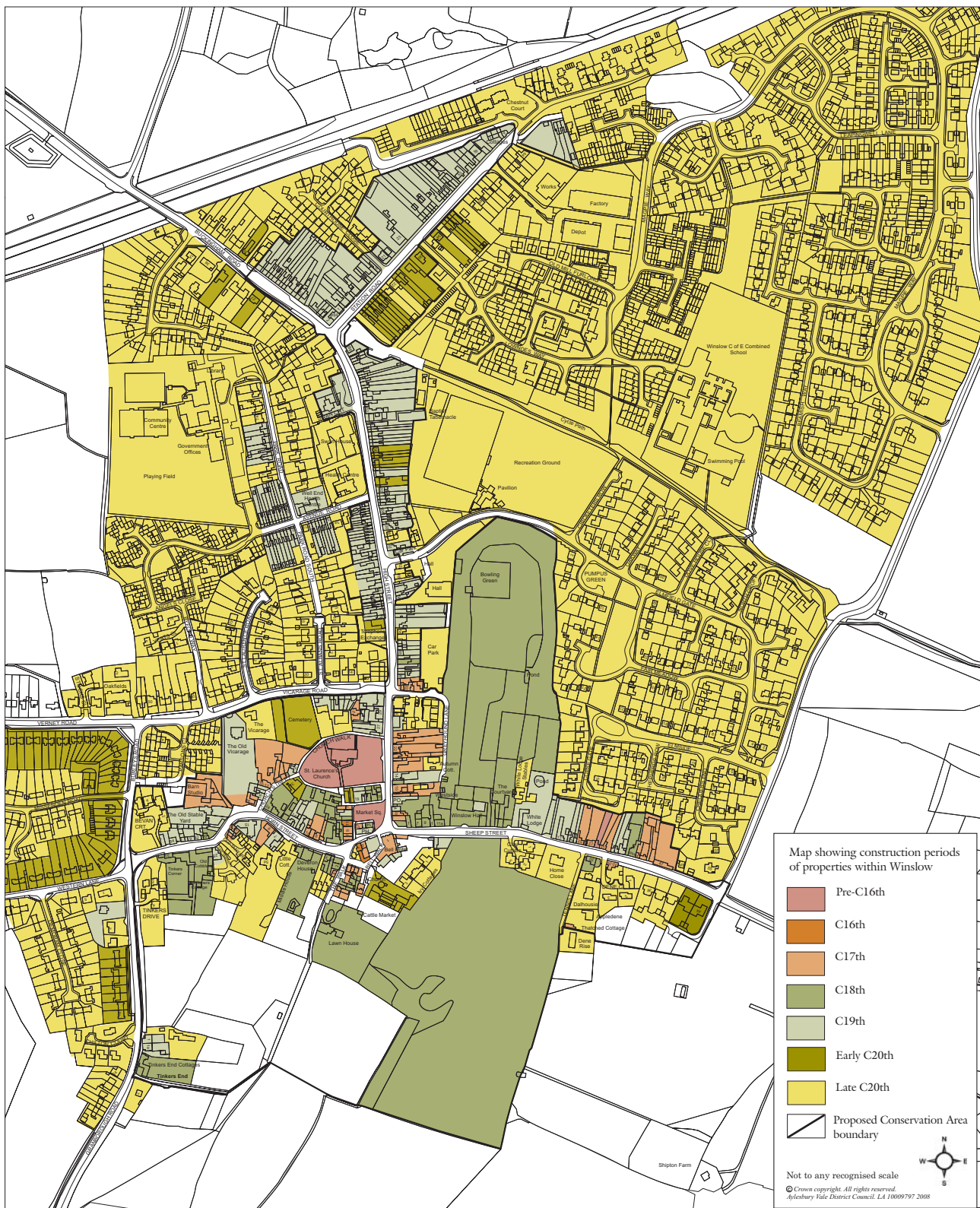
In 1642 the population of Winslow was small, with 60 people named in the tax returns for the Town. The Civil War in 1643 saw Winslow sacked and plundered by Prince Rupert and the Cavaliers. The relatively low survival rate of pre-17th century buildings in Winslow, and the high proportion of late 17th and early 18th century buildings on Horn Street, High Street and Sheep Street, suggest that many of the buildings within the Town may have been destroyed or heavily damaged at that time.

Parliamentary Enclosure, undertaken in the 18th century by the Lowndes family, had a significant impact on the agricultural land around Winslow. In 1743 an Act of Parliament was passed for the dividing and enclosing of the common fields in the hamlet of Shipton, to the east of Winslow. The remainder of Winslow parish was enclosed in 1766-7. At this time a number of new roads were created to give access to the enclosed fields, including Furze Lane and Verney Road. The direct road from Swanbourne to Buckingham was also blocked at this time, diverting traffic through Winslow's Market Square.

In 1792, 242 men between the ages of 16 and 60 were recorded in the Posse Comitatus as living in Winslow. By 1801 the first census recorded 1,101 inhabitants in the town, split into 219 households. The passing of the Poor Law Amendment Act in 1834 led to the establishment of a Union Workhouse on Buckingham Road. By 1894 a Rural District Council had been set up to build rental houses and service the housing needs of those affected by slum clearance within the town.

The coming of the railway in the 1850s co-incided with a substantial rise in population in Winslow, up to 1,890 in 1861, and a large number of new houses were built in the northern part of the town, along High Street, Buckingham Road and the newly built Station Road, in the latter part of the 19th and early 20th centuries. The railway provided transportation for goods into and out of London, but also allowed wealthy Londoners easy access out to Winslow, leading to a rise in the number of hunting boxes and large country homes in and around Winslow.

From the late 19th century onwards Winslow experienced a drop in population, reaching a low of around 1,500 just before the Second World War. It was not until the late 20th century, with massive development around Winslow and large numbers of new homes that Winslow's population began to rise again. These modern estates, wrapping around the north and east, and some along the west side of the town centre, have surrounded the historic core of the town, but the historic road pattern and layout of the town have remained largely intact. Today over 4,400 people live in Winslow.



Map showing construction periods of properties within Winslow



Jefferys Map 1770



Bryants Map 1825

Former Uses

Commerce

Winslow, with its 12th century market charter and planned mediaeval market place and High Street, has been a local centre for commercial activity for centuries. Commerce still forms the core economic activity in Winslow, although in recent years a number of the traditional shops along the High Street have been converted into more service based uses such as hairdressers and beauty salons.

Along the upper section of the High Street there are a large number of small commercial units, many of which now house take away businesses, as well as the more traditional butchers and grocers along with a hardware shop. As well as the shops and services within Winslow there are also a number of small professional businesses such as solicitors, dentists and a veterinary surgery.

Markets

The Winslow market still takes place in the market square, and historically the town also held sheep and cattle markets (on Sheep Street and Horn Street/Market Square). In 1895 the live stock markets were combined, and relocated to a new site on Bell Walk, south of the market square where it stayed until 2007/08. The recent relocation of the Winslow livestock market to Foscombe has left the turn of the century market site empty, although redevelopment proposals for the site have now been approved.

Hospitality

Historically there were a large number of public houses, inns and hotels in Winslow, taking advantage of the passing trade afforded by the town's position on the major highway between Aylesbury and Buckingham. Most of these inns were located along Sheep Street, High Street and Buckingham Road, with substantial road frontages and large yards and stabling behind. Many of these inns still survive today although most are now hotels with bars and/or restaurants. Elsewhere in the town over the last few decades a large number of other restaurants and cafes have been established.

Industry

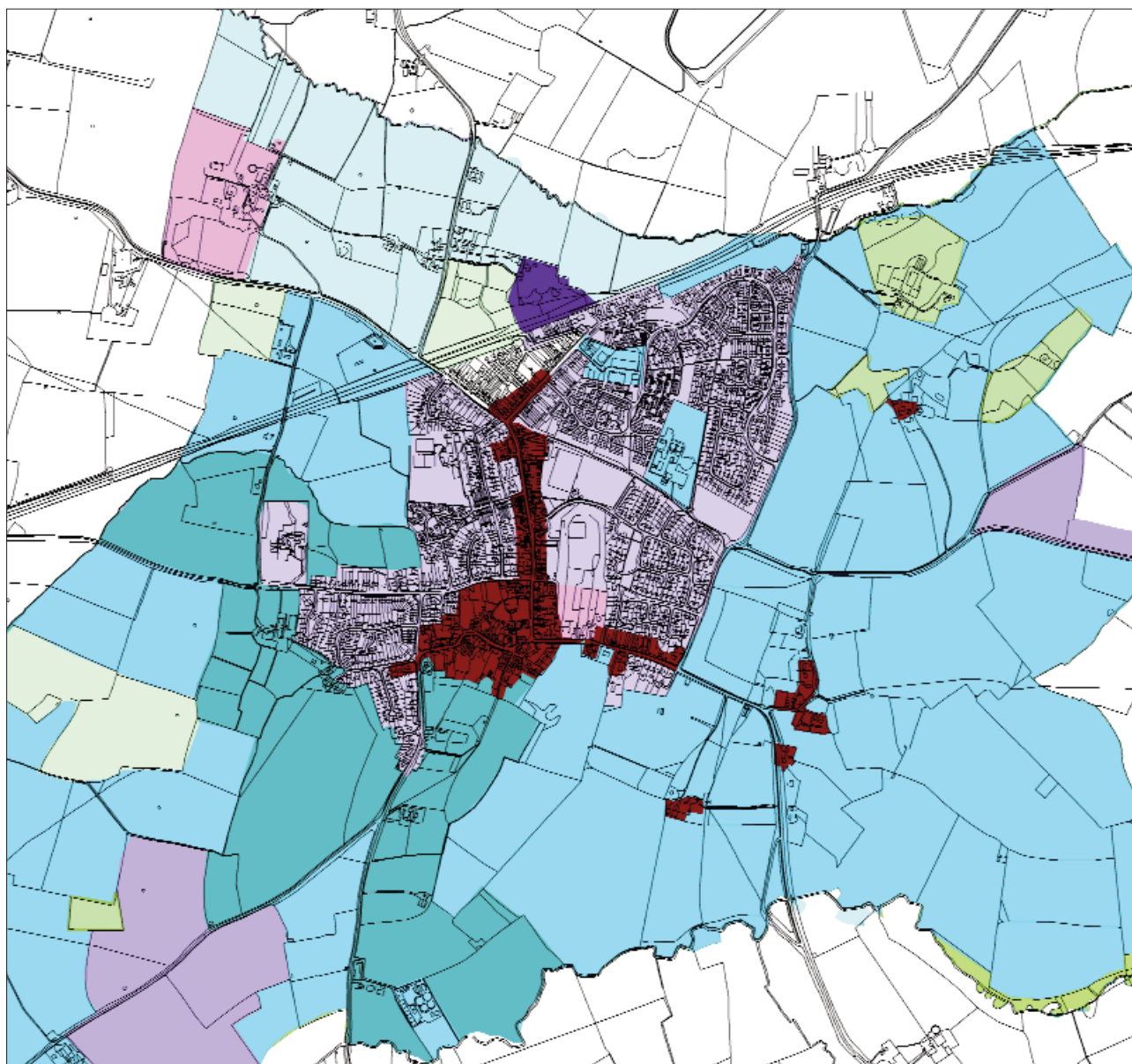
There are limited industrial sites within Winslow town centre, although there are a number of small industrial and storage developments in the surrounding area. Even in the 19th century with the coming of the railway to Winslow there was surprisingly little industrial development in the town. At the lower end of Station Road there is a small industrial estate which is still in use today.

Agriculture

Winslow is principally a commercial and residential centre today, although in the past the town would have been much more closely associated with agriculture. The town is still surrounded by rich agricultural land and has close historic associations with the outlying farming settlements that are dotted around the landscape. Farming formed the core economic activity in the area around Winslow well into the 20th century.

Transport

The railway came to Winslow in the 1850s. The station was situated a little to the north of the town centre, which had an impact on the layout of the town as development expanded north along High Street and Station Road in the late 19th century to meet the railway. In the 1960s the railway line into Winslow was closed, although freight trains continued to run until the 1980s. In more recent years the area around the old station was redeveloped for residential use.



Map showing land use in the landscape surrounding Winslow - OS 1st Edition 1880
Data supplied courtesy of Buckinghamshire County Council Archaeological Service

| Legend | |
|--------|--|
| | Allotments |
| | Parliamentary Enclosure (18th -19th Century) |
| | Enclosure (Pre18th - 18th Century 'Irregular') |
| | Enclosure (19th Century) |
| | Enclosure (Pre-18th Century Regular) |
| | Parliamentary Enclosure (subsequent divisions) |
| | Flooded Restored Mineral Extraction |
| | Meadow |
| | Parkland (16th 19th Centuries) |
| | Settlement (Historic Core) |
| | Woodland (Common Woodland/Pasture) |
| | Woodland (Secondary 18th - 19th Century) |

CHAPTER 7 - ARCHAEOLOGY

There has been relatively little archaeological investigation within or around Winslow which limits our understanding of the town's origins and early development. An Historic Towns Study is being undertaken by Buckinghamshire County Council Archaeological Service to provide a framework for future investigation so what follows is only an interim statement.

Very few prehistoric or Roman remains have been found in Winslow parish. Pagan Saxon burials have been found in Hayman's Pit near Shipton apparently associated with a mound which could have been the 'barrow of Wini' which gave Winslow its name. Saxon coins reportedly found on Dene's Hill in the nineteenth century led to the suggestion that this was the site of a palace of King Offa, who granted Winslow and three other estates to St. Alban's Abbey in about 792, but this remains conjectural. The bounds of Winslow were recorded in the tenth century and are interpreted as encompassing Granborough, Little Horwood and Shipton as well as Winslow itself. The perambulation records the boundary as marked by a series of boundary banks, ditches, lanes, streams and other landscape features which indicate that the medieval pre-enclosure landscape was already in place by the tenth century. Winslow was next mentioned in the Domesday Book (AD 1086) when there were 17 villager and 5 smallholder households and three slaves with arable land for 19 ploughs, an equivalent amount of meadow and woodland worth 10 shillings a year. Thus in the Middle-Late Saxon period Winslow was a sizeable rural settlement and estate centre of St. Alban's Abbey.

As noted elsewhere (p.8-9), the earliest part of the town's street plan is probably defined by the east-west alignment of Horn Street and Sheep Street, which may have been in place by the 11th century. The Saxon royal and ecclesiastical manor and its chapel may have lain at the east end of Sheep Street but, as noted above, this is far from certain. Consideration of historic maps suggests that at this time the main road from Saxon 'burh' at Buckingham may have bypassed Winslow to the north by continuing the line of the A413 to join the modern B4032 at a crossroads to the north of Shipton from which point a traveller could either turn south towards the royal manor at Aylesbury northeast to Watling Street or southeast to another royal manor and market at Leighton Buzzard. The route via Swanbourne was still known as the 'portway' (a road to a market) in the 16th century. This putative 'lost' highway survived as a footpath and is now a cycleway.

The grant of a market charter in 1234 led to the development of Winslow from rural settlement to small market town. Ten burgesses were recorded in 1279 and there are references to the 'new town' in the 13th and early 14th centuries. The 'new town' is identified with the High Street, Market Square and St. Laurence's Church. A characteristic pattern of regular long, thin plots fronting on to the eastern side of the High Street have been interpreted as 'burgage plots' laid out at this time. However, small-scale archaeological excavations in this area have not yet found much evidence for medieval occupation. The 13th century re-planning of Winslow may well have changed other aspects of the town plan; for example the highway from Buckingham could have been diverted through the new High Street and market to boost trade from passing traffic. There are indications that the market place was originally larger with the George Hotel being suggested as a later encroachment, perhaps on the site of a market house. Throughout the medieval period there would have been small hedged or fenced 'closes' around the town but beyond these most of the parish was covered by open fields farmed in strips, which survive in places as 'ridge and furrow' earthworks in pasture fields.

The earliest map depiction of Winslow is a rather schematic small-scale representation on the 'Salden Map' drawn for Sir John Fortescue in 1599. The map appears to show houses set within regular plots along both sides of Sheep Street but only the north side of Horn Lane and also off the west side of the Market Square. Plots on the east side of the Market Square are shown with a different symbol perhaps indicating that they were not heavily built-up; as also suggested by the archaeological evidence. It is of course possible that Winslow had been rather larger in the 13th and 14th centuries with the empty plots recorded at the end of the 16th century reflecting later medieval shrinkage.

The Norden brickworks, which was located to the west of the High Street, was in existence by 1700 when a specially built kiln provided large numbers of bricks for the construction of Winslow Hall. Windmills were recorded at Winslow from the 13th to the 18th centuries; the site of one of them is suggested by the place-name Mill Knob. The eighteenth century also saw major changes to the landscape around the town with the enclosure of the medieval open fields by Act of Parliament in 1767. The fields of Shipton had been enclosed a few years earlier in 1745.

The nineteenth century saw the construction of the railway to the north of the town whilst several industrial structures were built around the parish, such as brick kilns at Railway Wharf and Tinker's End or the gas works on the High Street.

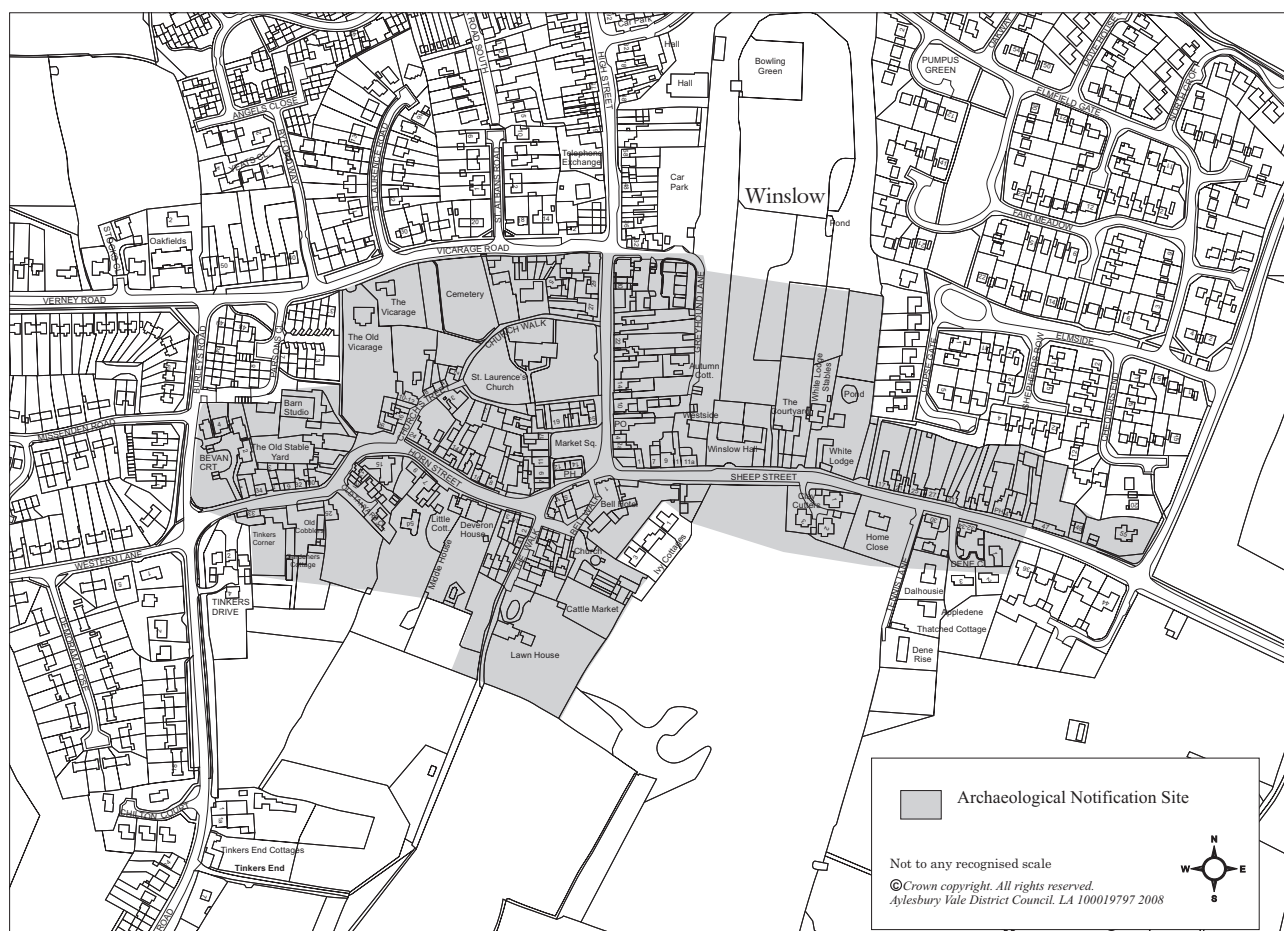


*Aerial photograph of Winslow.
Provided by UK Perspectives*

The Second World War left a mark on Winslow parish as there were two small concrete structures that acted as approach guides for Little Horwood Airfield. On one occasion a plane missed these guides and crashed into houses on the High Street. The crash, in which many residents and members of the crew lost their lives, is commemorated on plaques in the church.

Archaeological information is held on the County Historic Environment Record and regularly updated. There is potential within and around the conservation area for buried remains of Saxon, medieval and post-medieval urban settlement. Some historic buildings are also likely to be of archaeological interest, and may conceal features earlier than their nominal list descriptions might suggest. The town's historic plan form with its layout of roads and property boundaries giving a fossilised history of evolution from village to town is a distinctive and important part of the conservation area. Although not part of the conservation area, the section of 'lost' highway linking the A413 and B4032 is also a distinctive feature worthy of retention.

