



Winslow Conservation Area appraisal consultation

Open date: 17 September 2025

Close date: 29 October 2025

Overview

Winslow Conservation Area exists to preserve and enhance the town's heritage. We want to hear your views on reductions and additions we're proposing to make to the conservation area boundaries.

Winslow Conservation Area review

We have now completed a review of the Winslow Conservation Area. Based on the findings of the review we are proposing two reductions and two additions to the conservation area boundary. We would like to hear the views of people who live locally or have an interest in the town on these proposed changes.

We'd also like to hear your general comments on the other proposed changes to the conservation area appraisal and management plan

What a conservation area is

A conservation area is defined in law as 'an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance'.

As the local planning authority, it is our responsibility to identify places of special architectural or historical interest in our towns and villages, and to designate them as conservation areas. We also have a responsibility to review these conservation areas from time to time to determine whether any further parts of the local area should be included, or existing parts excluded.

Most of our duties regarding conservation areas are set out in the [Planning \(Listed Buildings and Conservation Areas\) Act 1990 \(Gov.UK\)](#).

Designation of a conservation area recognises the unique quality of the heritage of that area as a whole. This quality comes not only from individual buildings but also other features, including (but not limited to) topography, materials, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the historic character and appearance of an area, resulting in a distinctive local identity and sense of place.

The features of special interest of a conservation area are set out in a document known as a conservation area appraisal. This is used to inform the overall management of the area as well as individual planning decisions within it. It also acts as a reference document that engages the local community and visitors with the history and heritage of that place.

Related documents and links

Before you respond to this activity, please have a look at the following documents available at:

yourvoicebucks.citizenspace.com/environment/winslow-conservation-area

- 2025 Winslow Conservation Area review
- Current Winslow Conservation Area appraisal
- Boundary map of the current Winslow Conservation Area showing the proposed reductions and additions

How to have your say

You can tell us your views in one of the following ways:

- complete the online survey on Your Voice Bucks at:
yourvoicebucks.citizenspace.com/environment/winslow-conservation-area
- complete and return this printed version of the survey
- email us at ConservationAreaConsultations@buckinghamshire.gov.uk
- write to us at: The Heritage & Archaeology Team, Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, Buckinghamshire HP19 8FF

If you have any questions about this activity, or require this information in another format or language, please email us at ConservationAreaConsultations@buckinghamshire.gov.uk.

Please tell us your views by 11:59pm on 29 October 2025.

What happens next?

Once the consultation closes, we will analyse the responses we have received. We will then review our proposed changes to the conservation area in the light of your responses and revise them where appropriate.

Privacy

We will use the information you provide here only for this activity. We will store the information securely in line with data protection laws and will not share or publish any personal details. Survey responses will be analysed using Microsoft products including Copilot, Excel and Word. For more information about data and privacy, please see our [privacy policy](#).

If you have questions about data and privacy, please email us on dataprotection@buckinghamshire.gov.uk or write to our Data Protection Officer at Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF.

Winslow Conservation Area appraisal consultation – Printed survey

Proposed changes to the Winslow Conservation Area

The new review of Winslow Conservation Area sets out the background to Winslow's historical development and looks in detail at how this heritage is reflected in the town as we know it today. Our review proposes two reductions to the conservation area due to redevelopment that has taken place since the previous review was completed in 2008. It also proposes two additions to the conservation area which seek to preserve and enhance further parts of the town that merit heritage recognition.

The four boundary changes are listed below, and we'd like your opinions on them. Please respond to us on as many or as few as you wish.

We'd also like to hear your general comments on the revised appraisal and management plan.

1. Proposed reduction of the conservation area: Claremont Close
2. Proposed reduction of the conservation area: the former Old Vicarage and Old Rectory Close
3. Proposed addition to the conservation area: parts of Park Road and Avenue Road
4. Proposed addition to the conservation area: number 34 Station Road

1. Proposed reduction of the conservation area: Claremont Close

Claremont Close is a recently-developed cul-de-sac to the north of Station Road. It was constructed on land adjoining Northolme, 23 Station Road, after outbuildings related to that house were demolished in 2016.