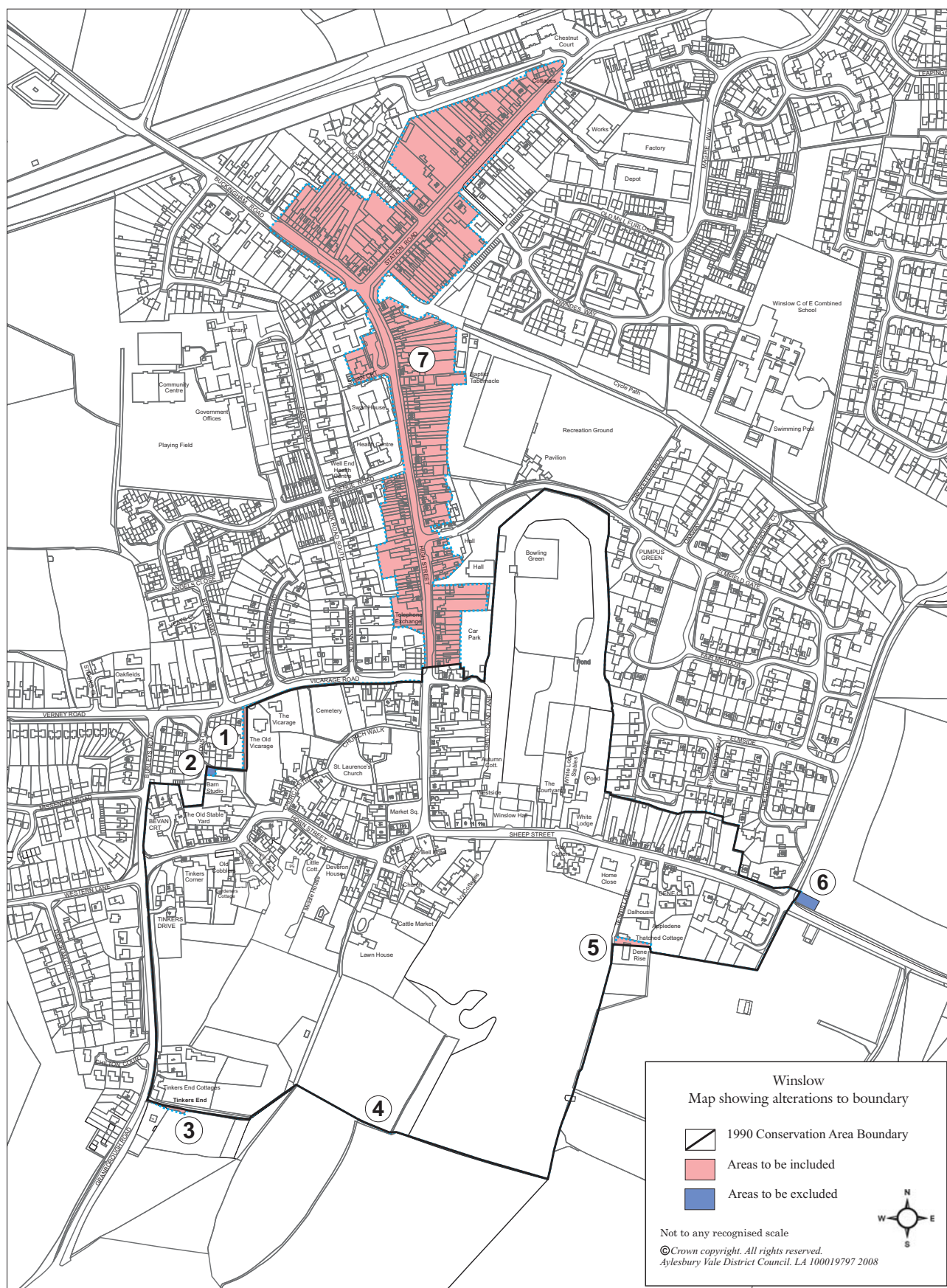
The effect of development on archaeological remains is a material planning consideration. The areas of the 16th century and earlier historic core and also the possible site of the Saxon royal palace are identified as 'Archaeological Notification Sites' acting as a planning trigger for consideration of archaeological issues. Applicants for planning consent may be required to undertake field evaluations to inform decisions and/or conditions may be applied to safeguard archaeological interests. For further information and advice contact the County Archaeological Service on 01296-382927.



Map showing areas of Archaeological significance

CHAPTER 8 - ALTERATIONS TO BOUNDARY

1. Extend the boundary to include the footpath to the west of The Old Vicarage, Vicarage Road
This is one of a number of small passages around the Church and Vicarage. These are a characteristic feature of this part of the Conservation Area. The other similar paths are all included within the Conservation Area boundary.
2. Alter the boundary to exclude the small area of land to the north of The Barn Studio, Parson's Close
At present the boundary cuts across this area and does not follow any features on the ground. For the sake of clarity the boundary should follow the building line and plot boundary of The Barn Studio.
3. Amend the boundary to follow the northern boundary of the field to the east of 7 Granborough Rd
At present the Conservation Area boundary deviates slightly from this field line. For the sake of clarity it should be adjusted to follow the field boundary hedge.
4. Amend boundary to follow southern and eastern boundaries of field opposite Winslow Hall
The existing Conservation Area boundary does not follow any clear features on the ground. For the sake of clarity the boundary should be adjusted to follow the field boundary hedge.
5. Alter the boundary to exclude part of the plot of Dene Rise, Tennis Lane
This is a modern house, built since designation. At present the boundary cuts through the building plot and does not follow any features on the ground. For the sake of clarity the boundary should follow the line of the boundary between Dene Rise and Thatched Cottage.
6. Alter the boundary to exclude the area of land opposite 55 Sheep Street
At present the Conservation Area boundary follows a strange line that cuts through this field. For the sake of clarity the boundary should follow the line of the southern boundary of 55 Sheep Street and the eastern side of the road to the east of 44 Sheep Street.
7. Extend the boundary to include the 19th and early 20th century housing along High Street, Buckingham Road and Station Road
Within the context of Aylesbury Vale there are very few areas of late 19th and early 20th century speculative building that have survived well. In most areas later infill development and cumulative small scale changes have eroded the special character of these areas. The collection of turn of the century housing and small commercial units along High Street, Buckingham Road and Station Road are, for the most part, well preserved and visually attractive. Even those buildings which have experienced more recent alteration are important in terms of the overall uniformity of style and form of the street frontage. The area is also important in terms of the history of Winslow town as it visibly demonstrates the pattern of progressive linear development extending north out of the town centre. It is considered that the architectural uniformity, and importance in terms of the history of Winslow, this area merits inclusion within the Conservation Area.



Map showing alterations to boundaries

CHAPTER 9 - KEY VIEWS AND VISTAS

Views within Winslow are limited by the close, dense grain of the town, and the continuous street frontages that frame most of the streets. The distinctive curving lines of Horn Street, Upper High Street and Sheep Street creating unfolding views, framed on either side by buildings. Straight views along the other roads also tend to be framed by buildings and boundaries.

The undulating road levels around Winslow provide long views of landmark buildings, for example the views of Winslow Hall from the east end of Sheep Street, and the glimpsed views of the Church from the bend on Horn Street. These variations in road level also provide long views of the trees at Tinkers End over the roof of the Bell Hotel.

The small alleys and rear access ways that lead off the High Street, Horn Street and around the Market Square and St Laurence's Church are a distinctive feature, unusual to Winslow. The glimpses and curtailed views along these footpaths break up the continuous street frontage and are an important element of the grain and character of the historic town core.

There are very few panoramic views from Winslow, especially within the Conservation Area. From Sheep Street the fields to the south of Winslow Hall offer wide reaching views of the landscape surrounding Winslow. The fields around Tinkers End also offer good views out towards Granborough. From the junction of Station Road and Buckingham Road there are also long views to the north east, framed by the buildings on either side of Station Road.



View along Sheep Street



View from Tennis Lane towards Winslow Hall



CHAPTER 10 - OPEN SPACES AND TREES

The Market Square is the only public open space within the Winslow Conservation Area, and provides an important focus for the commercial activities of the town, particularly on market days. There is also the smaller open space at the junction of Horn Street and The Walk. Other public open spaces in Winslow are outside the Conservation Area boundaries, and include a number of playing fields and a recreation ground to the east of the Upper High Street.

The majority of the green space along Horn Street and Sheep Street is private garden, hidden from view behind buildings and boundary features. This lack of visible green space gives the centre of Winslow a strongly urban character, contrasting with the agricultural character of the large green fields opposite Winslow Hall and to the south of Horn Street. Along Vicarage Road, Buckingham Road and Station Road many more of the buildings have visible front gardens. The planting along the plot edges in these areas creates much softer edges, contrasting with the strong building lines that enclose the streets elsewhere in the Conservation Area.

St Laurence's Churchyard and the Cemetery are the only accessible green spaces within the town centre. These areas are easily visible from the High Street, and the visual contrast between the commercial frontages of the Market Square and High Street with the openness and greenery of the Churchyard makes the Church prominent in an area of otherwise fairly uniform character.

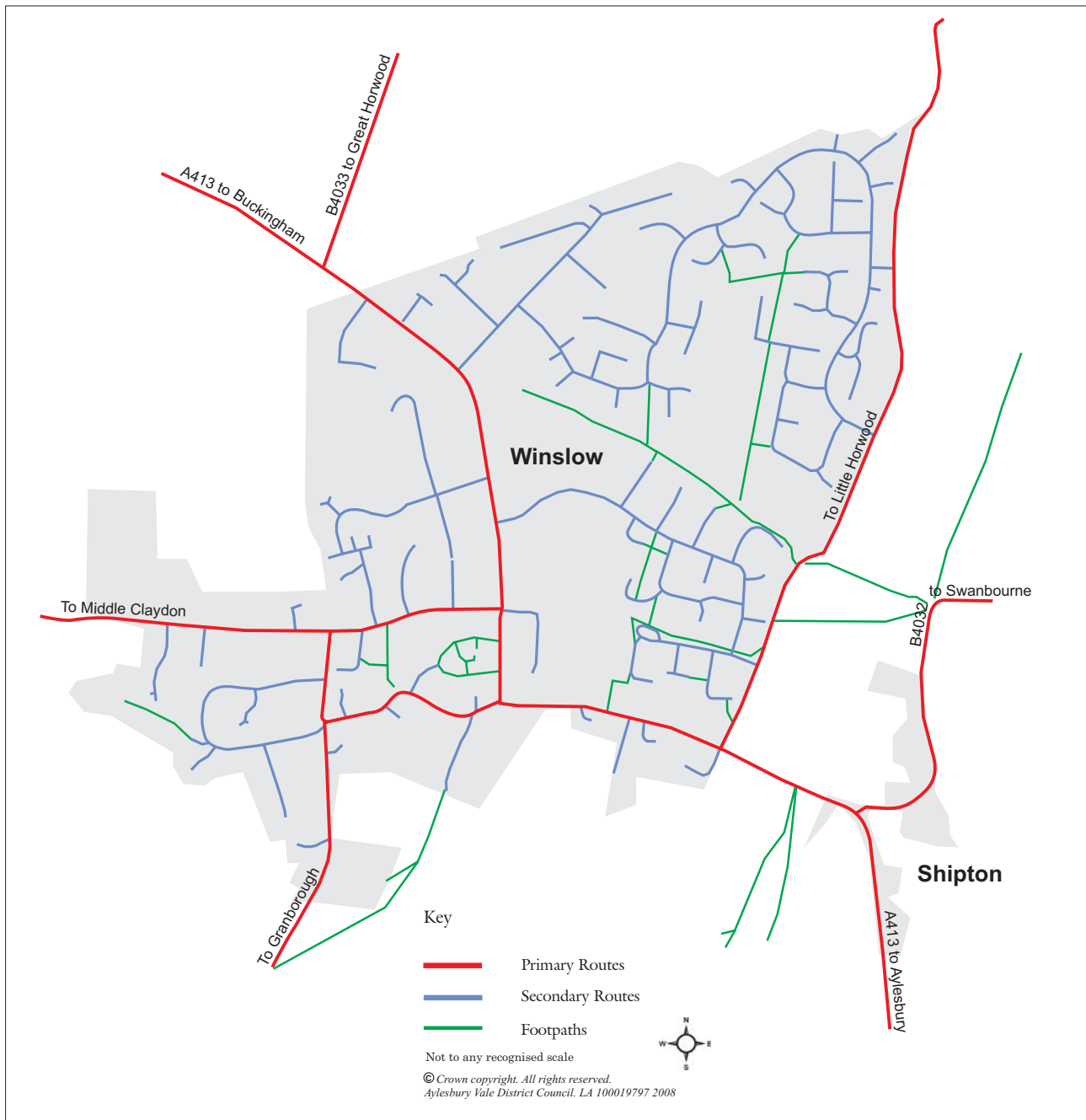
There are a number of important trees and hedges within the Churchyard and Cemetery. There are also a number of visually important trees around the Conservation Area. These trees frame views along streets and, where they appear along boundaries, are an important feature of the streetscape. The commercial stretches of the High Street and the Market Square have relatively few trees and no hedges. Along the length of the High Street the buildings abut the pavement edge, with no private frontage. As a result they are visually distinct from the rest of the Conservation Area.

CHAPTER 11 - PERMEABILITY AND ROAD LAYOUT

The A413 between Aylesbury and Buckingham is a busy main road, which passes through the centre of Winslow (Sheep Street and High Street). Winslow straddles the A413, with the majority of the commercial buildings in the town abutting the thoroughfare.

The historic street pattern of Winslow survives largely unchanged. There are a handful of historic minor roads in Winslow, including Vicarage Road, Horn Street (which was once a main road), and Granborough Road. These three roads form a loose grid with High Street. Further north, along High Street and Buckingham Road, there are some later, 19th century roads leading off at right angles from the primary route. These include Station Road and Avenue Road. From the historic minor roads a collection of 20th century cul-de-sac developments spring off. These are not a traditional feature of the town.

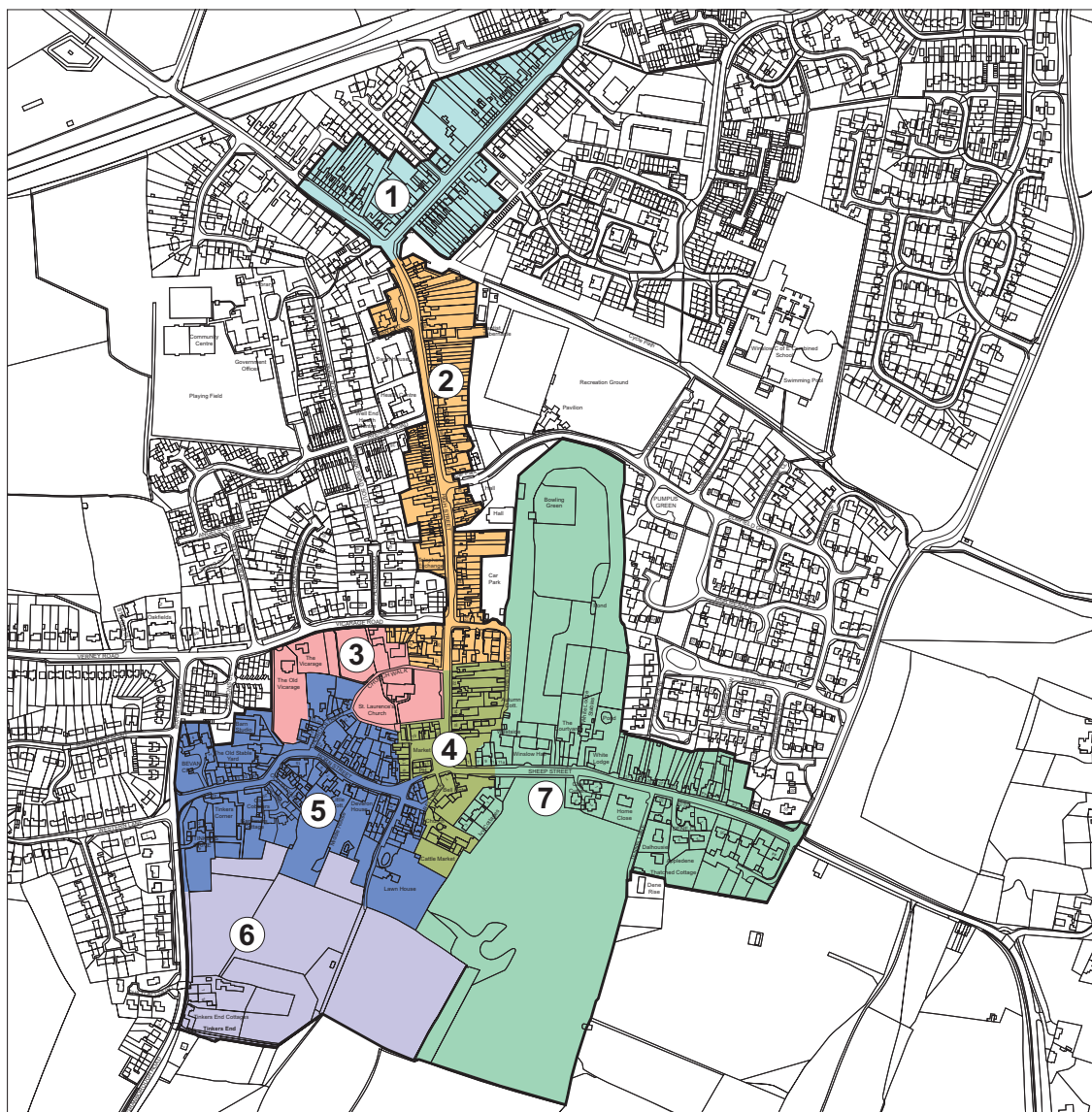
The historic core of Winslow is highly permeable, particularly around the Church. Scattered around the Conservation Area are a number of small, enclosed footpaths and alleyways, bounded on both sides by buildings, tall walls or hedges. Some of these paths connect together two principal roads, although some leading from the High Street join with smaller secondary roads. These narrow paths are a distinctive feature within Winslow and are unusual in the context of Aylesbury Vale.



CHAPTER 12 - DEFINITION OF IDENTITY AREAS

The Winslow Conservation Area has been sub-divided into 7 Identity Areas and these will be analysed individually and then compared.

- Identity Area 1 - Station Road and Buckingham Road
- Identity Area 2 - Upper High Street
- Identity Area 3 - St. Laurence's Church and Vicarage Road
- Identity Area 4 - Lower High Street
- Identity Area 5 - Horn Street
- Identity Area 6 - Tinker's End
- Identity Area 7 - Sheep Street



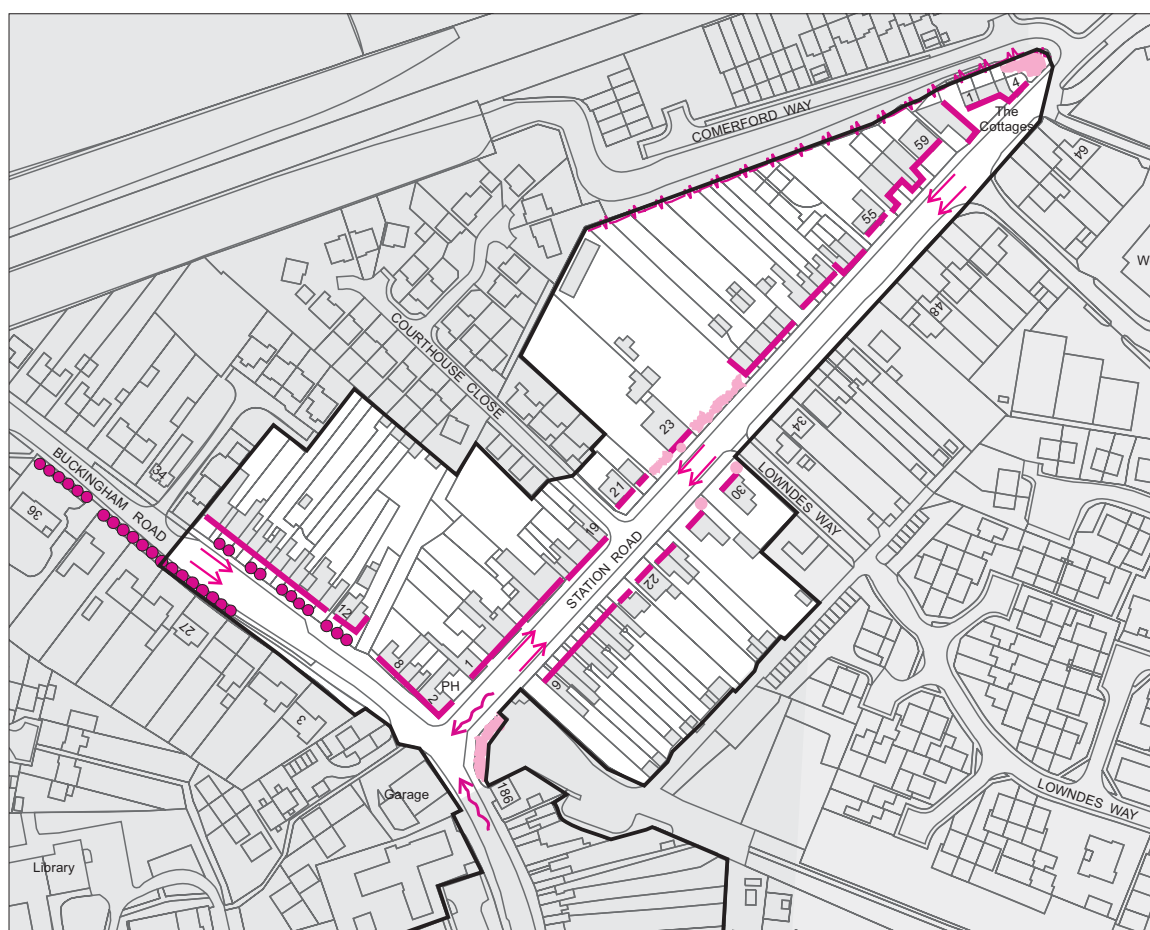
Map showing Identity Areas

CHAPTER 13 - URBAN MORPHOLOGY

Identity Area 1 - Station Road / Buckingham Road






The Station Road and Buckingham Road Identity Area is predominantly residential, with most of the buildings dating from the turn of the 20th century. Houses in this area tend to be set further back from the road edge than in other identity areas. The small front gardens and wider than average roads and footpaths in this area create a feeling of space and openness along the streets, characteristic of the area, and contrasting with the more enclosed feeling of the other identity areas nearby.

The special character of the Station Road and Buckingham Road Identity Area is a result of the overall streetscape and relative uniformity of age, scale and position of building along the street edges. The high survival rate of well preserved 19th century buildings in the area is unusual within the context of Aylesbury Vale and makes the area of particular local importance.





Identity Area 1 - map showing organisation of space

Key

-  Loss of enclosure
-  Indicating rise in ground level
-  Strong building line providing enclosure
-  Trees providing enclosure
-  Conservation Area Boundary

Visually important Boundaries

-  Walls, fences, railings
-  Hedges

Street

- Buckingham Road and Station Road are consistently wider than the other historic streets in Winslow.
- Development in the area was linear, following the Buckingham Road, and Station Road towards the Victorian station.
- Station Road rises slightly from the junction with Buckingham Road and High Street, before dropping steeply from Courthouse Close down towards the historic railway line.
- Buckingham Road has little variation in ground level.
- Both roads are fairly straight, although the junction where they meet High Street has a distinctive curve.
- There are fewer sides alleys and rear access paths in this Identity Area.
- There is a mixture of terraced, semi-detached and detached building along Buckingham Road and Station Road.
- The area has distinctive blue clay kerbstones along the street edge.

Position of buildings in relation to street

- Almost all the buildings in this Identity Area are set back from the road and pavement edge behind small front gardens or yards. The Public House on the corner of Station Road is an exception, abutting the footpath edge on two sides.
- The building line behind the front gardens is fairly uniform, creating a certain amount of enclosure. However, there is a greater sense of openness in this area than in other Identity Areas.
- Buildings are orientated so that their principal elevations face the road, and their ridgelines run parallel to the street. Terraces are stepped to reflect the changing road level.



25-31, Station Road

Plots

- Plot sizes in this Identity Area vary considerably. However, for the most part the plots, even for the smallest terraced houses, tend to be larger than those found on the High Street.

Building form and date

- Most of the buildings within the Buckingham Road and Station Road Identity Area date from between 1895 and 1940. Notable exceptions include The Swan Public House, which may be earlier, and the terrace of 1970s houses at the eastern end of Station Road, and 8, Buckingham Road which is early 19th century.



The Swan Public House

- The historic houses along Station Road and Buckingham Road are a mix of terraces, semi-detached and detached, but have some degree of uniformity in terms of building line and scale, most being two storeys with basement windows and cellar doors visible at ground level on the main street frontage.
- The 2-storey, villa style houses in this area are larger than those of the Upper High Street Identity Area, particularly along Buckingham Road. This suggests that the area may have been developed speculatively, for affluent residents rather than as a planned development.
- Many of the buildings in this area have raised ground floors with cellars beneath. This is a common feature of houses of this date but is unusual within the context of Winslow and the wider Vale.
- The rhythm of the street frontages in this area is characterised by the presence of large bay windows and wide carriage entrances.
- The majority of buildings in this area are red brick with slate roofs and brick chimneys.



18-28, Buckingham Road

Boundaries

- Where buildings abut the pavement edge there are no front boundary features.
- Where buildings sit back from the pavement and road edge the majority have low boundary features.
- In the case of more recent buildings small hedges are the most common feature.
- Most of the late 19th and early 20th century buildings have very low brick boundary walls. These walls have a variety of coping detailing although originally they are likely to have had railings. The loss of these traditional boundary features is a common problem within Conservation Areas

Views and Trees

- The continuous building lines along Station Road create long views down the street.
- Between buildings there are glimpsed views of rear gardens.
- From the junction of Station Road and Buckingham Road there are far reaching views of undeveloped agricultural land to the north.
- Trees in the garden of 23 Station Road are important to the streetscape as they provide greenery and soft edges. They also form a break in the built enclosure along that stretch of road.

Identity Area 2 - Upper High Street

The Upper High Street Identity Area focuses on an area of predominantly late 19th and early 20th century development stretching from the junction with Station Road to just beyond the junction with Greyhound Lane. The older buildings, at the southern end of the area, may contain much earlier fabric but have been subsequently re-fronted. There are various different styles of building along the High Street, however, the relative uniformity of scale and size of the buildings gives the area a feeling of cohesive design that is very unusual within the context of Winslow and also the District as a whole.

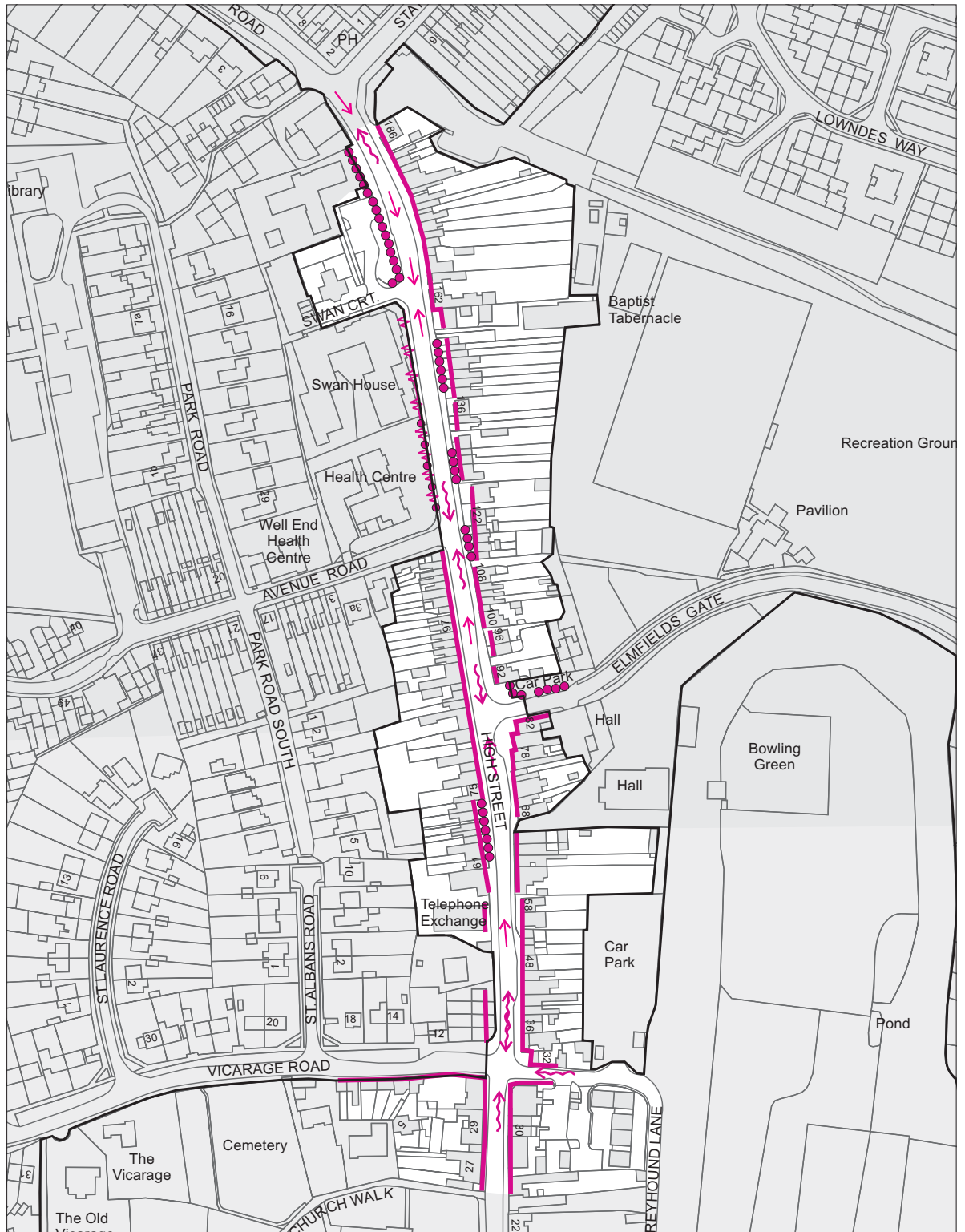
The streetscape qualities of the area, with the continuous built road frontage, and unfolding views along the street are key to the character and appearance of this identity area, and should be retained. The area is characterised by terraces of small buildings, set on long narrow plots. Rear access is provided by small side paths and gated carriage entrances through buildings. The large timber gates that close off the access ways are a visually important element of the streetscape. These gates, and the distinctive curve of the terraces between 162, and 184, High Street are the most significant features of this Identity Area.

Street

- The upper end of High Street (north of Greyhound Lane and Vicarage Road) is not exactly aligned with the lower end of High Street (south of Greyhound Lane). It is unclear why the road kinks to the east, although 19th century maps of the area show a building projecting into the road on the western side of High Street.
- The kink in High Street and the gentle curve of the road to the west create an unfolding view along the street.
- The road level along the upper end of High Street rises from Greyhound Lane to Swan Court, before dropping slightly towards the junction with Buckingham Road and Station Road.
- The road width varies along the High Street, with some parts enclosed on both sides by buildings, whilst others are more open, for example adjacent to the Health Centre on Avenue Road. This variation in street width is an important element of the streetscape.
- The majority of the buildings on the High Street are terraced. In the northern part of the identity area many of these terraces have distinctive large timber doors leading through to rear yards. These are an important element of the street.
- There are a large number of small paths and alleyways leading off the High Street, most at roughly 90° to the street. These provide rear access to the properties along High Street.

Position of buildings in relation to street

- As with the Lower High Street Identity Area, the majority of buildings to the south of Avenue Road abut the street or pavement edge.
- The building line along both sides of High Street is staggered. The curved terrace at the upper end of High Street is particularly unusual within the context of Winslow.
- To the north of Avenue Road, on the east side of the High Street, some of the more modern terraces are set back from the road edge behind small gardens.



Identity Area 2 - showing organisation of space

| Key | | Visually important Boundaries | |
|-----|--|-------------------------------|--------------------------------|
| | Loss of enclosure | | Walls, fences, railings |
| | Indicating rise in ground level | | Hedges |
| | Strong building line providing enclosure | | Hedges, with railings or walls |
| | Conservation Area Boundary | | |

- The north of Avenue Road, on the west side of the High Street, the Health Centre, Swan House, and the buildings of Swan Court are all set back from the road edge behind verges and planting. This area contrasts with the strong building line on the opposite side of the street.
- The majority of buildings are positioned so that their principal elevations face the road and their ridgelines run parallel with the street. The buildings on the west side of the High Street and north of Avenue Road are exceptions.

Plots

- Building plots in this area tend to be rectangular in form and stretch back from the road at an angle of roughly 90°.
- The widths of these plots are irregular. In general the later 19th and early 20th century plots tend to be far narrower than the plots of earlier buildings.
- Plots at the upper end of High Street are deeper than those at the lower end, where rear infill developments have reduced plot depth.
- The plots at the southern end of the Identity Area are a similar width to the possible 'burghage' plots found around the Market Square, suggesting that these buildings are much older than those further north. The building of a car park to the rear of these plots has reduced their depth considerably.

Building date

- Historic buildings in this area predominantly date from the 19th century, although the buildings at the southern end of the Identity Area, between Greyhound Lane and the modern block on the corner of Elmfields Gate appear to be much earlier.
- The majority of buildings in the Identity Area have Polite, late 18th or 19th century frontages. There are a number of good examples of surviving 19th century shop fronts in this area which add to the character of the street and should be retained.
- The upper end of the High Street is a rare example of a cohesive group of late 19th century buildings, most of which have not been greatly altered. It is likely that development along the upper end of High Street was linear, taking place between the arrival of the railway to Winslow in the 1850s and the late 19th century.

Building form

- The continuous built frontage along the High Street is divided into narrow units.
- Historically it is likely that the area housed a number of small commercial and industrial units in the yards behind the residential buildings that lined the street frontage. Today the loss of the light industrial uses at the top end of the High Street has led to conversion of many of the buildings into solely residential use.
- At the southern end of the Identity Area buildings are predominantly commercial with flats and office accommodation above. The small commercial units which remain are locally owned and operated.

- On the west side of High Street, and the east side north of Elmfields Gate, nearly all the buildings are small scale 2-storey construction.
- On the east side of the High Street, south of Elmfields Gate, the buildings are a mix of 2, 2½ and 3 storeys.
- Roof pitches, heights and detailing vary considerably, but most buildings have short brick chimneys which are an important feature in terms of the roofscape of the area. The clay chimney pots found in this area are also an important detail.
- Brick is the predominant building material, with slate and clay tile roofs. Some of the brick buildings have been painted, but this is not a common feature of the area.
- Decorative brickwork is seen on many of the 19th century buildings. The painting of 19th century decorative brickwork can have a detrimental impact on the character and appearance of an area.
- Most of the buildings in this area are terraced, with raised ground floors, cellars and front steps projecting into the footway.
- On the north eastern side of the High Street many of the terraces are built with gated carriage entrances through from the road frontage to yards behind. These are important architectural features, unusual to the area, the loss of which would prove detrimental to the overall character and appearance of the Identity Area.
- Likewise, the loss of the unusual fine examples of late 19th and early 20th century shopfronts at the southern end of the identity area would be detrimental to the character and appearance of the area.



83-85, High Street

Boundaries

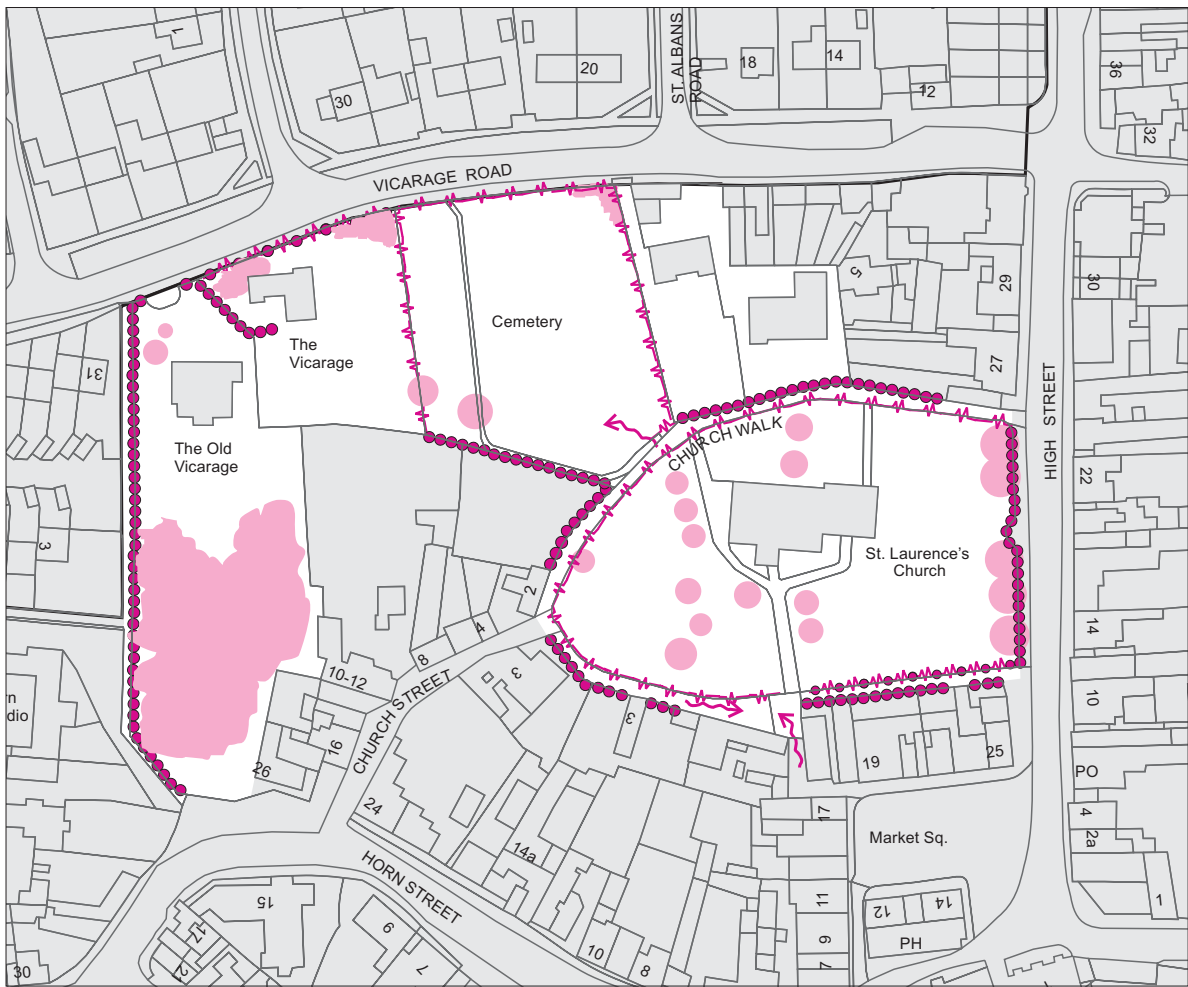
- Most buildings in this area abut the highway or pavements, and completely fill the plot frontages that they occupy, and so do not have front boundary features.
- Where front boundaries are present they tend to be low railings. There are some examples of very low brick walls, but these are not a common feature within the identity area.
- There are examples of boundary hedges along the west side of High Street, at Swan Court and the Health Centre.

Gaps, Views and Trees

- The continuous building lines along the High Street create interesting unfolding views along the street.
- Between terraces there are many small passageways which provide glimpsed views between the buildings to rear yards and recreation ground to the east of High Street.
- The hedges and small trees along the west side of High Street are important to the streetscape as they provide greenery and soft edges.

Identity Area 3 - St Laurence's Church and Vicarage Road

The St Laurence's Church and Vicarage Road Identity Area is a small identity area covering St Laurence's church and churchyard, the cemetery and a handful of residential buildings fronting Vicarage Road. The houses included in the area are all detached and set back from the road edge. The area has a very open character with a large amount of visible green space. The area also contains a large number of trees and thick hedges, unusual within the urban context of Winslow.



Identity Area 3 - showing organisation of space

| Key | | Visually important Boundaries | |
|-----|--|-------------------------------|--------------------------------|
| | Loss of enclosure | | Walls, fences, railings |
| | Strong building line providing enclosure | | Hedges |
| | Trees providing enclosure | | Hedges, with railings or walls |
| | Conservation Area Boundary | | |

Street

- Vicarage Road leads off the High Street at 90°. The street is broader than High Street, with wide grass verges on the north side.
- The road curves southwards at the western end, creating unfolding views along the street.
- There is very little variation in ground level within the identity area.
- St Laurence's Church fronts the High Street, but links to Vicarage Road through the Cemetery.
- Around the Churchyard there is a narrow footpath which links to a network of small alleys and access ways throughout the town. The tall boundary walls and buildings on one side, and the high Churchyard hedge on the other create a strong feeling of enclosure. There is a similar foot path along the western boundary of The Old Vicarage.
- These very enclosed footpaths are a characteristic feature of Winslow.



Church Walk

Position of buildings in relation to street

- The majority of buildings on the north side of the street are outside the Conservation Area boundary. These modern houses are set back from the road edge behind deep front gardens, creating a sense of openness which contrasts with the enclosed feeling of the High Street.
- The small terrace of Victorian houses at the eastern end of the street abut the pavement edge, and are more similar in scale and size to the buildings within the Upper High Street Identity Area. For these reasons the eastern end of Vicarage Road have been included within the Upper High Street identity area.
- St Laurence's Church sits well back from the High Street edge.

Plots

- The residential buildings within the Identity Area, The Old Vicarage and The Vicarage to the west of the Cemetery, and 15A and Highbury to the east of the Cemetery, are set in large garden plots.
- St Laurence's Churchyard and the Cemetery also occupy large plots.
- Substantial levels of planting, combined with the large building plots, give the identity area a feeling of openness that is a considerable contrast to the sense of enclosure found elsewhere in the Conservation Area.

Building form and date

- Historic map evidence shows that although Vicarage Road is an historic route around Winslow, the street was not developed until the late 19th and 20th centuries.

- Houses within the Vicarage Road Identity Area are larger than elsewhere in the Conservation Area. They are detached and set back from road frontage within fairly large gardens.
- Building form within the Vicarage Road Identity Area is irregular.
- The Church is an important feature of this area, and the building is much earlier than the other buildings nearby. Although it has been greatly restored it retains some fabric dating back to the 12th century.
- Other buildings in the area are late 19th and 20th century in date.

Boundaries

- The Old Vicarage and The Vicarage share a tall boundary wall, with substantial planting behind.
- The Cemetery has a thick hedge along the majority of its boundary.
- The tall boundary walls and hedges around the Churchyard and narrow footpaths are a visually important feature and add considerably to the character and appearance of the Conservation Area.

Views and Trees

- The Churchyard and Cemetery are two of the only public open spaces within the Conservation Area. The open nature of the sites allow long reaching views across them.
- The Churchyard forms an important open space, dividing the built up areas of the Upper High Street and the Market Square.