The review considered that the new development is of limited historic and architectural interest and has therefore proposed that the area is removed from the conservation area.

To what extent do you agree or disagree with the proposal to remove Claremont Close from the Winslow Conservation Area?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree

More answer options on the next page

- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

2. Proposed reduction of the conservation area: the former Old Vicarage and Old Rectory Close

It is proposed to remove the redeveloped Old Vicarage and Old Rectory Close area located to the west of the cemetery and northwest of Church Walk from the Winslow Conservation Area.

The former Old Vicarage was a large brick-built house constructed in the mid-late nineteenth century but was demolished circa 2010, after the previous conservation area review was completed in 2008. It has been replaced with a modern residential development. The replacement buildings are of limited architectural interest and although the site has some historic interest as the site of the former vicarage this is also limited.

The loss of the historic building has undermined the contribution the site makes to the character and appearance of the conservation area. The historic boundary wall has been retained, which is visible from Parson Close and the footpath that connects Horn Street to Vicarage Road. Whilst historic, it may present management challenges if left within the conservation area boundary. It could be considered as a candidate for the local heritage list.

To what extent do you agree or disagree with the proposal to remove the redeveloped Old Vicarage and Old Rectory Close areas from the Winslow Conservation Area?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree

More answer options on the next page

- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

3. Proposed addition to the conservation area: parts of Park Road and Avenue Road

It is proposed to include the west side of Park Road as well as Avenue Road (Numbers 3-17, 21-37 20-38 and Norden House) within the Conservation Area.

Park Road was laid out in the late nineteenth to early twentieth century and Avenue Road was laid out in the late nineteenth century and contains Norden House, a Grade II listed building.

Both roads have good examples of late nineteenth and early twentieth century residential properties. The properties are consistent in their form, scale, appearance and boundaries; together they present an attractive and cohesive group.

Their character has been well-preserved with many retaining their traditional timber windows and doors and original materials. There are examples of unsympathetic alterations such as uPVC windows and doors, front facing rooflights and material changes but they are not widespread. Inclusion within the conservation area would help manage future change to ensure their special interest is preserved.

To what extent do you agree or disagree with the proposal to extend Winslow Conservation Area to include parts of Park Road and Avenue Road?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

5. Proposed addition to the conservation area: number 34 Station Road

It is proposed to add number 34 Station Road to the conservation area. Number 34 is located on the south side of Station Road. It was constructed in the early twentieth century. The property has been altered including a replacement roof and replacement chimneys. However, the property has retained its character and is representative of Winslow's expansion following the development of the railway.

To what extent do you agree or disagree with the proposal to add number 34 Station Road to Winslow Conservation Area?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

6. General comments on the draft appraisal and management plan

As well as the proposed conservation area boundary changes, the revised draft conservation area appraisal and management plan proposes significant changes to the way the conservation area is managed which could have an impact on local residents and businesses.

Please provide us with any general comments you have on the proposed revision to the Winslow Conservation Area appraisal and management plan.

About you

We will use the information you provide here only for the purpose of this activity. We will store the information securely in line with data protection laws and will not share or publish any personal details.

7. Which of the following describe you?

Please tick (✓) all that apply

- ☐ I live in Winslow
- ☐ I live in Buckinghamshire
- ☐ I work in Winslow
- ☐ I work in Buckinghamshire
- ☐ I study in Winslow
- ☐ I study in Buckinghamshire
- ☐ I represent or own a business in Winslow

More answer options on the next page

- ☐ I represent or own a business in Buckinghamshire
- ☐ I represent a community or voluntary group in Winslow
- ☐ I represent a community or voluntary group in Buckinghamshire
- ☐ I am an elected representative in Buckinghamshire
- ☐ I represent a Parish / Town Council or Town Committee in Buckinghamshire
- ☐ I work for Buckinghamshire Council
- ☐ Other (please give details below):