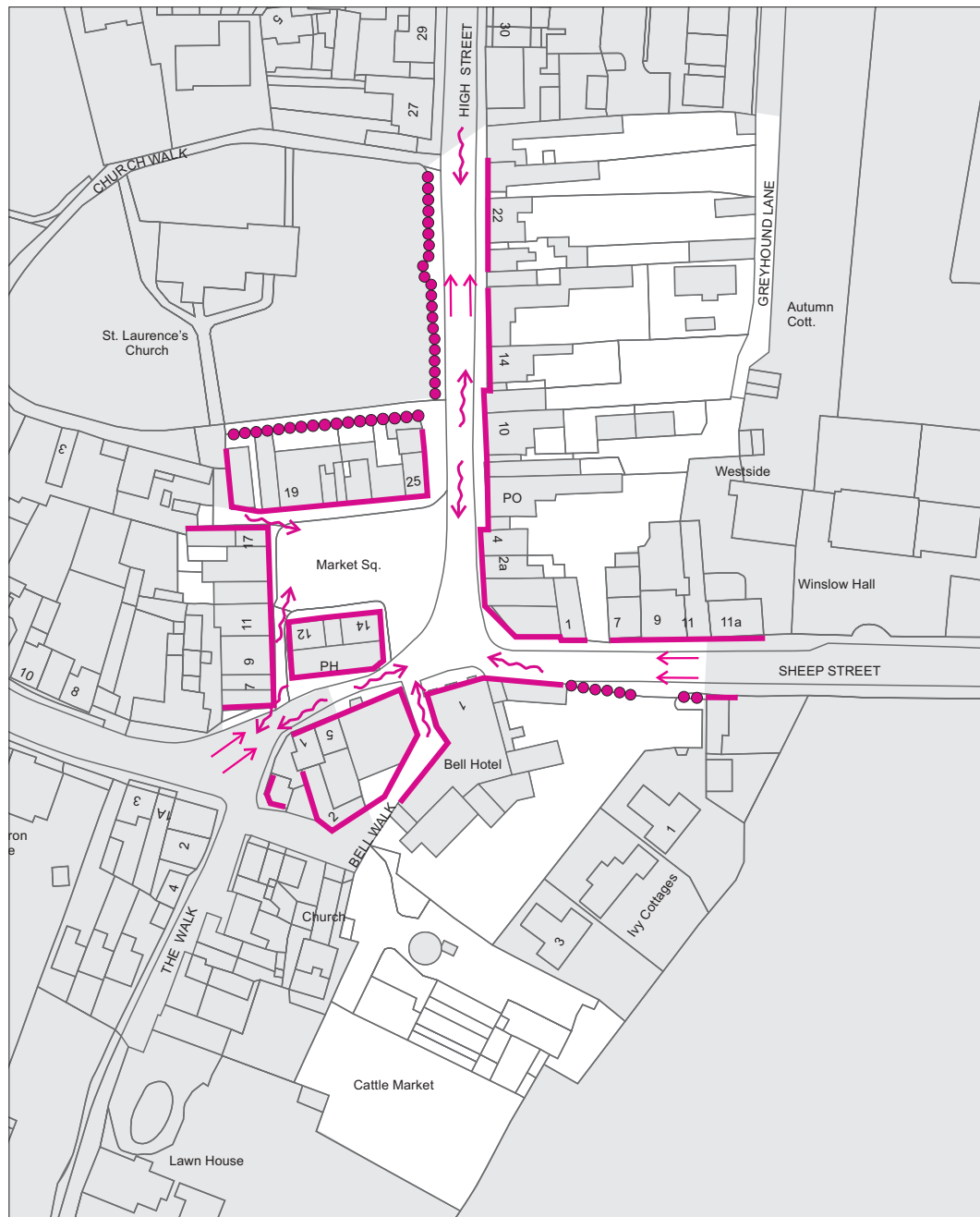
Identity Area 4 - Lower High Street

The Lower High Street area is a good example of historic town planning. At the southern end of the High Street sits the market square, probably laid out in the 12th century when Winslow was granted a market charter. The space is enclosed on three sides by commercial buildings, set on long narrow plots that extend back at 90° from the square. The area is predominantly commercial, with some residential accommodation above the various shops along the High Street.

Permeability in the area is high, and the contrast between the relative openness of the large open spaces (the 19th century livestock market, the Market Square and the yards behind the Bell Hotel and 3 Market Square) and the rather more enclosed areas along High Street to the north of the Identity Area, and the very enclosed passages that link the Market Square to Horn Street and Bell Walk, is an important characteristic of the historic core of Winslow. The Lower High Street area is characterised by long narrow burghage plot forms, and a continuous built street frontage.

Street

- The main route through Winslow, the A413, comes into the town from the east along Sheep Street and turns at 90° passing through the western edge of the Market Square and continuing north along the High Street.



Identity Area 4 - showing organisation of space

| Key | | Visually important Boundaries | |
|-----|--|-------------------------------|-------------------------|
| | Loss of enclosure | | Walls, fences, railings |
| | Indicating rise in ground level | | |
| | Strong building line providing enclosure | | |
| | Conservation Area Boundary | | |

- This section of the main street is fairly straight, but rises slightly as it heads north.
- The road width in this area varies, and is enclosed at various points by tall buildings on either side. The sections passing the open spaces of the Market Square and St Laurence's Churchyard feel less enclosed.
- Bell Walk and the section of road leading to Horn Street are, in contrast, very narrow and enclosed.
- There are a large number of narrow, enclosed side and back alleys leading off the Market Square. These increase the permeability of the area and contrast considerably with the open character of the Market Square.

Position of buildings in relation to street

- The buildings along High Street, Sheep Street, Market Square and the road leading to Horn Street abut the pavement edge.
- Buildings along Bell Walk abut the road edge.
- The building line along the east side of High Street is staggered.
- The majority of buildings are positioned so that their principal elevations face the road and their ridgelines run parallel with the street.
- The area now occupied by 12-14 Market Square and The George Public House may be a later encroachment into the 12th century Market Square, and would explain why the buildings to the south of The George are known as 3 and 5 Market Square rather than Horn Street.

Plots

- Building plots in this area tend to be rectangular in form and stretch back from the road at an angle of 90°.
- The widths of these plots are irregular.
- Plots on the east side of High Street are fairly deep, although there has been some modern back-plot development. These plots may be the remains of mediaeval 'burghage' plots, some of which have been amalgamated in more recent years.
- Plots around the Market Square are shorter, and back onto rear access ways and passages.

Building date

- Historic buildings in this area predominantly date from the 17th and 19th centuries, although there are also examples of 16th and 18th century building.
- The majority of buildings in the Identity Area have Polite, late 18th or 19th century frontages, but many of these have been imposed on much earlier structures. There are a number of good examples of surviving 18th and 19th century shop fronts in this area which add to the character of the street and should be retained.

- The lack of surviving pre-17th century building may add weight to the historic record that suggests that Winslow suffered extensive damage during the Civil War in 1643.

Building form

- The continuous built frontage along the High Street is divided into narrow commercial units with flats and office accommodation above.
- The majority of buildings in this area are 2 ½ (with dormers) or 3 storeys tall. The buildings around the Market Square are almost exclusively 3 storey.
- Roof pitches, heights and detailing vary considerably, but most buildings have tall brick chimneys which are an important feature in terms of the roofscape of the area.
- Brick and painted render are the predominant building materials, with slate and clay tile roofs. Decorative brickwork is seen on many of the later buildings.



10, High Street

Boundaries

- Most buildings in this area abut the highway or pavements, and completely fill the plot frontages that they occupy. As a result there are no front boundary walls or hedges.
- Rear boundaries tend to be tall brick walls, with plain copings and very little detailing.
- Simple, visually unobtrusive timber posts and rails have been installed in front of the George Public House to prevent parking in that area.

Gaps, Views and Trees

- The continuous building lines along the High Street and around the Market Square channel most views along the main streets.
- The small side alleys that come off the Market Square and the west side of High Street provide glimpsed views of the pathways and buildings beyond.
- The open areas of the Market Square and St Laurence's Churchyard provide slightly longer views, particularly of the Church.
- The trees in the Market Square and in St Laurence's Churchyard are important to the streetscape as they provide greenery, enclosure and soft edges.



The George Public House

Identity Area 5 - Horn Street

Horn Street was originally the main thoroughfare of Winslow, prior to the building of High Street. The area is predominantly residential today, with a large number of buildings dating from the 17th and 18th centuries. The street form of Horn Street is unusual, with a distinctive curve in the road creating unfolding views along the street. Most of the older buildings along Horn Street abut the road or pavement edge, with long thin plots extending behind. Like the plots on High Street these may be surviving mediaeval 'burghage' plots.

The characteristic curve of the street, combined with the position of many of the buildings up against the road edge, creates a strong sense of enclosure within the Horn Street Identity Area. The presence of a large number of small side alleys, particularly up towards the church, gives the area a high permeability. These small alleyways and back street developments are a key characteristic of Winslow and are an important feature of the historic grain and layout of the settlement.



Identity Area 5 - showing organisation of space

Street

- Along most of its length Horn Street is wider than the High Street. The two storey buildings on either side of the street contrast with the three storey buildings on the High Street and around the Market Square, giving the area a less enclosed character.
- It is possible that there was originally an early common or green roughly half way along Horn Street at the point at which the road has a distinctive bend. Later infill on the green might have created this unusual kink in the road where Chapel House now sits.
- Development along Horn Street appears to have been linear, following the historic main street of Winslow.
- Around the Church there is considerable back street development along Church Lane and Church Street.
- Horn Street has an undulating road level, rising up toward the centre of the road, and dropping at either end.

Position of buildings in relation to street








- Most of the historic buildings on Horn Street abut the road or footpath edge.
- The modern infill developments on The Old Tanyard, The Tannery, Bevan Court and Tinkers Drive are set further back from the road around private access drives. The position of these buildings within irregular plots and set back from the road does not reflect the historic grain and form of the rest of Horn Street.



4, Horn Street

Plots

- The pre 19th century buildings along Horn Street abut the road or pavement edge. Those at the eastern end of the Street have long thin plots extending behind. Like the plots on High Street these may be surviving mediaeval 'burghage' plots.
- Most of the 19th century buildings on Horn Street also abut the road edge, but are situated in much larger plots which stretch back from the road edge at 90°.
- Some of these larger 19th century plots have been subdivided in recent years to provide building plots for modern houses.

| Key | | <u>Visually important Boundaries</u> | |
|---|--|---|-------------------------|
|  | Loss of enclosure |  | Walls, fences, railings |
|  | Indicating rise in ground level |  | Hedges |
|  | Strong building line providing enclosure | | |
|  | Trees providing enclosure | | |
|  | Conservation Area Boundary | | |

Building form and date

- Horn Street is predominantly a residential development. The majority of the buildings date from the 17th and 18th centuries. The western half of the street also contains a selection of 19th and early 20th century building.
- Most of the 17th and 18th century houses on Horn Street are small scale, vernacular buildings. They tend to be 1 ½ or 2 storeys tall, and only one room deep. Most completely fill the plot width.
- A number of these houses appear to have traditional hall house layouts, but have been refronted in subsequent centuries hiding the evidence of early timber framing beneath 18th and 19th century facades.
- The 19th century buildings on Horn Street are a little larger, and were probably associated with light industrial units in the large yards and plots behind. They are a similar height to the older buildings on the street/
- The 20th century buildings on Horn Street tend to be larger scale than the older houses. This difference in scale is not immediately apparent though, since these buildings tend to be set further back from the street frontage.



17, Horn Street

Boundaries

- Most of the buildings that line Horn Street abut the road edge, and so do not have any boundary features.
- There are examples of hedges and low walls, particularly between properties.
- Some of the houses in the centre of Horn Street have low railings, but these are very plain in design.
- The rear wall of The Old Vicarage is clearly visible from Horn Street, as are the corner walls that wrap around Tinkers Drive and Bevan Court. These walls are much taller than those found elsewhere in the identity area, and are clearly visible from a number of points along Horn Street.
- In this area traditional cobbled paving and blue clay kerbs survive. These are important features.

Views and Trees

- Most of the views within the Horn Street Identity Area are street views, enclosed on either side by buildings.
- The distinctive bend in the road creates some interesting unfolding views along the street.
- There are a number of interesting glimpse views between the houses and buildings along the road, most particularly of St Laurence's Church.



View of church from Horn Street

Identity Area 6 - Tinker's End

Historic maps from the 18th century seem to suggest that Tinker's End was originally a discrete hamlet settlement, geographically separated from the rest of Winslow by a large area of agricultural land. However, at some point between the 18th century and the mid-19th century many of the buildings in this area were lost and the End was not built up again until the later 20th century. Today the town has expanded down the Granborough Road to meet Tinker's End but the Identity Area, with its large area of paddock and grazing land so close to the town centre, still retains an agricultural feel reflecting the historic origins of the settlement.



Identity Area 6 - showing organisation of space

| Key | | Visually important Boundaries | |
|-------|--|-------------------------------|-------------------------|
| ↑ ↑ ↑ | Indicating rise in ground level | ● ● ● ● ● | Walls, fences, railings |
| — | Strong building line providing enclosure | — | Hedges |
| — | Trees providing enclosure | | |
| — | Conservation Area Boundary | | |

Street

- The Granborough Road through Tinker's End is a wide road, with steep verges and boundary hedges on both sides.
- The road slopes downwards as it heads south from Horn Street towards Tinker's End.

Position of buildings in relation to street

- The majority of the buildings along Granborough Road are modern, and set back from the road behind front gardens.

- The historic buildings at Tinkers End sit much closer to the road, abutting the pavement edge.

Plots

- The plot forms of the modern houses along Granborough Road are fairly regular and rectangular.
- The plots of the historic buildings at Tinker's End are much larger than those elsewhere on Granborough Road, and stretch back from the street at 90°

Building form and date

- The northern cottage at Tinker's End appears to date from the 19th century, although the frontage may conceal the remains of earlier structures..
- The southern cottage is much earlier, with timber framing and dormer windows, although the roof is a modern replacement.
- Map records show that, during the later 19th century, the Tinker's End area was a minor industrial area including a small clay pit and brickworks to the south of the lane. However, subsequent redevelopment has obscured the remains of these industries on the ground today.
- The area also contains a collection of undated earthwork remains directly to the east of Tinker's End, reflecting the historic significance of the area.
- The historic footpaths and field boundaries in the area appear to have survived from at least the 19th century and may be remains of a much earlier town plan.
- It is possible that the historic footpath joining the End with the town centre and market place was originally the main route between the two settlements prior to the development of the High Street in the 12th century.

Boundaries

- Boundaries in this area are predominantly made up of tall hedges and trees.
- The front boundaries of the modern houses along Granborough Road also have low fences or short brick walls.

Views and Trees

- The area of agricultural and grazing land reaching from the rear of the properties on Horn Street to the footpath from Tinkers End to Bell Walk provides good views over the grazing land to the south of Sheep Street and is one of the few areas of green space close to the town centre that remains undeveloped.
- Views along Granborough Road are framed on both sides by planting.



View down Granborough Rd

Identity Area 7 - Sheep Street

Sheep Street was, and is, the principal approach road into Winslow from the south. The east end of the street, like the lower portion of High Street and Horn Street, shows evidence of mediaeval plan form, with long narrow 'burghage' plots stretching back from the road edge at 90°. Winslow Hall, positioned on an area of rising ground at the western end of Sheep Street, is clearly visible from the surrounding area, and the undeveloped fields to the south of the Hall provide good views out from Sheep Street over the nearby countryside.

Street

- Sheep Street is the main approach road into Winslow.
- Development along the street appears to have been linear.
- Originally Sheep Street and Horn Street formed the main thoroughfare in Winslow.
- The eastern part of Sheep Street is fairly narrow and enclosed, like the lower end of the High Street, but broadens slightly as it passes Winslow Hall. The street also widens at the far east end, at the junction with the road to Little Horwood.
- The ground level along Sheep Street rises and falls quite considerably. At the eastern end it is comparatively high, dropping away to the west before rising again towards Winslow Hall.

Position of buildings in relation to street

- With the exception of Winslow Hall, the historic buildings along Sheep Street abut the pavement or road edge.
- A number of the historic buildings are set higher up than the adjacent road with steep banks leading up to them. This is unusual, and as a result of their elevated position many of the buildings have steps up into them from the road level.
- The late 19th and early 20th century buildings on the south side of Sheep Street sit further back from the road edge behind small gardens.
- The strong building line, particularly along the north eastern side of Sheep Street, creates a sense of enclosure which contrasts with the open character of the road as it passes Winslow Hall.

Plots

- The eastern end of the street is of a similar age and character to Horn Street, and shows some evidence of mediaeval 'burghage' plot survival.
- The western end of Sheep Street was substantially altered in the early 18th century. At this time a number of the small buildings along Sheep Street were demolished when Winslow Hall was built.
- Winslow Hall occupies an unusually large plot, most of which is enclosed by a tall boundary wall. This plot is unlike any other within the Conservation Area in terms of its scale.

- The 20th century houses along the south side of Sheep Street are set in larger plots, mostly accessible from small cul-de-sacs rather than directly from Sheep Street. These developments do not reflect the historic plot form of the rest of the street.

Building form and date

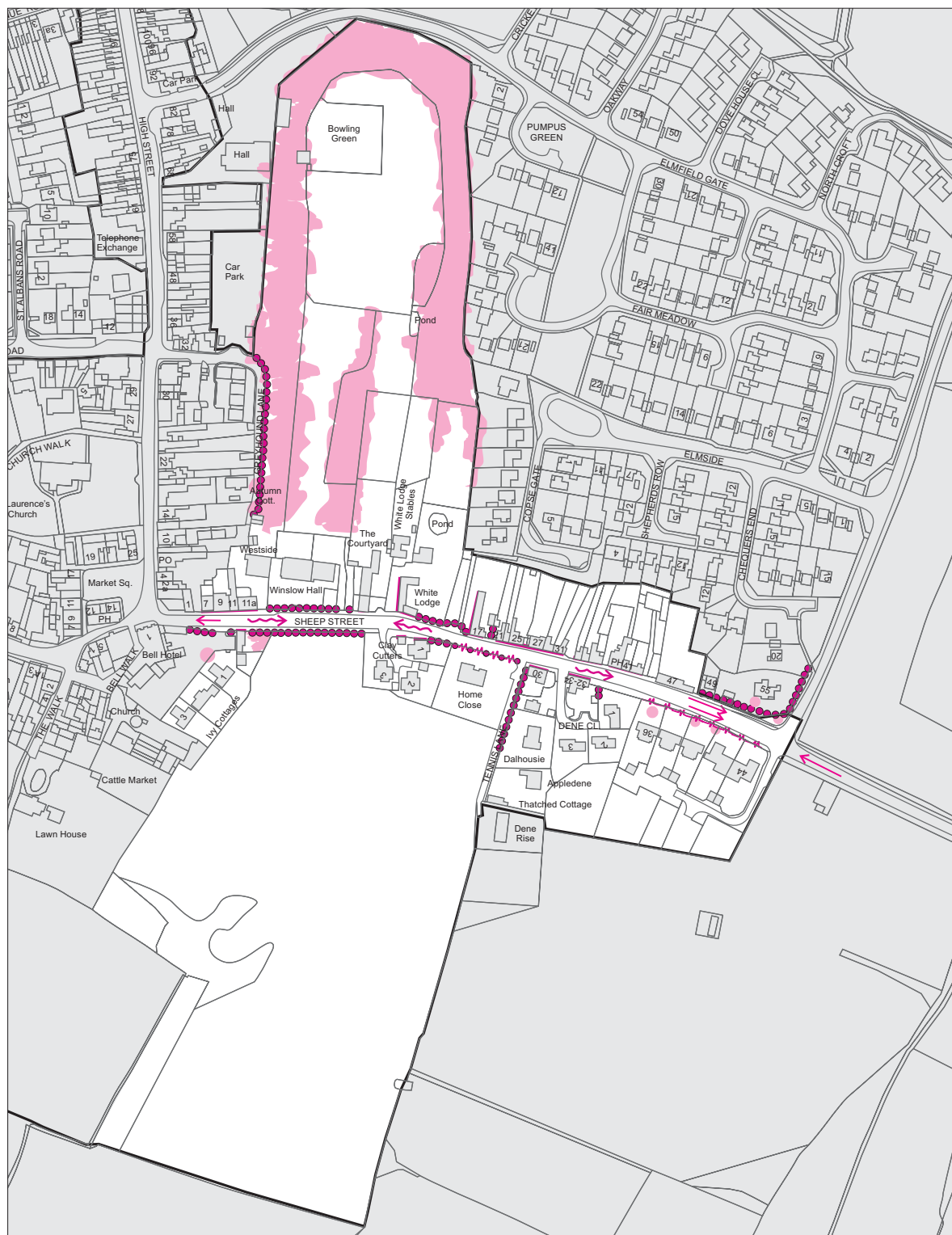
- The buildings on the north of Sheep Street are predominantly 18th century residential buildings.
- To the south of the road the majority of buildings are late 19th and 20th century infill.
- Buildings within the Sheep Street Identity Area are mixed in terms of date, style and position.
- The area is predominantly residential today. Historically it is likely that the area originally contained many more inns and public houses catering to travellers on the road between Aylesbury and Buckingham.
- The historic buildings on the north side of Sheep Street are predominantly 1½ and 2 storeys. Many of the 1½ storey buildings are thatched, or show evidence that they were originally. These buildings tend to have eyebrow dormers at eaves level.
- Buildings on the southern side of the road vary more in terms of scale, including 20th century bungalows, 18th and 19th century 2 and 2½ storey houses and an unusually tall 1 storey school.

Boundaries

- Along Sheep Street there are a number of examples of tall boundary walls and hedges.
- Walls tend to be brick, mostly with plain capping, and are taller on the north side of the street than the south.






Views and Trees

- The undeveloped fields to the south of the Hall provide good views out from Sheep Street towards Granborough.
- Views along the street are framed with buildings and strong boundary features.
- The undulating road level, gentle curve and varying road width along Sheep Street creates unusual views, for example of Winslow Hall from the eastern end of Sheep Street.
- The Thatched Cottage on Tennis Lane is clearly visible from Sheep Street.
- Views from the eastern end of Sheep Street across the undeveloped land to the north east and south are important, providing a visual link between the town and the surrounding agricultural landscape.
- The large Wellingtonia visible behind Winslow Hall is an important feature.






Identity Area 7 - showing organisation of space

Key

-  Loss of enclosure
-  Indicating rise in ground level
-  Strong building line providing enclosure
-  Trees providing enclosure
-  Conservation Area Boundary

Visually important Boundaries

-  Walls, fences, railings
-  Hedges
-  Hedges, with railings or walls

CHAPTER 14 - KEY BUILDINGS

Within Winslow there are many important buildings. These include not only listed buildings, but also un-listed buildings that have some architectural, historic or visual interest.

Local note buildings are un-listed buildings which are not of listable quality but nevertheless make a positive contribution to the character of the Conservation Area. They may contribute architecturally or be historically important in the context of the development of the town. They may also be considered to be of local note if they are visually important, either in key views, at important road junctions, or as prominent landmarks when viewed from outside the Conservation Area. These buildings are identified on the map opposite and are described briefly in Appendix V.

Within the Winslow Conservation Area boundary there are over 90 listed buildings and structures including Winslow Hall, St Laurence's Church, The Bell Hotel, and a number of the shops and businesses along the High Street. These buildings are of clear architectural and historic significance individually, but also contribute to the overall character and appearance of the Conservation Area and are easily visible from in and around the Conservation Area. The buildings are described briefly in Appendix IV (Listed Buildings).



Winslow Hall

In terms of unlisted buildings that are of particular importance, over 50 buildings within the Conservation Area boundary have been identified as being of local note. These buildings include Deveron House and Chapel House on Horn Street, no. 19 Market Square, The Baptist Tabernacle on High Street, and the surviving late Victorian buildings on Buckingham Road and early 20th houses at the west end of Station Road. All of these buildings are easily visible in views into and around the Conservation Area and are identified on the map opposite. The buildings are described briefly in Appendix IV (Local Note Buildings).



St Laurence's Church



Bank, 19, Market Square



CHAPTER 15 - ARCHITECTURAL FORM

Residential

Residential buildings in Winslow range from the grand and visually conspicuous Winslow Hall to the small, vernacular terraces of the upper High Street, and tend to be predominantly 17th and 19th century in date. The smallest houses within the Conservation Area sit close to the road edge, but the larger, villa style buildings of the 19th and early 20th centuries are set further back from the road. In general residential buildings tend to be 2 storeys, with ridge lines running parallel with the street. Roof pitches and building materials vary considerably, although brick and tile are the most common.



9, Horn Street

Ecclesiastic

Winslow contains a large number of ecclesiastic buildings. Two of these buildings, the Church of St Laurence and the Winslow Baptist Tabernacle, are regularly used as places of Worship, whilst others, such as Keach's Meeting House and the former Church on Horn Street, now Chapel House, are not. With the exception of Keach's Meeting House the ecclesiastic buildings of Winslow are very large, and all are of considerable architectural and historic interest.



Baptist Church, High Street

Public Houses

Winslow has had a thriving hospitality industry for centuries, due in part to the position of the town astride the main route between Aylesbury and Buckingham. Historically there will have been many public houses, inns and taverns in the town, many of which survive today. The pubs of Winslow tend to be long, two-storey buildings, occupying visually prominent plots on busy junctions or at the ends of roads. Most have, or had, large yards to the side and rear in which stabling would have been provided. Most of the surviving public houses in Winslow date from the 18th century or earlier, although subsequent refronting of the buildings has obscured the historic fabric of the buildings.



The Bell Hotel



*The Nags Head Public House,
Sheep Street*

Shops

The historic shops along Winslow High Street and the Market Square are a variety of shapes and sizes, although almost all abut the road or pavement edge. Around the Market Square and the lower High Street the commercial buildings tend to be 3 storeys tall, further south on the High Street the buildings tend to be only 2 storeys tall. Decorative detailing on these buildings is common, as are projecting windows, dormers, parapets and traditional shopfronts.

Public Buildings

The Winslow Conservation Area contains a handful of public buildings including St Laurence's Hall and the Winslow Town Council Offices, however most of the other public buildings in the town are outside the Conservation Area boundary. Both the Hall and the Council Offices date from the turn of the 20th century, and are architecturally interesting buildings.



17, Market Square



28, High Street

CHAPTER 16 - DETAILS AND MATERIALS

Roofs

Traditional Tile

A large number of the historic buildings in Winslow are tiled. Small, red-brown plain clay tiles tend to be most commonly found in the Conservation Area, although there are examples of more decorative tiling around the Market Square.

Historic tiled roofs tend to undulate a little, particularly along the ridge line if the underlying roof structure has not been altered. This irregularity adds to the character of historic buildings. Roof pitch varies considerably throughout the Conservation Area, as do eaves and ridge heights. Ridge detail tends to be simple.



Decorative tiles in Market Square

The surface of clay tile roofs is often richly textured, with overlapping tiles creating interesting patterns and shadows when viewed from the road. Unfortunately, a number of historic tiled roofs have been re-laid in modern machine-made tiles, which lack the characteristic texture, cambered profile and red-brown colour traditional to the town.



Traditional hand made clay plain tiles



A variety of clay tiles of different colours and profiles

Slate

Many of the 19th century buildings within Winslow have been roofed in natural slate. Slate is often not as richly textured as tile. Slate tends to be thinner, and so does not create the same shadows and lines. However, the natural variations in colour between slates can create interest on large roof slopes. When it gets wet slate becomes much darker in colour and gains a sheen. In the main slate roofs are quite shallow in pitch, ranging from approximately 30° to 40°



Examples of natural slate

Thatch

Within Winslow a handful of the oldest timber framed buildings on Horn Street and Sheep Street are thatched. Unusually all of these buildings are gabled, rather than hipped. Originally long straw thatch would have been used in Winslow, but this has been replaced more recently with combed wheat reed.



A thatched ridge on Sheep Street

Thatched roofs are steep, with pitches approaching 55°.

Ridges tend to have some decoration, although originally they are likely to have been plain and flush with the roof. Thatch is yellow when first applied to the roof, but weathers to a grey/brown colour. Thatched buildings tend to appear uniform in their colour and texture, appearing smooth with little variation in the surface and without pits or dents. Long straw thatch gives a shaggier appearance to the roof edges. There is often variation in ridge detailing and gable finishes.

Elsewhere in the Conservation Area there are a number of tiled buildings that have unusually steep pitches, low eaves and tall ridges, signs that they were also originally thatched.

Modern Materials

Modern buildings in Winslow tend to have mass-produced roofing materials, such as artificial slate or machine-made tiles. Often these materials differ in size and thickness, being much larger and heavier than traditional equivalents and easily distinguishable. For example artificial slate does not shine like natural slate in the rain.

The replacement of traditional roofing materials is a minor problem in Winslow. There are a number of buildings that have had their historic roofing materials replaced. There is a risk that further erosion of traditional roofing materials will affect the visual character of the town.

Parapets

A number of the older buildings in Winslow have been re-fronted in the late 18th or 19th centuries. A common feature of these buildings is a short parapet. These parapets were a fashionable way to hide older, steeply pitched roofs from view, thus making the building appear more in keeping with the fashion of the time for shallow pitched roofs, hidden from view from the ground.



Parapets were often added to hide steep roofs

Decorative Roof Details

Throughout Winslow, particularly around the Market Square and along the lower end of High Street, many of the buildings have decorative detailing at roof and eaves level. Decorations include terracotta pediments, decorative wooden barge boards, dentilled brick eaves and tiled friezes.



Decorative roof and eaves details on High Street

Chimneys

Chimneys are an important element of the roofscape in Winslow, particularly along the High Street. They articulate rooflines, create an architectural rhythm, and provide the opportunity for decorative expression. There are examples of gable end, mid ridge and external stacks within Winslow.

Chimneys in Winslow are made of brick, although some are painted or rendered over. The majority of chimneys on late 18th and 19th century buildings are shared ridgeline stacks between houses, with decorative clay pots. The older timber framed buildings tend to have gable end external stacks, with or without pots.

Chimneys in Winslow vary considerably in height, from the tall, broad brick stacks of Winslow Hall, to the small scale vernacular stacks seen on the upper High Street. Most chimneys, regardless of age, have some decorative brick detailing around the tops of the stacks, and lead flashbacks. Many are topped with plain terracotta chimney pots.



A short ridge line chimney stack on Sheep Street



Decorative brick chimneys are found on later buildings



The tall stacks of Winslow Hall



Clay chimney pots are common throughout Winslow

Walls

Brick

The most common walling material throughout Winslow is brick. Red-brown brick is the most common, although there are examples of orange-brown, red and yellow brick dotted throughout the Conservation Area.



Flemish bond

Historic bricks within Winslow show some variation in their dimensions, but for the most part they are standard imperial sizes. The texture of historic brickwork is fairly regular, but there is variation in brick colour which creates a mottled appearance on brick elevations. Bonding patterns within Winslow vary considerably and include English Garden Wall, Flemish, Stretcher, Monk and Flemish Garden Wall bond. There are also examples of more unusual bonding patterns.



Decorative Flemish bond

Decorative brickwork, for example the use of vitrified headers to create diaper patterns, or red and yellow brickwork designs, is uncommon within Winslow. Many buildings also have areas of decorative brickwork at eaves height, such as dentilled eaves courses. Decorative brickwork is also seen around some windows.



Vitrified diaper work is unusual in Winslow



Decorative eaves detailing and brick window surrounds on Winslow Hall

Render

A handful of the buildings in Winslow are rendered. Some are lined out to emulate stone, others are smooth or roughcast. All are painted in pale colours. Historically lime based render and wash would have been used to cover brickwork or timber framing. A number of the late 18th and early 19th century re-frontings of older properties are rendered, to give the appearance of expensive stonework.



Lined out render in Market Square



Plain render on Sheep Street

Timber Framing

Most of the early buildings in Winslow have surviving timber frames, although many have been hidden behind later additions and frontages. There are some examples of exposed timber framing at the eastern end of Sheep Street and along Horn Street. Timber will have been one of the principal building materials in Winslow until the late 18th century, when brick became much more readily available. Most infill panels are brick.



Timber frame with render infill



Timber frame with painted brick infill



Timber frame with plain brick infill

Stone

With the exception of the Church very few buildings in Winslow have much in the way of stone in the fabric. The Church is built of creamy-grey limestone, similar to that seen further north in the district.

There are examples of stone effect window reveals within Winslow, but since there is little in the way of easily accessible building stone around Winslow most of the buildings in the town centre are made of other materials.



St Laurence,s Church

Doors

Timber is the traditional material for doors in Winslow. Most buildings dating from the 18th century or earlier have retained small, traditional style timber doors. Some are plain, others are plank or panel doors. Porches are not common on the pre-18th century buildings of Winslow.

Many of the 19th century buildings around Winslow have also retained their traditional timber doors. These tend to be larger, with a number of timber panels. Some of the 19th century doors, particularly in Station Road and Buckingham Road, have glazed panels which may be decorated, either with stained glass or etched designs. Fanlights are common in buildings of this age, as are decorative door surrounds and small projecting porches with lead roofs. Many of the 19th and early 20th century buildings of Winslow have recessed doorways, which add to the character of the buildings and create a distinctive rhythm in the architecture. Some of these traditional recessed doors have been altered in recent years to bring them flush with the building frontage. This greatly alters the character of the buildings, And in the case of terraces unbalances the building facades.



A traditional style plank door



19th century doors with decorative features

uPVC door

Along the upper High Street there are a large number of heavy timber gates, providing access through terraces to the yards behind. These gates are an important feature of this part of the Conservation Area, and reflect the semi-industrialised historic character of the area.

In some places, particularly along the upper High Street and Station Road, traditional 19th century doors are being replaced with modern uPVC alternatives. These doors are often not exactly the same size as the historic door that has been removed, necessitating alterations to the door opening and frame. uPVC is also visually intrusive, and does not reflect the character and appearance of these buildings. Wherever possible historic doors should be repaired rather than replaced. Where replacement is necessary this should be done on a like for like basis in traditional timber.



Gated carriage access

Windows

Many of the historic buildings of Winslow retain their traditional timber windows. These range from small timber casements with small panes and glazing bars on the earliest buildings on Sheep Street, to the decorative early 20th century windows of Station Road



Casement windows tend to be small



Decorative windows are common on Station Road

St Laurence's Hall has large leaded light casements, which are unusual in the context of Winslow. There are also examples of decorative windows, such as the round windows on the pediments of Winslow Hall and Westside.

The majority of the buildings along the High Street have a mixture of large, vertically sliding, sash windows on the street frontage, and small casement style windows on rear elevations and dormers. The number of panes in each sash varies considerably along the High Street, but glazing bars and frames tend to be slim, with decorative window surrounds.



The leaded lights of St Laurence's Hall are unusual

Dormer windows are seen throughout the Conservation Area, but particularly on the smaller buildings of Horn Street, Sheep Street and High Street. These range from modern flat-roofed additions to much older, smaller, casement opening hipped dormers. Some are partially hidden behind parapet walls.



Traditional sliding sash

Along Sheep Street and Station Road there are a number of examples of basement windows set into the pavement in front of houses. Around the Market Square there are also a number of coal hatches and cellar doors in the street. These are an important element of the character of Winslow. These features are less common elsewhere in the Conservation Area, but there are a handful of good examples along High Street.



Modern flat roofed dormer



Traditional gabled dormer

Along Sheep Street and Station Road there are a number of examples of basement windows set into the pavement in front of houses. Around the Market Square there are also a number of coal hatches and cellar doors in the street. These elements are an important element of the character of Winslow. These features are less common elsewhere in the Conservation Area, but there are a handful of good examples along High Street.



Examples of basement windows in the Conservation Area

Boundary Treatments

Along the High Street and Market Square most buildings sit abutting the road or pavement edge, creating a continuous building line. As a result there are very few front boundary features of note. Horn Street is similar, with the majority of older buildings fronting directly onto the street.

Along Sheep Street, where buildings do not abut the road or pavement edge boundaries tend to be brick walls. On the south side of the road these brick walls are low or mid-height, some with hedges and planting behind. On the northern side of the road the brick walls are considerably taller and more imposing, with heavy brick piers and wrought iron gates in place.

On Station Road and Buckingham Road there is a mix of boundary treatments. Most houses on these roads are set back from the road and pavement edge, with small front gardens or yards in front. Very low brick walls and low hedges are common boundary features in this area, giving these roads a more suburban character which contrasts with the commercial and semi-industrial character of the lower and upper ends of the High Street.

In and around Tinkers End tall hedges and trees are the most common boundary feature. These soft boundaries, and the undeveloped paddocks and fields nearby, give the area an agricultural character which is quite unlike the rest of Winslow.



Low brick wall on south side of Sheep Street



Gates and piers, Winslow Hall



Very low brick boundaries are found on Station Road & Buckingham Road

On Vicarage Walk there are examples of thick boundary hedges, low brick walls and high brick walls. These high brick walls continue along the rear boundaries facing Church Walk. Throughout Winslow boundary walls have simple coping detailing, although there is variation in walling style, with some walls being buttressed (The Old Vicarage) and others being straight (Winslow Hall).



Brick wall along Church Walk



Plain brick coping



The straight brick wall around Winslow Hall



An example of more decorative coping

In some areas iron railings and gates are found. Most of these tend to be simple in design, with wide space vertical bars and little in the way of finials or decoration. The decorative iron gates of Winslow Hall and St Laurence's Hall are exceptions.



Metal railings



The iron gates of St Laurence's Hall

Surface Treatments

Throughout Winslow there are many different forms of historic street surfacing still visible today. Mostly these are confined to pedestrian walks, as the main vehicular routes have been tarmaced since the later part of the 20th century.

Small, wide setts, cobbles, dark engineering bricks, stone pavers, Staffordshire blue clay pavers and kerbs, historic brick paving and stone kerbs are all commonly found along Horn Street, Sheep Street, High Street and Market Square. In some areas these historic street surfaces are visible under the modern tarmac.



Granite pavers



Square granite setts



Staffordshire blue stable blocks



Diamond pattern pavers



Tarmac covering historic paving



Cobbles

Shopfronts

Within Winslow there are a large number of surviving historic shop fronts. These are an important element of the streetscape, but are also important in the context of Aylesbury Vale District as examples of historic commercial frontages.

The surviving historic shop fronts date from the 18th and 19th centuries, and are varied in terms of design and materials. Common elements include deep plinths, large areas of glazing broken up with mullions and high transoms, pilasters, corbels and decorative fascia and cornices.



A selection of historic shopfronts in Winslow

In some cases the historic shopfronts in Winslow have been replaced with more modern plate glass frontages, which are out of keeping with the surrounding area and do not reflect the scale of the building frontages. The loss of traditional shopfronts in historic market towns is a common problem and often has a considerable detrimental impact on the character and appearance of the historic area. Further erosion and loss of historic shopfronts in Winslow should be avoided.

There are some good examples of modern shopfronts that reflect the traditional frontages elsewhere in the Conservation Area.

Along the High Street and around the Market Square there are a number of surviving wrought iron sign brackets. These decorative features are an important element of the streetscape and reflect the historic commercial character of the area.



Wrought iron signage in Winslow Market Square

CHAPTER 17 - ENHANCEMENT OPPORTUNITIES

Aylesbury Vale District Council intends to develop a Management Strategy for all the Conservation Areas within the District. This document will set out short, medium and long-term objectives for the successful management of the built historic environment.

Below are a number of enhancement opportunities specific to Winslow:



Refuse and wheelie bins are a common problem in Conservation Areas



Parking in Market Square



Spalling brickwork



Excessive street signage

CHAPTER 18 - 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. |
| 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 window | A metal, timber or plastic frame in which the opening lights are hung on hinges rather than sliding sashes or pivot hung. |
| 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. |
| 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. |
| Coping | The top course/covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called capping. |
| Cul-de-sac | A dead-end street, alley or passage. |
| Curtilage | The land contained within the boundary of a property. |
| Decorated | Period of English medieval architecture dating from late 13th century to second half of 14th century. |
| Dentillated brickwork | Effect created by the projection of alternate headers to create a tooth-like pattern. |
| Diaper work | Pattern created by the use of different coloured or vitrified bricks. |
| Dormer window | A window inserted vertically into a sloping roof with 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. |
| Eyebrow dormer | Where the roofing material (thatch) has been swept over the continuation of dormer in a the roof form. |
| Fan lights | Any glazed opening above a doorway. |
| Fenestration | The arrangement of windows in an elevation. |
| 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. |
| 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 Revival | Architectural style of the 18th century associated with the Picturesque 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. |
| Kerb | A stone or block at the edge of a footpath which divides it from the carriageway. |
| Keyblocks or keystone | The block at the centre of an arch which works in compression to hold the arch together. |
| Lancet window | A tall narrow window with a pointed arch to the top. A form of arched 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. |

| | |
|----------------------------|---|
| 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 word 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 consciously been given consideration above functional requirements in the design of a building. |
| 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 line | 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. |
| Spalling | Where damage occurs to the front face of stone or brickwork as a result of frost action or chemical action. |
| Stack | A chimney. |

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| 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. |
| Timber-frame | This term implies that the main structure of the building is formed from timber. |
| Tracery | Decorative pattern created by interconnecting elements of windows, screens, panels or vaults etc. |
| Tripartite | Divided into three. |
| uPVC | Plastic framed windows (unplasticised polyvinyl chloride). |
| 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. |
| Water reed | (<i>Phragmites australis</i>) 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. |

CHAPTER 19 - GUIDANCE AND USEFUL INFORMATION

Guidance

- English Heritage & Planning Advisory Service, DCMS, Guidance on the Management of Conservation Areas, 2006.
- English Heritage & Planning Advisory Service, Guidance on Conservation Area Appraisals, 2006.
- HMSO, Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 9.
- Department of the Environment, Planning Policy Guidance (PPG15), Planning and the Historic Environment.
- Aylesbury Vale District Council, Advisory Guide, Conservation Areas June 2003.
- Aylesbury Vale District Council, Advisory Guide, Listed Buildings, July 2003.
- Aylesbury Vale District Council, Advisory Guide, Building Materials, January 16th 1995.
- Aylesbury Vale District Council, Advisory Guide, The Conversion of Traditional Farm Buildings, July 18th 1990.
- Aylesbury Vale District Council, Advisory Guide, 5a Thatching 30th August 2000.
- Planning Policy Guidance 16, Archaeology and Planning 1990

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- English Heritage & Planning Advisory Service, DCMS, Guidance on the Management of Conservation Areas, 2006
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- Department of the Environment, Planning Policy Guidance Note 15 (PPG 15), Planning and the Historic Environment.
- Royal Commission Buckinghamshire, Vol. 2, 1911.
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- Pevsner, N. and Williamson, E. The Buildings of England, Buckinghamshire, Penguin, 2000.

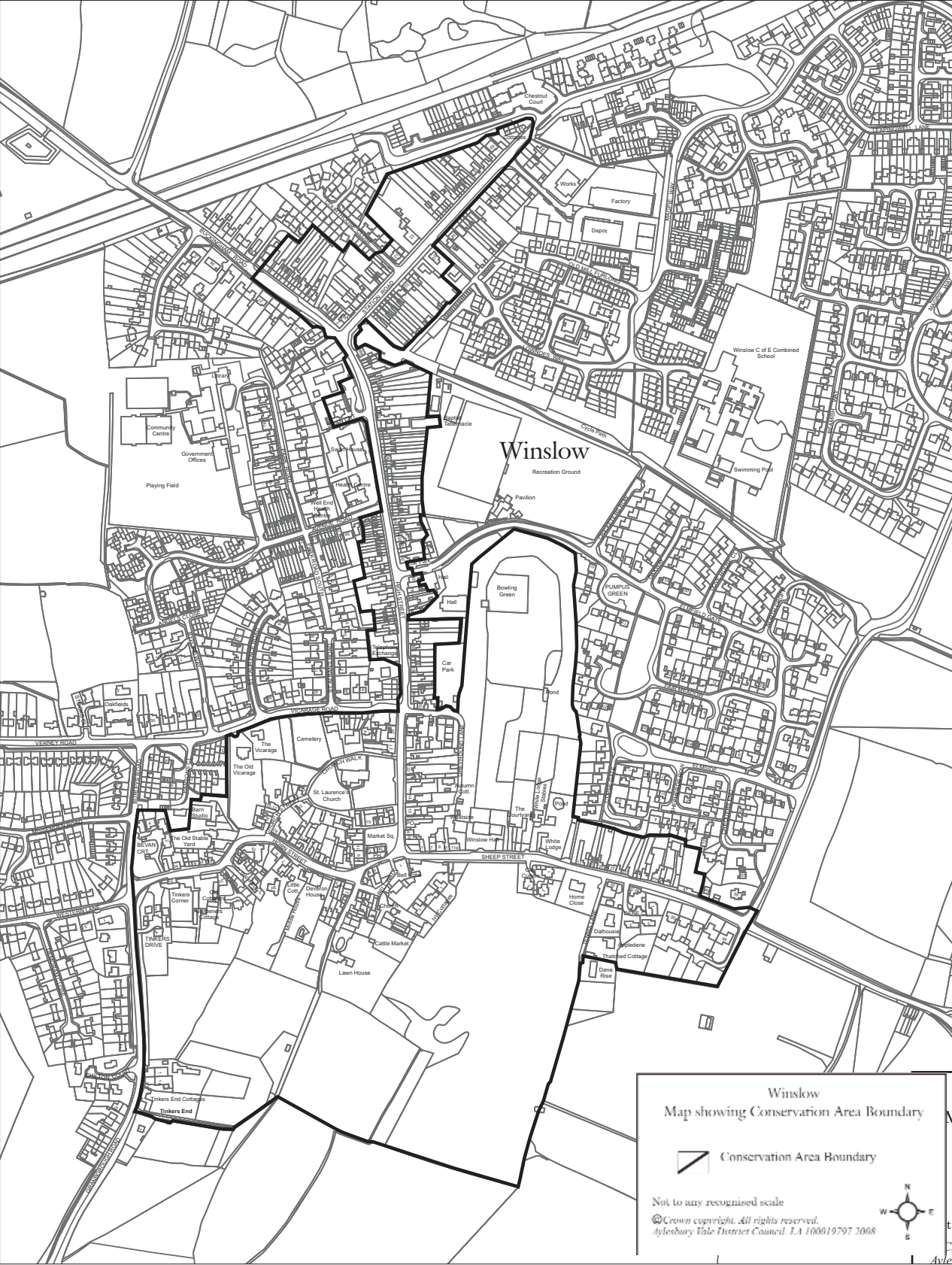
Acknowledgements

Winslow Town Council

Buckinghamshire County Archaeological Service

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APPENDIX I



APPENDIX II

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

Below is a list of Aylesbury Vale District Council 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.