8. How did you find out about this consultation?

Please tick (✓) all that apply

- ☐ Local media (newspaper, radio, TV, website or newsfeed)
- ☐ Social media (Facebook, Twitter/X, Instagram, Nextdoor or LinkedIn)
- ☐ Buckinghamshire Council website or Your Voice Bucks website
- ☐ Email or newsletter from Buckinghamshire Council
- ☐ Buckinghamshire Council staff or other professionals
- ☐ Through working at Buckinghamshire Council
- ☐ Poster or leaflet
- ☐ Friend or family member
- ☐ Local community or special interest group
- ☐ Councillor, town/parish council or community board
- ☐ Other (please give details below):

9. Are you responding as an individual or on behalf of an organisation (e.g. a business or a voluntary group)?

Please tick (✓) one option

- ☐ As an individual (go to question 11)
- ☐ On behalf of an organisation

On behalf of an organisation

10. Please provide the following details:

Name of organisation:

Your job title:

End of survey if responding on behalf of an organisation

More about you

We want to hear from as many people as possible to understand the views and needs across Buckinghamshire. The following questions help us see if the communities we serve have had the opportunity to be heard through this activity.

All questions are optional. You can skip any questions you do not wish to answer.

11. What is your postcode?

We want to understand the views of people living in different areas. You don't have to provide your postcode, but it helps us plan and make considered decisions.

12.What is your age?

Why we ask this: We want to understand the experiences and views of different age groups.

Please tick (✓) one option

- ☐ Under 16
- ☐ 16 to 24
- ☐ 25 to 34
- ☐ 35 to 44
- ☐ 45 to 54
- ☐ 55 to 64
- ☐ 65 to 74
- ☐ 75 to 84
- ☐ Over 85
- ☐ Prefer not to say

13.Do you consider yourself to have a disability / disabilities, impairment(s) or long term health condition(s)?

Why we ask this: We want to understand the experiences and views of disabled people, people with impairments and people with long term health conditions.

Please tick (✓) all that apply

- ☐ Disability / disabilities
- ☐ Impairment(s)
- ☐ Long term health condition(s)
- ☐ No
- ☐ Prefer not to say

14.Are you:

Why we ask this: We want to understand the experiences and views of different sexes.

Please tick (✓) one option

- ☐ Female
- ☐ Male
- ☐ Prefer not to say

15.How would you describe your ethnicity?

Why we ask this: We want to understand the experiences and views of different ethnicities.

Please tick (✓) one option

- ☐ Asian - British
- ☐ Asian - Bangladeshi
- ☐ Asian - Chinese
- ☐ Asian - Indian
- ☐ Asian - Pakistani
- ☐ Any other Asian background - Please give details below
- ☐ Black - African
- ☐ Black - British
- ☐ Black - Caribbean
- ☐ Any other Black, African or Caribbean background - Please give details below
- ☐ Mixed or multiple ethnic groups - White and Asian
- ☐ Mixed or multiple ethnic groups - White and Black African
- ☐ Mixed or multiple ethnic groups - White and Black British
- ☐ Mixed or multiple ethnic groups - White and Black Caribbean
- ☐ Mixed or multiple ethnic groups - Mixed or Multiple Ethnic backgrounds British
- ☐ Any other Mixed or Multiple ethnic background - Please give details below
- ☐ White - English, Welsh, Scottish, Northern Irish or British
- ☐ White - Irish
- ☐ White - Gypsy or English traveller
- ☐ White - Irish Traveller
- ☐ White - European
- ☐ Any other White background - Please give details below
- ☐ Other ethnic group - Arab
- ☐ Other ethnic group - Arab British

More answer options on the next page

- ☐ Other ethnic group - Please give details below
- ☐ Prefer not to say

Please give other details here:

End of the survey

Thank you for taking the time to complete this survey.

Please return your completed survey by 11:59pm on 29 October 2025.

You can:

- email it to: ConservationAreaConsultations@buckinghamshire.gov.uk
- post it to: The Heritage & Archaeology Team, Buckinghamshire Council,
The Gateway, Gatehouse Road, Aylesbury, Buckinghamshire HP19 8FF