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| 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.57 | Advertisements in Conservation Areas |
| GP.59 | Preservation of archaeological remains |
| GP.60 | Development of Parks or Gardens of Special Historic Interest |

Listed Buildings - Winslow

| Heritage Asset No | Name of structure/site | | Type / Date | Status | Description and assessment of significance |
|-------------------|--|---|------------------------------|----------|--|
| 1 | 2 Bell Walk |  | C18 Cottage | Grade II | Cottage with later range to rear left. Cottage: C18, garishly painted brick, timber frame with brick infill to rear, creosoted tiled roof and central chimney stack. One storey and attic, 2 bays. 2-light barred casements, those to ground floor with segmental heads, those to first floor in gabled dormers. Entry in left gable has gipsy-style painted wooden porch. 2-storey bay attached at angle to left is timber framed with painted brick infill. Garage doors to ground floor hayloft entry above. C19 range extending to N. is of colourwashed brick with dentilled eaves and tiled roofs. 2 storeys, 4 bays. 3-light windows, barred wooden casements with segmental heads to ground floor, similar window with flat head to first floor left, remainder leaded. |
| 2 | 3-5 Bell Walk (odd) |  | 2 small houses C17-early C18 | Grade II | 2 small houses, formerly a single 3-bay house. C17-early C18, Timber frame exposed inside, whitewashed render to front and left gable with black painted bandcourse. Tiled roof, brick stack between left-hand bays. 2 storeys and attic, 3 bays. Leaded windows: 2-light in right-hand bays, 4-light to ground floor left with 3-light above. C20 3-light casement in hipped dormer. Ledged 6-panel door between left-hand bays, C20 door between right-hand bays with minimal wooden surround and hood on brackets. |
| 3 | Keach's Meeting House and graveyard walls (formerly listed as Particular Baptist Chapel) |  | Chapel C17 | Grade II | Baptist chapel. C17, said to be 1625 but probably contemporary with porch dated 1695, altered and re-fitted early C19. Brick, irregularly bonded. Left gable has brick plinth and band course at eaves level. Old tile roof, 2 bays. N. front has small leaded windows with moulded jambs and wooden shutters. Central gabled porch is timber framed with brick infill and original twisted wooden balusters to open side sections, wooden entablature to front is much restored. E. gable has C20 2-light window in blocked doorway and single barred window above. S. front has C20 leaded casements with segmental heads. 2 single lights high in W. wall inserted 1824. Humble interior has arched braces to central principal rafters, and wind braces to roof. Fittings: C17 communion table with turned baluster legs; c.1800 box pews and central pulpit at W. end; plain benches with single back rails, probably of same date; narrow gallery of 1827 along E. wall with open front and narrow staircase to N.; wooden hat pegs. Early C18 tomb slabs in floor. Small graveyard to front has brick wall with segmental arch to gateway on E. side. Chapel associated with Benjamin Keach, one of the |
| 4 | 8 Buckingham Road |  | Early C19 house | | House. Early C19. Red brick, gauged brick heads to openings. Panelled eaves on small cut brackets, slate roof, flanking brick chimneys. 2 storeys and basement, 3 bays. Outer bays have 4-pane sashes, central bay has 3-pane sash over 3-panelled door, with semi-circular fanlight in panelled reveals. |
| 5 | 4 Church Street (Farthings) (west side) |  | C17 cottage | Grade II | Cottage. C17, altered. Timber frame with brick infill exposed in right-hand gable, C19 brick to front. Slate roof shared with No 6. 2 storeys, one bay. Ground floor has 2 C20 paired barred wooden casements with segmental heads. First floor has C19 3-light wooden casement. Ledged board door to left with segmental head. Extended to rear with timber studding, brick and altered roof pitch. RCHM II p 344 MON 18 (part) |

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| 6 | 6 Church Street (The Ruin) (west side) |  | C17 cottage | Grade II | Cottage. C17. Timber frame to first floor and left gable, whitewashed plaster infill, render to ground floor. Slate roof, brick stack to left. One storey and attic, 2 bays. C20 paired barred wooden casements to ground floor, similar casement in dormer. C20 door to left. RCHM II p 344 MON 18 (part) |
| 7 | 8 Church Street (Ashling) (west side) |  | C17 cottage | Grade II | Cottage. C17, altered C18 and later. Timber frame to left gable, brick infill, weatherboard to top of gable. Brick front. Old tile roof, brick stack between right-hand bays. One storey and attic, 3 bays. C20 barred wooden casements, 3-light to ground floor, paired in central dormer. C20 door between right-hand bays. RCHM II p 344 MON 18 (part) |
| 8 | 10 & 12 Church Street (The Old Homestead) (formerly listed as no. 10) (west side) |  | C17 house | Grade II | House, originally a pair of houses. C17, the left-hand half refronted and dated GB 1726 in ornate plaque over door. No. 10 to right is timber framed with wavy braces and whitewashed infill, plaster to ground floor, brick above. Slate roof to front, tiled to rear. 2 storeys and attic. 2 bays. Canted bay window with sashes and cornice top to ground floor left-hand bay, remaining windows are 3-light leaded casements. 6-panelled ledged door to left. No. 12 is whitewashed brick with band course and moulded brick eaves. Old tile roof, brick coped gable and C19 brick chimney to left, C18 brick chimney stack to right. 2 storeys and attic, 2 bays. Irregular ground floor has single and 3-light leaded casements to left and 3 sash windows to right, all large windows with segmental heads. First floor has 2 3-light leaded casements. Attic has 2 gabled dormers with barred wooden windows, that to right a horizontal sliding sash. Ledged board door to right of centre. RCHM II p 344 MON 17 |
| 9 | Church of St Laurence Church Walk |  | C14 Church | Grade II* | Parish church. C14 nave, aisles, tower and chancel, altered late C15 much restored 1884-9. Late C15 S. porch. N. chapel and vestry 1889. Coursed rubble stone, tiled roof to nave and chancel, lead roofs to aisles. W. tower of 3 stages has battlemented parapet 3-light cusped perpendicular openings to bell-chamber, moulded Decorated doorway and 2-light window above to west much restored. Nave has plain parapet, 2 3-light late C15 cusped windows and small central quatrefoil window to clerestory. S. aisle has 4-light cusped Perpendicular windows flanking porch and in E. end wall, and 2-light Decorated windows to right and in W. wall, much restored. S. door has moulded 2-centred archway. Fine C15 porch with battlemented parapet, finials, buttresses and 4-centred arch on slender shafts to front with moulded spandrels and ogee canopied niche. Roof with moulded purlins, ridge and carved bosses. N. aisle has restored Perpendicular 3-light windows, small 2-light Decorated windows to left and, in W. wall, and small 2-centred arched doorway. Chancel has 5-light Perpendicular window to E. |
| | | | | | a 4-light Perpendicular and 2-light Decorated window to S. and small Perpendicular doorway, all restored. Interior: tower has 2-centred double chamfered arches on semi-octagonal responds to nave and aisles. Nave has 4-bay arcade of similar arches on octagonal piers with moulded caps. Similar arch to chancel. S. chapel has piscina with 2 ogee cusped arches on corner of window reveal. N. aisle has fragments of C15 wall paintings of St. Thomas of Canterbury and St. Christopher. Aisle roofs partly original. Chancel has decorated cinquefoil piscina with carved spandrels, restored sedilia and aumbry, and C19 wall paintings. Altered C17 pulpit. Late C19-C20 glass. Other fittings c.1900 Small brasses to Thomas Figge 1578 and Dorothy Barnard 1634. RCHM II 339-341 |

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| 10 | 3 Church Walk (Churchwalk House) |  | C18 house | Grade II | House, once 3 cottages. C18. Gable wall to path of whitewashed brick with band courses, remainder timber framed with whitewashed brick infill. Old tile roof, brick stack between right-hand bays. 2 storeys, 4 bays. C20 3-light barred wooden casements, lower right-hand bay blank. Second bay has C20 door and single casement in open lean-to porch, and paired C20 casement to first floor. Gable wall to path has altered openings with segmental heads, now with single C20 casement to first floor. |
| 11 | 25 High Street (Lime Cottage)(west side) |  | Early C19 house | Grade II | Small house. Early C19. Red brick, partly chequered, dentilled brick eaves, slate roof. 2 storeys. One bay to street has barred bow window with moulded surround to ground floor, and 4-pane sash with segmental head to first floor. Half-glazed door to left. Side to Church Walk has 2 bays of similar sashes and central 6-panel door with wooden hood on cut brackets, Later C19 extension to left has one taller bay with similar sashes. |
| 12 | 2B High Street (east side) |  | C17 building | Grade II | Laundrette. Left side wall shares C17 timber truss with No.2a, front is late C18. Vitreous brick with red dressings, plain parapet and C20 tiled roof. 2 storeys, one bay. C20 shop front. Altered first floor has barred sash window with gauged brick head to left and C19 canted oriel with cornice top to right. Included for group value. |
| 13 | 2A High Street (east side) |  | C17 building | Grade II | Shop. Right side wall shares C17 timber truss with Bel-Air Laundrette, re-fronted early C19. Brick, parapet with toothed brick ornament. Concealed roof. 2 storeys, one bay. C19 shop front, triple-hung sash window with gauged brick head to first floor. Included for group value. |
| 14 | 4A High Street |  | Mid C19 building | Grade II | Shop, house above. Mid C19. Colourwashed render to ground floor, white brick above with similarly rendered dressings. Boarded eaves on cut brackets, slate roof, white brick stack to right. 3 storeys, 3 bays. Imitation Georgian shop front. Upper storeys have giant pilasters of white brick with rendered capitals and bases, and tripartite sash windows with rendered voussoir heads and keyblocks. Included for group value. |

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| 15 | 8 High Street (east side) |  | C17 building | Grade II | Shop with house above. C17 timber frame partly exposed to rear and with one beam and brace to front. Refronted late C18. Colourwashed brick with partial band courses at first and second floor levels. Hipped roof, slate to front pitch, remainder tiled. Brick stack to right. 3 storeys, one bay. Shop front with door to left. Upper floors have barred sash windows with cambered heads. Passage to left |
| 16 | 10 High Street (east side) | See above photograph | C17 building | Grade II | Offices and house. C17 timber frame exposed in right-hand gable wall and rear, refronted early mid C19. Stucco, channelled to ground floor, plain above with giant Doric pilasters flanking upper floors. Slate roof. 3 storeys, 2 bays. 4-pane sash windows those to ground floor in plain stucco surrounds with triangular tops, upper windows in architrave surrounds with cornices on brackets to first floor. Central 3-panel door, recessed with panelled reveals and stucco doorcase of Doric columns and plain entablature. |
| 17 | 12 High Street (Nat West Bank) (east side) |  | Early C19 building | Grade II | Bank with house above. Early C19, altered. Concrete arcade to ground floor, red brick above, boarded eaves, slate roof. 3 storeys, 2 bays. Ground floor has 5 arches, 2 to left with doors, remainder partially glazed. First floor left-hand bay has canted oriel with barred sashes and hipped slate roof. Right-hand bay and second floor have 4-pane sash windows with gauged brick heads. Included for group value. |
| 18 | 14 High Street (east side) |  | Mid late C18 building | Grade II | Shop and house. Mid-late C18. Vitreous brick with red dressings, moulded wooden eaves cornice with enriched dentils, slate roof, brick stack to right, 2 storeys and attic, 3 bays. Projecting C19 shop front with moulded cornice. Doric pilasters and central door. First floor has barred sash windows with gauged brick heads. Attic has 2 dormers with cornice tops and paired leaded casements |
| 19 | 16 High Street(east side) |  | C17 house | Grade II | House. Circa 1830 refronting of C17 timber-framed house. Colourwashed stucco, rusticated to ground floor, smooth above with plinth, first floor band course, moulded eaves cornice and giant Doric pilasters at each end. Slate roof, brick stack to right of centre. 2 storeys, 5 irregular bays. Ground floor has canted bay window with cornice top to left, narrow sash windows flanking central door, and 4-pane sash to right. Sash windows have plain stucco surrounds with minimal Doric pilasters and pediment shaped tops. First floor has alternating 3-pane and 2-pane sashes in stucco architrave surrounds with moulded cornices on brackets. Half-glazed panelled door recessed with panelled reveals and flanking segments of stucco Doric columns. Flat wooden entablature hood on slender Doric columns to front. |





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| 20 | 18 High Street (east side) |  | C17 house | Grade II | Shop with house above. One bay of C17 2-bay house, sharing central chimney stack with No. 20. Timber frame, exposed in rear gable, planked to front. Remainder of front rendered. Old tile thin brick stack. 2 storeys and attic. Projecting ground floor has lean-to slate roof, C20 glazed door to left and square bay shop window to right. First floor has 4-light wooden casement with C20 glazing. 4-light leaded casement in attic dormer |
| 21 | 20 High Street (east side) |  | C17 house | Grade II | Shop. One bay of C17 2-bay house, sharing central chimney stack with No 18, concealed timber frame. Rendered front, old tile roof, thin brick stack with pilaster to right. 2 storeys and attic. C19 square bay shop window with cornice top to ground floor right, C19 3-light wooden casement to first floor, gabled dormer with paired barred wooden casement. Barred and glazed door to left with rectangular fanlight over. |
| 22 | 22 High Street (east side) |  | C17 house | Grade II | Shop with house above, 2-bay C17 timber framed house, refronted mid-late C18, to left, C19 bay to right. Whitewashed brick, old tile roofs, brick stacks between left-hand bays and at right gable. Older part has plain parapet. C19 bay has moulded brick eaves. 2 storeys. Ground floor has C20 window with segmental head to left, and C19 shop front with moulded cornice to right-hand bays. First floor has 4-pane sash windows with segmental heads in left-hand bays, and canted oriel with minimal modillion cornice to right. Panelled door between left-hand bays has reeded surround with roundels to corners and small cornice. Another door, 4-panelled, to right |
| 23 | 24 High Street (east side) |  | C17 house | Grade II | House. C17, refronted mid-late C18. Timber frame, exposed in left gable wall. Front of colourwashed render with plain parapet. Tiled roof, brick stack to left is shared with No. 26. 2 storeys, basement and attic, 2 bays. Fine C18 shop front with bowed windows flanking central door, all in wooden surround with moulded entablature on minimal pilasters. Left-hand window is 4-pane sash set in curved wall, right-hand window has 6 x 4 panes with thin glazing bars. Entablature broken forward over 5-panelled door with 2 slender Doric columns to front. First floor has 3-pane sash windows. Attic has gabled dormers with paired barred casements. Similar casements to cellars. 6-panelled ledged door to right |
| 24 | 26 High Street |  | C17 house | Grade II | House. Small C17 timber framed house, refronted and extended mid-late C18, with long C18-C19 range of former outbuildings to rear. Vitreous brick in header bond with red brick plinth, quoins and window surrounds. Moulded brick eaves. Old tile roof, flanking brick stacks, that to right with C17 thin brick. 2 storeys and attic, 3 bays. Ground floor windows altered to 4-pane sashes with gauged brick heads, originally narrower. First floor has 3-pane sashes with moulded frames. Gabled dormers with paired wooden casements. Central 4-panelled door in wooden surround of moulded pilasters and flat cornice hood on cut scroll brackets. Rear range has re-used C18 windows. |
| 25 | 160 High Street |  | Early C19 house | Grade II | House. Early C19. Red brick, slate roof, boarded eaves. 2 storeys and cellar, 3 bays. Outer bays have canted bay windows with cornice tops and sashes to ground floor, and 4-pane sashes with gauged brick heads to first floor. Centre bay has C20 paired barred wooden casement to first floor, and door with 2 long panels in wooden surround of segmental pilaster strips and small hood on carved scroll brackets. Cellar window to left. |

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| 26 | Swan Court, High Street |  | C19 house | Grade II | Master's house of former hospital, originally workhouse. 1835, by Sir G. Gilbert Scott. Red brick rendered band courses at impost level of ground floor openings and cill of first floor. Off-set brick eaves, hipped slate roof, brick stacks. 3 storeys. S. front has 5 bays, 3 to centre forming canted projection. Barred sash windows with gauged brick heads to ground and first floors. Ground floor windows have semi-circular arched tops with radiating glazing bars and are set in slightly recessed arches of gauged brick. Similar arch over central double doors with radiating fanlight. Second floor has C20 paired barred metal casements. |
| 27 | 32 High Street, (Staniford House) (east side) |  | C17-18 house | Grade II | House, C17-C18 house, altered late C18. Some timber framing with brick infill to rear, front of vitreous brick in header bond with red brick quoins, window surrounds and moulded eaves. Old tile roof with diamond patterns in lighter tiles, central stack. 2 storeys, 2 bays. 3-light leaded casements, those to ground floor with gauged brick heads. Central 6-panelled door has flat hood on cut brackets and blind brick panel above |
| 28 | The Bull, Horn Street(north side) |  | C18 Public House | Grade II | Public house. C18, altered. Plum-coloured brick to front, rendered plinth and left gable, colourwashed brick to right gable. Moulded brick eaves, old tile roof, brick stacks to gables and between left-hand bays. 2 storeys and attic, 3 bays. Paired C19 sash windows, those to ground floor with gauged brick heads. Hipped dormers with C19 paired wooden casements and moulded cornices. Double C20 doors in reeded frame with surround of minimal Doric columns and entablature. Single storey extension to left with similar paired sash |
| 29 | 6 Horn Street (north side) |  | C17 cottage | Grade II | Cottage. C17, renovated 1982. Timber frame with brick infill, rendered to road. Tiled roof, C20 bargeboards, brick chimney to rear. 2 storeys and attic, one bay gabled to street. Paired wooden casements, one to ground floor left, 2 to first floor, one to attic. C20 semi-glazed door to right |
| 30 | 8 & 10 Horn Street |  | Early C17 bakery and house | Grade II | Bakery and house. Early C17 part of 3 bays to right, extended one bay to left late C17. Timber frame with curved braces, brick infill, colourwashed to left gable, and rendered plinth. Thatch roof, half-hipped to left, chimney stack of thin brick between right-hand bays, another stack to rear between left-hand bays. 2 storeys and attic. Barred wooden casements. Ground floor outer bays have early C20 square bay windows. 3-light casements to first floor and centre bays, those to ground floor centre with moulded wooden cornices. First floor right-hand window in thatch, 3-light leaded dormer window in second bay. 4-panel door to centre in moulded surround with cornice. 2 other doors with moulded cornices between right hand bays. Late C19 brick service block to rear. RCHM II p 344 MON 14 |


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| 31 | 20 Horn Street |  | Early C18 house | Grade II | House. Early C18. Colourwashed brick, moulded brick eaves, old tile roof with brick coped gables, central chimney stack of plum-coloured brick with red corner dressings. 2 storeys and attic, 3 bays. C20 barred wooden casements, 3-light flanking 2-light. Lower right-hand window has colourwashed gauged brick head. 2 dormers have C20 paired wooden casements with pediments over. Central 6-panel door, top-lit, has wooden frieze panel with carved lozenge and early surround of pilaster strips and scroll brackets with reeding and rope ornament and flat wooden cornice hood. |
| 32 | 22-24 Horn Street (even) (north side) |  | Pair of C19 houses | Grade II | Pair of houses. 3 bays to left are mid C18, extended one bay to right in matching style 1829 as dated in blue brick on stack to right gable. Chequer brick, red brick dressings, moulded brick eaves, gauged brick heads to ground floor windows. Old tile roof, 4 brick stacks. 2 storeys, 4 bays. Triple barred sash windows. 2 early C19 6-panel, top-lit doors in wooden surrounds with cornice hoods on curved brackets with notched ends. Central door has blind panel above. Second door between right hand bays. |
| 33 | 26 Horn Street (Plough Cottage) (north side) |  | C17 house | Grade II | House. C17, altered. Whitewashed render over timber frame. Thatched roof to left hand bays, tiled roof to right, brick stacks to left gable and rear of right-hand bay. 2 storeys and attic, 3 bays, right hand bay gabled to street. Ground floor has canted bay windows with barred sashes to centre of left-hand section and right-hand bay. Paired barred C19 wooden casements to first floor of each bay and in attic gable to right. C20 door with flanking single casements between right-hand bays |
| 34 | The Barn Studio and range of outbuildings to rear (north side) (formerly listed as Nos. 1 & 2 Parsons Close |  | C17& 18 house and barn | Grade II | Former house and barn, now house and studio. Original house to left has C17 timber frame to rear and early-mid C18 front in range with barn of same date. Plum-coloured brick with red brick dressings. Old tile roof, hipped to right and with coped gable to left. Brick stacks. 2 storeys and attic. Present house, incorporating part of barn, has 6 bays, that to right with gabled projection, formerly waggon entry. 2 left-hand bays have C18 wooden mullion and transom windows with leaded lights and segmental heads, that to ground floor right a modern window in blocked doorway. Similar C20 windows in bays 4 and 6. Bays 1, 2 and 4 have gabled dormers with paired barred casements. Bays 3 and 5 have 6-panel doors with rectangular fanlights and cambered heads. Single leaded window with transom over door in bay 5. Blocked ventilation slits to former barn. Studio to right has high C20 window. Sun fire insurance plaque in bay 2. Rear of C17 house has some moulded oak mullion windows. Range of outbuildings to rear right has central timber framed section. |
| 35 | 30 Horn Street (north side) |  | Mid C18 house | Grade II | House. Mid C18. Brick, brick plinth, cut brick eaves, old tile roof, central brick stack. 2 storeys and attic, 2 bays. Ground floor has 4-pane sashes, first floor has paired barred casements, all with cut brick heads. Central 6-panel door in wooden doorcase with minimal pilasters and pediment. |




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| 36 | 1 Horn Street (south side) |  | Late C16 house | Grade II | House. Late C16, extended late C18. C16 part is timber framed with garishly painted plaster infill to front and herringbone brick infill, partly painted to right side. Right side has curved braces. Tiled roof, thin brick chimney stack to left gable is shared with No.5 Market Square. 2 storeys, one bay. First floor is jettied to front. Front has tripartite sash window to ground floor, C19 3-light casement to first floor and 3-panelled door to left. Right gable has leaded casements, 2 2-light to ground floor, one 3-light to first floor, and 4-panelled door to right in open porch with hipped tiled roof. Late C18 extension to rear is of painted brick with moulded brick eaves, tiled roof and stack to right, 2 storeys, one bay, canted bay window with sashes to ground floor. 3-light leaded casement to first floor. RCHM II p 344 MON 13 |
| 37 | Scrummies, Horn Street (south side) |  | Early C18 building | Grade II | Includes No.2 The Walk. Restaurant and house. Early C18, altered and refronted mid C19. Colourwashed render, rendered band courses to left gable and rendered parapet with band courses and paired brackets to front. Old tile roof to front range with coped ogee brick gable and stack to right. Rear roofs are of slate. Front range has 2 storeys and attic, and 2 bays, Shop front with wooden dentil cornice on fluted Tuscan pilasters, recessed 6-panel door with rectangular fanlight to right. First floor has canted bay windows with C19 sashes and pilasters to frames. Attic has hipped dormers with 3-light barred casements. 2-storey wing to rear has 2 bays at slight angle with canted bay windows to ground floor. First floor has tripartite sash to right, paired casement in left bay and hayloft door with winch opening above to left. Central door in rendered porch with simple cornice and parapet. Some timber framing inside. |
| 38 | Horn Street No. 1A (Old Millfield House) and No. 3 (south side) |  | Late C18 early C19 pair of houses | Grade II | Pair of houses. Late C18-early C19. Plum-coloured brick with red brick dressings, moulded brick eaves. Slate roof, brick stacks between left-hand bays and to right gable. 3 storeys with basement to right, 3 bays. 4-pane sash windows, those to ground and first floors with cambered heads. 6-panel doors between bays, both in moulded surrounds with roundels to corners, panelled friezes with flanking baluster ornament, and moulded cornices. |
| 39 | The Crooked Billet, Horn Street (south side) |  | C17 Public House | Grade II | Public house. C17, altered. Timber frame with brick infill to right gable, C19 brick front with toothed eaves. Slate roof, brick stacks to gables. 2 storeys, 4 bays. 4-pane sash windows, those to ground floor with whitewashed voussoir heads and keyblocks. First floor of second bay blank. C20 door in third bay with cornice hood on cut brackets. Roof continues over carriage entry to left with weatherboarding and board doors. |
| 40 | 9 Horn Street (south side) |  | C17 house | Grade II | House. C17, much altered late C19. Timber frame, probably original, with C19 brick infill and ornament. Patterned terracotta frieze at first floor level, moulded brick patterns to front gables. Right-hand gable is tile hung with panelled bargeboards. Old tile roof with ornamental ridge, brick stacks with pilasters and off-set heads to left and between right-hand bays. 2 storeys, the upper partly in the roof with gabled semi-dormers. 3 bays. 3-light wooden mullion and transom windows, those to first floor below moulded brick cornices with ball ornament. Central semi-glazed door in half-timbered gabled porch with twisted balusters and flanking single lights. |

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| 41 | 17 Horn Street (Lace Cottage) (south side) |  | C16-C17 cottage | Grade II | Cottage. C16-C17. Timber frame with waved braces, whitewashed brick infill and rendered plinth. Brick only to left gable. Thatch roof, brick stack to left gable. 2 storeys and attic, one bay. Ground floor has small tiled lean-to to left with paired barred wooden casement to front and small window to side. Similar 3-light casement to centre. First floor has 3-light leaded casement, 6-panel door to right has minimal wooden hood on cut brackets. RCHM II p 344 MON 15 |
| 42 | 19 Horn Street (south side) |  | Mid C19 cottage | Grade II | Cottage. Mid C19. Whitewashed brick, dentilled eaves, slate roof. 2 storeys, one bay. 3-light barred wooden casements, C20 door to left. Ground floor openings have segmental heads. Small weatherboarded extension set back to left gable adjoins No 17. included for group value. |
| 43 | 21 Horn Street (Old Quilters) (south side) |  | C17 cottage | Grade II | Cottage. C17. Timber frame with diagonal braces and whitewashed brick infill. Brick gable. Thatch roof, brick stack to left. 1½ storeys, 2 bays. Leaded casements. Ground floor has 2-light window to left, 3-light to right. First floor has 3-light window to left, 2-light to right, both in thatch. Central modern door with leaded glazing. RCHM II p 344 MON 16 |
| 44 | The Bell Hotel, Market Square (south side) |  | C17 hotel | Grade II | Hotel. Early C19 re-fronting of C17 building with incomplete timber frame. C17 timber framed blocks to rear along Bell Alley, and over carriage entry to left of main front. Other brick outbuildings are late C19. Main N. front of whitewashed render, rusticated to ground floor and articulated with giant Doric pilasters, moulded plinth and cornice and band course at first floor level. Slate roof, 3 rendered chimneys. 2 storeys, 3 bays. Cantled bay windows to ground floor, each with 2 4-pane sashes to front, lozenge patterned frieze and moulded cornice. Wide triple-hung sashes to first floor in architrave surrounds with wooden cornices on scroll brackets over. 6-panelled door between left-hand bays has wooden surround of Doric half-columns, entablature blocks and pediment. Section of first floor wall above door has flanking pilasters. Painted curved brace in ground floor room. Interior of C17 part to rear has moulded ceiling beams. RCHM II p 343 MON 12 |





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| 45 | 3 Market Square (south side) |  | C17-C18 building | Grade II | Shop, store-rooms and house. Main block, included for group value, is late C19, with C18 bay, re-faced C19, to right and one bay of C17 house, structurally part of No. 5 Market Square to far right. C18 blocks to rear. Main block is of red brick with battlemented parapet and moulded cornice. 3 storeys, 2 bays facing square plus curving bay to left corner. Shop front with Doric pilasters and columns flanking corner door, sash windows above. Corner windows and door are curved. Refronted bay to right is of brick with rendered cornice at first floor level and quoins above. Tiled roof. 2 storeys and attic. Tripartite sashes with cambered heads, paired barred casement to dormer. Right gable is of C18 brick with brick coping, second floor band course and moulded band with ball ornament near apex. C17-C18 bay has whitewashed render to front over timber frame and old tile roof. Projecting shop front. C18 blocks to rear along Bell Walk are of brick with moulded eaves or plinth and band course. Tiled roofs, 2 storeys, irregular casements. |
| 46 | 5 Market Square (south side) |  | C17 - early C18 house | Grade II | House. 2 bays of C17-early C18 3 bay house (for third bay see No.3 Market Square part.) Whitewashed render over timber frame, old tile roof, C20-brick chimney to left, stack of thin brick to right shared with No.1 Horn Street. 2 storeys. Ground floor has canted bay windows with barred lights and moulded cornices. First floor has 3-light leaded casements. Central door. Royal Exchange fire insurance plaque in left-hand bay. Outshot to rear. |
| 47 | 7-9 Market Square(odd) (west side) |  | C17 building | Grade II | House and 2 shops with living accommodation above. C17, re-fronted late C18.Brick, whitewashed to No.9, dentilled eaves. Old tile roof, slate coped gable to left, brick stack to right. 2 storey and attic, 3 bays. Right-hand bays have C20 shopfronts, left-hand bay has wide C19 sash window with canted cornice above. First floor has 4 sash windows alternating with blind panels. Sash to No.7 has no glazing bars, panel to right painted. Remaining sashes barred. Attic dormer to centre of range has C20 casements. No. 7 has semi-glazed door to right in reeded surround with blank board above. 3 gabled bays to rear have timber framing. |
| 48 | 11 Market Square (Old Crown House)(west side) |  | Late C16 house | Grade II | House. Late C16, altered and re-fronted late C18. Interior shows timber frame. Front has colourwashed render to ground floor, roughcast above with smooth render quoins. Tiled roof with ornamental bands of grey and shaped tiles. Central gable has original carved bargeboards. Small brick chimney to left. 2 storeys and attic, 2 bays. Ground floor has paired barred sash windows and wooden entablature on Doric pilasters. First floor has tripartite sashes, one 4-pane sash in attic gable. Interior: house is 2 rooms deep with double-sided chimney stack to centre. Ground floor fireplace in front room has moulded stone jambs with slender shafts, and timber lintel with moulded Tudor arch. C17 panelling with carved foliage frieze in same room. First floor front room has fireplace with moulded stone Tudor arch and C18 panelling above. Frame of original window to rear of room. Spiral staircase. Attic landing has C17 splat balusters. Ground floor has wooden Doric column to front left. At one time a public house. |

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| 49 | 17 Market Square (west side) |  | C17 building | Grade II | Shop with gallery above. C17, re-faced C18 with C19 shop front and side wall rebuilt C20. Timber frame visible inside with curved wind-braces in roof. C18 front of brick with red brick dressings, second floor band course and parapet hiding gable of old tile roof. 3 storeys, one bay to front. Shop front has gothicised Doric pilasters and cornice. Tudor-arched lights and door to left. First floor has 2 barred sash windows with cambered brick heads. Second floor has one 4-pane sash. |
| 50 | 21-23 Market Square (odd)(north side) |  | C18 pair of houses | Grade II | Pair of houses. Late C18 refronting of older building. Brick, gauged brick heads to openings, rendered first floor band course, plain parapet with small moulded stone cornice, concealed tiled roofs, brick stacks. 3 storeys and basement, 3 bays. Triple-hung barred sash windows to ground floor left and first floor. Ground floor right-hand bays have C19 - C20 canted bay windows with ogee lead roofs. Second floor has serlian windows with barred sashes. Basement openings have cut brick cambered heads. Doors between bays are set back in panelled reveals with semi-circular arches over fanlights and rendered impost blocks, left-hand door has 6 panels, the upper ones shaped, and radiating fanlight. Right-hand door is half-glazed with plain fanlight. Left-hand gable renovated 1891 with pebble-dash, tile-hanging and bargeboards. Small C17-C18 house attached to rear has some timber framing with brick infill in gable. Front to Church Walk is of whitewashed brick with first floor band course. Old tile roof, brick chimneys, 2 storeys, 2 bays, irregular leaded casements, C20 door. |
| 51 | 25 Market Square (north side) |  | Mid C18 building | Grade II | Restaurant. Mid C18. Chequer brick to front, colour washed roughcast to right gable. Tiled roof, brick coped gable to right, brick chimney to left. Moulded wooden eaves cornice with modillions, part of roof pitch cut away to form balcony with plain wooden railings. 2 storeys and attic, 2 bays. Barred sash windows to first floor; attic has hipped dormers with moulded wooden cornices, that to left with half-glazed door, that to right with paired leaded casement. Ground floor has early C19 shop front with barred wooden square bay window to right, restored C20, and panelled door to left. Door is recessed in panelled reveals with marginally glazed fanlight, and moulded pilaster strips and patera to sides. Moulded wooden entablature above, broken forward over window. |
| 52 | 12 Market Square (central block) |  | Late C17 building | Grade II | Estate agency. Late C17. Timber frame with brick infill to rear and part of ground floor front. Remainder brick, white washed to right side. Moulded wooden eaves cornice with modillions, moulded brick cornice with ball ornament at first floor level of right side. Wooden board across front at first floor level. Slate roof, hipped to right. Brick stack to right, stack of thin brick to left. 2 storeys and attic, 4 bays. Altered ground floor has square projecting C19 shop front with door in left-hand bays, and C20 window to right. First floor has barred sash windows. 2 gabled dormers with barred sashes. |

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| 53 | The Bakery, Market Square (central block) |  | Early C19 building | Grade II | Shop with offices above. Early C19. Rendered ground floor with moulded wooden cornice. Upper floors brick with rendered band courses, window surrounds and moulded cornice to parapet. Brick stack to right, roof concealed. 4 storeys, one bay with segmentally curving front. All windows and door also curved. Ground floor has C19 barred shop windows flanking central half-glazed door with rectangular fanlight. Upper storeys have 4-pane sash windows. |
| 54 | 14 Market Square (central block) |  | Early C18 building | Grade II | Shop and offices. Early C18, altered. Part has concealed timber frame with brick infill. Now completely rendered with minimal pilasters flanking gable wall. Old tile roof, C19 bargeboards, brick stack to right, 2 storeys and attic, 2 bays. Projecting C19 shop fronts to left-hand bay and gable with double doors set diagonally across corner. C20 shop front to right. 4-pane sash windows to first floor, that to right in moulded architrave surround. Attic has large skylight. C19 doorcase to far right has moulded cornice and half-glazed door |
| 55 | The George, Market Square (central block) |  | Early C19 Public House | Grade II | Public house. Early C19 rebuilding of earlier structure. Some timber framing with brick infill in rear wall, remainder colour-washed stucco, part with rendered band courses and shaped brick eaves. Slate roof, hipped to front. E. front: 3 storeys, 2 bays; ground floor has wide sash window to left, off-centre door, and canted bay with sash windows to right. First floor has 4-pane sashes with segmental heads, and balcony with very fine wrought iron balustrade of elaborate scrolls, possibly from Claydon House. Second floor has 4-pane sashes. Left corner is angled. South front has irregular sash windows. |
| 56 | 9 Sheep Street(Brook Hall)(north side) |  | Early C18 house | Grade II | House. Early C18, altered late C18. Plum-coloured brick with red brick quoins, window surrounds, gauged brick window heads, and moulded brick eaves. Moulded wooden eaves cornice with enriched dentils. Tiled roof, brick coped gables, brick chimneys to right gable and left of centre. 2 storeys, basement and attic, 6 bays. Late C18 sash windows with architrave frames. 3 dormers with cornice tops and paired wooden casements. 2 basement windows with segmental heads. 6-panelled door in third bay is set back in panelled reveals with architrave surround arched over radiating fanlight. Wooden porch has entablature hood supported by slender Doric columns on round brick piers. |

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| 57 | 11 & 11a Sheep Street (north side) |  | Early C19 pair of houses | Grade II | Pair of houses. Early-mid C19 refronting of older building. Right-hand gable is timber framed with brick infill, remainder rendered and colourwashed. Boarded eaves on small cut brackets, slate roof, brick stack to right gable, rendered stack to centre. Minimal rendered band course and flanking pilaster strips. All ground floor openings have rendered surrounds with shallow, triangular tops. 2 storeys, 4 bays. 4-pane sash windows, 3 to ground floor, 4 to first floor, the latter with wooden architrave surrounds. C20 door in left hand bay. 4-panelled, half-glazed door to centre is set back in panelled recess in surround enriched with minimal pilasters and plain cornice hood on scroll brackets. Lean-to at rear of No. 11a has paired leaded casement. Long wing at right angles to rear of No. 11 is not of special interest. |
| 58 | Westside, Sheep Street (north side) (formerly listed under Winslow Hall |  | C18 house | Grade II | House and garage, formerly kitchen and servants' accommodation for Winslow Hall. Circa 1700, altered and extended C19 and 20. Vitreous brick, red brick quoins and window surrounds with moulded edges. Shallow gable with brick dentils and painted blind round window. Slate roof. Base of former brick chimney stack set back to left. 2 storeys. Front has C20 panelled door, with hood and garage entry to ground floor and 2 sash windows to first floor. Right side has 5 bays of sash windows. Blocked doorway in left bay, altered door in centre bay. Extended to west C19 with similar gabled bay to left and irregular sash windows, |
| 59 | Winslow Hall, Sheep Street (north side) |  | C18 Mansion | Grade I | Mansion. Dated 1700. Accounts supervised by Sir Christopher Wren for William Lowndes. Vitreous brick, red brick window surrounds with moulded edges and gauged heads. Stone quoins, moulded capping to plinth, plain second floor, band course and moulded window sills. Moulded and modillioned wooden eaves cornice and pediment. Hipped slate roof with 4 rectangular brick chimneys in a row along the central spine. Chimneys have recessed panels, single to outer stacks, 2 panels to inner stacks, all with moulded stone caps. 3 storeys and lower ground floor. 7 bays, 3 to centre slightly projecting and pedimented. Barred sash windows to main storeys, those to second floor half the height of lower windows. Round window to attic in pediment. Basement windows leaded with bars in front. Central flight of steps, some C20, some c.1700 of moulded stone from terrace to half-glazed door with barred rectangular fanlight in moulded wooden architrave. Stone doorcase with shouldered architrave, frieze inscribed William Lowndes AD MDCC, and segmental pediment on moulded scroll brackets. Sun fire insurance plaque below central second floor window. |
| | | | | | Rear is similar but without lower ground floor. W. side of 5 bays has central projection of 3 bays for staircase. E. side has single-storey link wing dated 1901 on rainwater heads, and now containing St Albans Chapel, to former service wing, once a separate pavilion with brewhouse and laundry. Pavilion has similar brickwork to mansion, shallow dentilled gable with blind and painted round window, slate roof, 2 storeys and 2 bays of altered windows, one blind. Interior of mansion: plan arranged round solid central chimney spine with staircases at W. and E. ends and closets at each corner. Contemporary fittings with some alterations. Major ground floor rooms have fine raised and fielded panelling, and altered fireplaces with later painted overmantels. First floor rooms have original moulded marble fireplaces and panelling only to dado, overdoors and overmantels. Room to rear right has painted canvases in the manner of Daniel Marot with pastoral scenes in elaborate surrounds of swags, scrolls, herms and mask heads. |
| | | | | | Second floor rooms, one a large gallery, have simpler panelling and fireplaces of Denton stone with moulded edges. Staircases have closed strings, moulded handrails and turned balusters. E. staircase partly restored. Fine vaulted lower ground floor. (Country Life Vol. CX p. 572-6. Wren Society Vol. 17 p. 54 RCHM II p. 341-3) |





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| 60 | Sheep Street, Wall round garden to front of Winslow Hall, with gate piers and gates.(north side) |  | Early C18 wall | Grade II | Wall around 3 sides of garden. Early C18, altered. Brick. Wall to south has plain stone coping. Central curving section with square-plan gate piers and wrought iron gate was rebuilt and altered 1959 (date on gate). Wall to east side has rounded brick coping and pair of C18 gate piers with wrought iron gate at north end. These piers are of red brick with fine gauged joints, moulded corners and moulded stone bases and caps with ball finials. Carved stone scrolls link piers to tops of walls. Wall to west side is mostly rebuilt but is included for group value. RCHM II p 342-3 MON 3 (part) |
| 61 | Sheep Street, Wall round garden to front of Winslow Hall, with gate piers and gates.(north side) |  | Early C18 wall and gates | Grade II | Garden wall. Early C18. Brick with plain brick coping. Ramped up to square corner pier with base of stone finial at N.end. Pair of gate piers with brick caps and stone ball finials. Later wrought iron gate. |
| 62 | The Close and the Coach House, Sheep Street (north side) |  | C18 pair of houses | Grade II | 2 houses, former coach house, and stables for Winslow Hall. C18, altered. Brick, much patched, moulded wooden eaves cornice, old tile roof hipped to road. One storey and attic. Irregular E. front has C20 metal casements to left, 3 to ground floor and 2 in hipped dormers. Entry to The Close at rear. Garage doors to left of centre with smaller hipped dormer above. The Coach House, to right, has 3 wooden windows with barred casements, and 3 hipped dormers, 2 with paired barred casements, centre one with half-glazed door, originally entry to hayloft. Original arched carriage entry now has C20 panelled door with flanking lights and large radiating fanlight. Later block attached to N.E. corner has 2 leaded windows with segmental heads to S. and 3 hipped semi-dormers to E. Gable to street has elaborate cast iron bracket |
| 63 | 25 Sheep Street (north side) |  | C17 house | Grade II | Small house. C17, altered C19. Some timber framing to rear, front of chequered red and white brick. Thatched roof, central chimney stack of thin brick with lobby entry. 1½ storeys, 2½ bays. Main bays have canted bay windows and 3-light leaded casements above in thatch. Half bay to left has C19 2-light window with segmental head to ground floor and small horizontal sliding sash above. 4-panelled door between main bays has rectangular fanlight and wooden doorcase with minimal pilaster strips and shallow cornice hood. RCHM II p 343 MON 5 (part) |
| 64 | 27 Sheep Street (north side) |  | Late C17 house | Grade II | Small house. Late C17. Timber frame with whitewashed brick infill. Thatched roof, central chimney stack of thin brick with lobby entry, smaller brick stack to left of house. 1½ storeys, 2 bays. Ground floor has tripartite barred sash windows with small wooden hoods on cut brackets. First floor has barred wooden casements in thatch, 2-light to left, 3-light to right. Central panelled door in moulded frame with late C18-early C19 wooden surround of moulded pilaster strips, roundels at corners, and plain shallow hood on moulded scroll brackets. Weatherboarded cart entry with thatched roof to left. RCHM II p. 343 NON 5 (part) |





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| 65 | 29 Sheep Street (Rose Cottage) (north side) |  | Late C15 house | Grade II | Small house. Late C15, altered mid C18. Whitewashed brick, thatched roof, brickstack to left gable. 1½ storeys, 2 bays. 3-light leaded windows, those to ground floor with segmental heads, those to first floor in thatch. Ledged C20 door to centre. Cruck truss in right gable wall. RCHM II p.343 MON 5 (part) |
| 66 | 31 Sheep Street (north side) |  | C17 house | Grade II | House. C17, refronted C18. Right gable is timber framed with brick infill, part-herringbone. Frame also exposed to rear. Front is of patterned red and vitreous brick with red dressings and render below ground floor cill level. Thatched roof, brick end stacks. 2 storeys and attic, 3 small bays. Left-hand bays have 3-light wooden casements, right-hand bay has door and 2-light leaded casement to right. All ground floor openings have segmental heads. RCHM II p 343 MON 6 |
| 67 | The Nags Head, Sheep Street (north Side) |  | C18 house | Grade II | Public house. C18. Red and vitreous brick, first floor band course, colour washed plinth, moulded brick eaves. Old tile roof, flanking brick chimneys. 2 storeys, 2 bays. Ground floor has canted bay windows with barred sashes. First floor has small 6-pane sashes. Central 6-panelled door has C19 wooden surround of pilasters with incised lines and small cornice hood on cut scroll brackets. Blind window panel above with painted inn sign. |
| 68 | 41 Sheep Street (north side) |  | C17 house | Grade II | Small house. C17, refronted C19. Timber frame to rear has whitewashed brick infill, part C17, part C19 rat-trap bond. Front is of red brick, patched with white and with white brick segmental heads to ground floor windows. Rendered plinth. Slate roof, brick stack to rear. 2 storeys, 2 bays. Barred sash windows, central ledged door with Phoenix fire insurance plaque above. Small early C19 wing to rear is of whitewashed brick with some timber studding. |
| 69 | 43 Sheep Street (Acorn Cottage) (north side) |  | C17 house | Grade II | Small house. C17. Whitewashed render to front with projecting rendered plinth and exposed wall plate, brick to right gable, timber frame with whitewashed plaster infill to rear. Thatched roof, central brick stack. 1½ storeys, 2 bays. 3-light barred wooden casements, those to ground floor in canted oriels, first floor windows under thatch eyebrows. Central ledged door. C20 extension to rear. RCHM II p 343 MON |



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| 70 | 47 Sheep Street (north side) |  | C17 house | Grade II | House. C17. Whitewashed render and roughcast, timber frame exposed to rear and part of right gable. Thatched roof, chimney stack of thin brick between right-hand bays. Lobby entry. 1½ storeys, 3 bays, that to right wide. Leaded casements. 5-light to ground floor right-hand bay, remainder 3-light. Ground floor left-hand windows have segmental heads. First floor windows are in thatch. 4-panelled door with segmental head. Whitewashed brick outbuilding with lower tiled roof attached to right. RCHM II p 343 MON 8 |
| 71 | Yew Tree Cottage, Sheep Street (south side) |  | Mid-late C18 house | Grade II | House. Mid-late C18, extended to left later. Plaque dated 1903 to left gable. Chequer brick, plain brick band course, moulded brick eaves, old tile roof with brick coped gables, brick chimneys to gables and centre. 2 storeys and attic, 2 C18 bays to right one later bay to left. Right-hand bays have C19 3-light wooden casements, those to ground floor with segmental heads, and dormers with paired barred casements. Left hand bay has square bay window to ground floor, 2 3-light casements to first floor, and one dormer. 6-panelled door, top-lit between right hand bays has wooden surround of fluted pilasters and steep pediment, and blind panel above to first floor. |
| 72 | 32 & 34 Sheep Street (south side) |  | C17 house and cottage | Grade II | House and cottage in range. C17. Cottage is timber frame with whitewashed brick infill and tiled roof, one storey and attic, one bay. 3-light leaded casement to left, board door to right with flat wooden hood on cut brackets. House has whitewashed roughcast over timber frame. Front has part of frame with curved brace showing to right, gable has frame to top with brick infill and brick below. Thatched roof, central brick chimney. T-plan lobby entry. 2 storeys, 2 irregular bays. 3-light leaded casements to ground floor and upper left, paired barred casement to upper right. Central board door with gabled wooden hood. RCHM p 343 MON 9 |
| 73 | The Thatched Cottage, Tennis Lane |  | C17 house | Grade II | House. C17. Timber frame with partially whitewashed brick infill in west gable end, remainder has whitewashed roughcast. Thatched roof, half-hipped to left, brick stack to right, rendered stack to left. 2 storeys and attic, 2 bays. N. front has small irregular C19 casements with C20 door in left-hand bay and blocked door to right. S. front has C20 casements. RCHM II p 343 MON 11 |
| 74 | 2 The Walk (west side) |  | | Grade II | See under Scrummies, Horn Street |

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| 75 | 4 The Walk (west side) |  | C17 house | Grade II | House. C17, refronted C18. Timber frame with brick infill to right gable, C18 brick to left gable, whitewashed render to front. Wooden eaves board, old tile roof, flanking external brick stacks. 2 storeys, 2 bays. Ground floor has canted bay windows with barred lights, that to left with moulded cornice. First floor has 4-pane sash windows in moulded frames. Central 6-panel door in slightly projecting porch with rectangular fanlight, panelled strip surround with roundels to corners, and flat wooden hood on cut brackets |
| 76 | 9-11 The Walk(east side) |  | C17 pair of houses | Grade II | Pair of houses. C17 house of 3 bays extended one bay to east C19. Original house timber framed, now covered with whitewashed render. Old tile roof, half-hipped to street. Brick chimneys to right and between left-hand bays. Lobby entry with gabled turret over staircase to rear of left-hand stack. 2 storeys and attic. Ground floor has wooden casements, 2-light to left-hand bays, 3-light to right. First floor right-hand bays have barred horizontal sliding sashes. Small window over door. C20 wooden casements to street gable, 4-light to ground floor, 3-light to first floor and attic. 6-panel half-glazed door in trellis porch between left-hand bays. Extension to right is of whitewashed brick with slate roof, dentilled eaves, 2 storeys, paired barred casements and door to right |
| 77 | Lawn House, The Walk (east side) |  | Late C18 house | Grade II | House, Late C18. S. front is of brick with red brick dressings to corners and window surrounds. Brick plinth, moulded brick eaves, tiled roof, brick coped gables and flanking chimneys, 2 storeys and cellar, 5 bays. Barred sash windows with gauged brick heads. Segmental arched openings in centre bay and over cellar window to left, the latter with 2 barred wooden casements. Steps up to central double doors with leaded glazing and flat wooden hood above. C20 extensions set back to right. 2-span roof. Part of rear wing shows to left. N. front of colourwashed brick has attic storey with casement dormers and 4 bays, that to left gabled over 2 storey projection with parapet. Projection has transomed casements, remainder has irregular sash windows and panelled door in Ware doorcase. Brick garden walls with rounded brick coping run to N. and S. from W. corners of house. N. wall has square gate piers with moulded stone cornices and pyramidal caps. |
| 78 | 5 Vicarage Road |  | C17 house | Grade II | House. C17, altered. Possibly timber framed in part, now covered with whitewashed render. Old tile roof, coped gable to left, central brick stack. T-plan with gabled projection part rubble stone, to north. 2 storeys, 2 bays. Projection has window with old mullion to first floor, similar window in S. front. Other windows C20. Entry to N.S. front has re-sited stone gargoyles at eaves. C20 conservatories to S. and in angle of N. front. C19 bay to E, formerly part of No.1, is not of special interest. |

Local Note Buildings


| Heritage Asset No | Name of structure/site | | Type / Date | Status | Description and assessment of significance |
|-------------------|--------------------------------------|--|---|--------|---|
| 79 | 14 Horn Street |  | House, 19th century | | An unusual example of a 3-storey house, dating from the 19th century. Tall, brick built structure, with 5 6 pane over 6 pane, painted, timber, sliding sash windows. The timber panelled door is off centre, and has a decorative pediment, pilasters, and fanlight above. The building is clearly visible in views along Horn Street, by virtue of its height and its form is unlike that of the nearby buildings, being tall and thin on a narrow plot. |
| 80 | 28 and 28A Horn Street |  | 19th century, possible former stable block, now house | | Brick built, with rendered and painted front elevation and shallow pitched slate roof. Small timber casement windows, with arched brick detailing at first floor level. The building may originally have been a stable building, but is now in residential use. The building occupies a prominent corner plot on the bend in Horn Street. |
| 81 | 32 Horn Street |  | 19th century house | | 19th century house, with brick frontage, slate roof and timber sliding sash windows. The building has a gated access way to the right hand side of the front elevation, with heavy timber gates, providing access to the yard behind. The front door is a traditional timber panelled door, with fanlight above. |
| 82 | 1-6 The Old Stable Yard, Horn Street |  | Former stable yard, now residential, 19th century | | 19th century stable yard, now converted into small residential units, brick built, single storey structure with slate roof. Decorative arched brick detailing to front elevation. West range 2 storey. Iron gate lead through covered carriage arch into central courtyard area. Small timber top-opening casement windows to front elevation, sliding sashes elsewhere. Modern conservation rooflights in south east range facing street. |

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| 83 | 34 Horn Street |  | 19th century house | | 2 storey, brick built house, symmetrical frontage, small timber sliding sash windows and central door. 2 tall brick chimney stacks. House contemporary with Old Stable Yard buildings. Dentilled brick eaves course. Building is easily visible in views along Horn Street. |
| 84 | 1 Bevan Court, Horn Street |  | 19th century house | | 2 storey. Brick built house, positioned with gable end on to street. Modern replacement windows in uPVC. Shallow pitched slate roof with modern conservation rooflights. The main door is positioned off centre, and the building's form and position in relation to the street suggest that the 19th century frontage may hide earlier material behind it. The buildings is easily visible in views along Horn Street from the junction with Burleys Lane/Granborough Road, occupying a visually prominent corner plot next to the modern houses of Bevan Court. |
| 85 | Deveron House, Horn Street |  | late 18th/early 19th century house | | late 18th/early 19th century house, with 19th and 20th century additions and extensions to the western end. Brick built with shallow pitched slate roof. Large 8 over 8 pane sliding sashes, and unusual bay windows. Tall decorative brick chimneys. Occupies a visually prominent plot, close to the junction with Market Square/The Walk. |
| 86 | Chapel House, 15 Horn Street |  | 19th former Church, now house | | Former Church, now residential, 19th century in date. Brick built with decorative stone mullioned windows in the Gothick style. Slate roofs with steep pitch, and parapet around tower. Unusually ornate ridge tiles and detailing. Building occupies a prominent position on the bend of Horn Street, and is clearly visible from a number of locations along Horn Street and elsewhere within the Conservation Area. |





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| 87 | Tinkers Corner, 29-31 Horn Street |  | 18th century house, possibly containing earlier fabric | | 18th century cottage, possibly containing earlier fabric. Rendered brick with steeply pitched clay tile roof. Tall chimneys at each gable end. The building has a central timber panelled door, with porch over and pilasters. Casement windows. |
| 88 | Blakes Cottage, 33 Horn Street |  | 18th century cottage. Possibly containing earlier fabric | | 18th century cottage, possibly containing earlier fabric. The steep pitch of the roof suggests that this house may once have been thatched, and therefore maybe older than 18th century. Casement opening windows are of timber, as is the door. There is a large porch over the door, which may be a modern addition. It is likely that the large dormers are also modern, although they may have replaced earlier ones. The building is rendered, although the shadow of the underlying timber frame can be seen in the render. The building is clearly visible from the junction with Granborough Road. |
| 89 | Former Devil in the Boot PH, 1 & 1a Granborough Road |  | 19th century former public house, now house. Possibly contains earlier material. | | 19th century public house, rendered with applied timber frame to gable end. May contain earlier fabric behind 19th century frontage. Projecting bay windows at ground floor level, with modern uPVC windows. Building is clearly visible in views up and down the Granborough Road, and occupies a visually prominent corner plot. |
| 90 | St Laurence Room, Market Square |  | early 20th century church hall | | early 19th century Parish Hall, easily visible from the Market Square. The building is brick, with clay tile roof, and is an unusual example of early 20th century utilitarian design, with a steeply pitched, parapet gable, brick mullioned windows and decorative gate piers and wrought iron gate. |

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| 91 | 19 Market Square |  | 19th century bank | | 3-storey brick built bank. 19th century with ornate brick and terracotta detailing. Interesting decorative terracotta panels on gable ends and decorative brick chimneys. Wrought iron balustrades at 1st floor level. Timber sliding sashes at 1st and 2nd floors, mullioned, arched windows to ground floor. Doorway has decorative surround. Door is of timber. Building is prominent in views across the Market Square. |
| 92 | 33 - 35 Sheep Street |  | 19th century cottages | | 19th century terrace of small cottages, brick with slate roof. Large pane, timber, sliding sash windows, traditional timber doors, one with pilasters and porch. Decorative brick detailing and tall brick chimneys. Bay window to left hand side of front elevation. |
| 93 | 37 Sheep Street |  | 19th century cottage, possibly containing earlier fabric | | 19th century cottage, brick with slate roof. Possibly contains earlier material. Brick is different colour at 1st floor level, suggesting that the roof has been raised at some point. Casement and sash windows. Boarded timber door. Rendered plinth. |
| 94 | 2 Sheep Street |  | 19th century cottage | | 19th century cottage, rendered brick with slate roof. Gable end faces Sheep Street. Possibly contains earlier material. Small casement windows to side elevation. Boarded timber door. |

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| 95 | 42- 44 Sheep Street |  | Early 20th century school building, now residential | | Early 20th century school building. Originally single storey hall building with steeply pitched slate roofs, now 1 1/2 storey with internal gallery. Brick walls with decorative detailing and parapet gables facing street. Large, painted, casement windows, full height at gable end. decorative brick chimneys. |
| 96 | 6 High Street |  | 19th century commercial building, 20th century shop frontage | | 19th century shop facing Market Square. 3 storeys with parapet at roofline hiding roof from view. Brick with decorative brick parapet, string course, dentilled brick eaves and tiled frieze. Decorative brick detailing around windows, with moulded keystones and window cills. Modern shop front to ground floor is of no special interest. |
| 97 | 27-29 (odd) High Street |  | 19th century cottages and shops. | | Terrace of small cottages, some with surviving shop fronts. 19th century in date. Both buildings are of brick with a shallow pitched slate roof and brick chimneys, although number 29 has been partially rendered. Windows are traditional sliding sashes. Number 27 has been sympathetically renovated, and split into a number of smaller units. The buildings are clearly visible in views up and down the High Street, and are an important element of the street scene. |
| 98 | Council Offices, High Street | 28  | late 19th century, dated 1889, offices of AVDC and Winslow Town Council | | Brick and Render, double fronted building, dated 1889 in decorative panels above windows. Building now houses offices of AVDC and Town Council. Tiled roof, with decorative bargeboards to gable ends facing street. Tile hanging to gable ends. Painted timber, casement windows, with stained glass in upper sections and leaded lights. Timber, pannelled door. The building is unlike contemporary buildings in Winslow, and is almost arts and crafts in style, with timber lintels and highly decorative cement panels above the windows and central door. |



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| 99 | 64 High Street, 66A-D High Street |  | 19th century shops with historic shopfronts | | 19th century shop. 3 storeys with shallow pitched slate roof. Brick chimneys at gables, ridgeline runs parallel to the street. Brick with dentilled brick eaves course and decorative window surrounds. Slate hanging to southern gable end. Timber, sliding sash windows, 2 over 2 pane and 6 over 6 pane. Traditional, 19th century, cast iron shopfront to number 66. Traditional timber shopfront to number 64. These form an important element of the historic High Street. |
| 100 | 100 High Street |  | late 19th/early 20th century shop, possibly containing older fabric | | late 19th/early 20th century grocer's shop, white painted brick with parapet in front of roof. Decorative detailing to parapet and around windows and doors. Gated access way to rear yard. 20th century awning and shopfront. Painted timber, sliding sash windows to 1st floor level. |
| 101 | 146- 152 High Street |  | 19th century terraced houses | | 19th century terrace of small cottages with slate roof. Two are red brick with yellow brick detailing. Two are yellow brick with red brick detailing. Large pane, timber, sliding sash windows, traditional timber doors, with fanlights over. Decorative brick detailing and brick chimneys with tall clay pots. Bay windows to front elevations. |
| 102 | Winslow Baptist Church, High Street |  | 19th century Baptist Tabernacle | | 19th century Baptist Chapel, dated 1864. Large hall building of red brick with yellow brick columns, string course and eaves details. Gable end faces the High Street, and is visible in gaps between building on the High Street frontage. Large arched windows, painted timber with top opening casement to central window. Traditional timber doors. |

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| 103 | 61-63 High Street |  | 19th century semi-detached houses | | Pair of 19th century semi-detached houses, now offices. Brick with cement detailing. Large bay windows to front elevation. Painted timber sliding sash windows with moulded cement mullions and window surrounds. Timber doors with fanlights over. Finial detailing to projecting bay window roof ridge. Brick chimney stack with tall terracotta pots. |
| 104 | 73-79 High Street |  | 19th century terraced houses | | 19th century terrace of small cottages with slate roofs. Red brick with timber, sliding sash windows, traditional timber doors and gated access ways through to rear yards. Selection of bay windows to ground floor, possibly former shopfronts. These are curved with timber glazing bars between panes, or polygonal, with narrow sliding sashes. One door has a small projecting porch over. Brick chimneys with tall clay pots. # |
| 105 | 186 High Street |  | early 19th century house | | Early 19th century villa style house with symmetrical frontage and 3 large timber sliding sash windows at first floor level. Shallow pitched slate roof with matching chimney stacks at each end. Building has been altered in recent years, including the addition of two modern bay windows. Central door with fanlight over. Building occupies prominent corner plot, and is clearly visible in views up the High Street and from Buckingham Road. |
| 106 | The Swan PH, 2 Buckingham Road |  | 19th century public house, possibly containing earlier fabric | | Early 19th century public house, situated on the junction of Buckingham Road and Station Road. Timber sliding sash windows at first floor level and bay windows at ground floor level. Shallow pitched slate roof with brick chimney stacks. Building may be older than 19th century. Traditional timber doors with glazed panels. Building occupies prominent corner plot, and is clearly visible in views up the High Street and from Buckingham Road and Station Road. |

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| 107 | 4 - 6 Buckingham Road |  | 19th century cottages | | 19th century terrace of cottages, brick with slate roof. Large pane, timber, sliding sash windows to right hand side, modern casements to left. Traditional timber doors, with small glazed panels. Decorative lintels above windows. |
| 108 | 10-12 Buckingham Road |  | late 19th century villa style house | | Pair of 19th century semi-detached houses. Brick with decorative brick detailing. Large bay windows to front elevation. Painted timber sliding sash windows with brick mullions and window surrounds. Recessed timber doors with fanlights over. Pair of brick chimney stacks at gable ends, tall terracotta pots. |
| 109 | 14-16 Buckingham Road |  | late 19th century villa style semi detached houses | | Pair of 19th century semi-detached houses. Brick with decorative brick detailing. Large bay windows to front elevation. Painted timber sliding sash windows with brick mullions and window surrounds. Recessed timber doors with fanlights over. Central brick chimney stack with square terracotta pots. |
| 110 | 18-28 Buckingham Road |  | 19th century terraced houses | | 19th century terrace of cottages, brick with slate roof. Large pane, timber, sliding sash windows. Traditional recessed timber panelled doors. Decorative lintels above windows. Tall chimney stacks with terracotta pots. Gated access ways through to rear yards. |

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| 111 | 30-32 Buckingham Road |  | late 19th century villa style semi-detached houses | | Pair of 19th century semi-detached houses. Brick with decorative brick detailing. Large bay windows to front elevation. Painted timber sliding sash windows with brick mullions and window surrounds. Recessed timber doors with fanlights over. Pair of brick chimney stacks in centre. Central access gate through to rear yard. |
| 112 | 6-18 Station Road |  | late 19th/early 20th century terraced houses | | Terrace of houses dating from the turn of the 20th century. Brick built, with slate roofs. Brick chimneys with terracotta pots. Timber sliding sash windows of various designs, ground floor windows tend to be bays. Doors are mainly recessed. Terrace is clearly visible from the junction of Station Road, Buckingham Road and High Street. |
| 113 | 24-26 Station Road |  | early 20th century semi-detached houses | | Pair of early 20th century semi-detached houses. Brick with timber and render detailing. Large, 2-storey bay windows to front elevation, with projecting gables above. Painted timber windows with top opening casements. Timber mullions and window surrounds. Recessed timber doors with fanlights over. Gable end, brick chimney stacks with terracotta pots. |
| 114 | 28 Station Road |  | late 19th/early 20th house | | Early 19th century villa style house with asymmetrical frontage and 2-storey projecting bay to left hand of front elevation. Timber sliding sash windows. Shallow pitched slate roof with matching chimney stacks at each gable end. Central panelled, timber door with glazed panel and fanlight over. |

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| 115 | 30 Station Road |  | early 20th century house | | <p>Early 20th century house with asymmetrical frontage and timber and metal leaded light casement windows. 2 storey projecting bay to right hand side of front elevation. Modern clay tile roof with brick chimney stacks and terracotta pots. Building is pebble dashed, with a small porch over the front door. Building occupies prominent plot, and is clearly visible in views up and down Station Road.</p> |
| 116 | 1-7 (odd) Station Road |  | late 19th/early 20th terrace | | <p>Terrace of houses dating from very late 19th or early 20th century. Brick built, with slate roofs. Brick chimneys with terracotta pots. Timber sliding sash windows of various designs. Doors and windows have decorative surrounds in a Classical style. Terrace is clearly visible from the junction of Station Road, Buckingham Road and High Street. Although these buildings have been converted into flats in recent years, they have retained their architectural integrity and are an important element of the streetscape.</p> |
| 117 | 9 Station Road |  | 19th century Gothick style villa | | <p>Early 19th century gothick style villa house with highly decorative brick frontage and projecting bay windows at ground floor level. Modern metal sliding sash windows behind original stone mullions and gothic arches. Shallow pitched slate roof with matching chimney stacks at each gable end. Central recessed door and gate rear access to right hand side of front elevation</p> |
| 118 | 23 Station Road |  | 19th century villa style house | | <p>Early 19th century villa style house with symmetrical frontage and projecting bay windows at ground floor level. Timber sliding sash windows and decorative brick detailing. Front elevation has been painted, so the decorative brickwork is no longer visible on the principal elevation. Shallow pitched slate roof with matching chimney stacks at each gable end. Central panelled, timber door with fanlight over and narrow windows to either side. Decorative barge boards to gable ends.</p> |

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| 119 | 25-31 Station Road |  | 19th century terraced houses | | <p>19th century terrace of houses, brick with slate roof. Large pane, timber, sliding sash windows. Traditional recessed timber panelled doors. Decorative lintels above windows. Tall chimney stacks with terracotta pots. Gated access ways through to rear yards. Basement windows on front elevation, visible from road.</p> |
| 120 | 1-4 Station Cottages |  | <p>19th century house and outbuildings, now residential. Formerly associated with the railway.</p> | | <p>19th century house and outbuildings, now converted into residential use. Unusual plot shape is reflected in building form. Building is likely to have been associated with the railway originally, but is now a residential buildings. Yellow brick building, with shallow pitched slate roof. Timber casement opening windows, with decorative lintels, porches over main doors. Projecting porch extension to front door of main house, modern.</p> |

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Planning

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