



High Wycombe Conservation Area appraisal consultation

Open date: 2 March 2026

Close date: 12 April 2026

Overview

The four existing conservation areas in High Wycombe exist to preserve and enhance the town's heritage. We want to hear your views on four extensions we're proposing to make to the overall conservation area boundary.

High Wycombe Conservation Area review

We have now completed a review of the four existing conservation areas in High Wycombe. Based on the findings of the review we are proposing to combine the four existing conservation areas into a single High Wycombe Conservation Area. We are also proposing four extensions 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 the proposed boundary 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.

Conservation area boundary reviews

Over time, conservation areas evolve and the characteristics which underpin their special interest may evolve or decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place. Furthermore, our understanding or appreciation of what is special about an area can change over time, meaning that it is important to review the boundaries of conservation areas and include/exclude buildings and spaces which do/do not contribute to and reinforce the Conservation Area designation.

As such, best practice prescribes that conservation area boundaries are periodically reviewed to ensure that the original reasons for designation are still relevant and evident. A review of the boundary, as well as any accompanying guidance and assessments, should generally take place every five to ten years or in response to a notable change (positive or negative), including any changes in policy or legislation.

Related documents and links

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

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

- 2025 draft High Wycombe Conservation Area review (PDF, 71.5MB)
- Current High Wycombe conservation area appraisal documents (2011)
 - Introduction
 - Bassetbury area appraisal

- Civic area appraisal
- Easton Street area appraisal
- Frogmoor area appraisal
- Marsh Green area appraisal
- Railway area appraisal
- Saffron Platt area appraisal
- The Rye area appraisal
- Town centre area appraisal
- Current Amersham Hill Conservation Area appraisal (2012) and map
- Current Priory Avenue Conservation Area appraisal (2012)
- Map of current conservation areas and sub-areas
- Boundary map of the current High Wycombe Conservation Area showing the proposed extensions

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/wycombe-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 12 April 2026.

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.

High Wycombe Conservation Area appraisal consultation – Printed survey

Proposed changes to the High Wycombe Conservation Area

The new review of High Wycombe Conservation Area sets out the background. The new review of the combined conservation areas in High Wycombe sets out the background to Wycombe's historical development and looks in detail at how this heritage is reflected in the town as we know it today. Our appraisal proposes that the existing four conservation areas be combined into one. In our boundary review, we are also proposing four boundary extensions to the conservation area, seeking to preserve and enhance the town's heritage as it has developed through time.

High Wycombe's conservation areas

The boundaries of the four existing conservation areas in Wycombe were last reviewed as follows:

- High Wycombe Conservation Area in 2011
- Amersham Hill Conservation Area in 2012
- Priory Avenue Conservation Area in 2012
- Wycombe Abbey Conservation Area in 1986.

These areas are therefore due for review. As part of the revised conservation area appraisal and management plan, it is proposed that these four separate conservation areas are now combined into one High Wycombe Conservation Area.

The four proposed 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 extension to the conservation area: the south end of High Wycombe Cemetery
2. Proposed extension to the conservation area: Temple End and the former police station
3. Proposed extension to the conservation area: Totteridge Avenue and Gordon Road
4. Proposed extension to the conservation area: London Road and cricket club

1. Proposed extension to the conservation area: the south end of High Wycombe Cemetery

High Wycombe Cemetery is a typical early Burial Board cemetery opened in 1855 following the 1853 legislation making it compulsory for councils to provide adequate burial space. By this date the town's increasing population meant All Saints graveyard was overflowing and land was purchased on Amersham Hill from the Carrington estate for use as the graveyard.

The southern end of the cemetery contributes to the character and appearance of the conservation area with attractive flint walls and mature well-managed greenery in abundance. The Victorian lodge and ornamental gates at the entrance are attractive and contribute to the built heritage of the conservation area, as does the war memorial.

Already locally listed for these values, its proposed inclusion is due to its historic links with the development of the town and the attractive green backdrop it provides this part of the conservation area.

The northern area of the cemetery is not proposed for inclusion as it is a later phase of the cemetery development which contributes less to the character and appearance of the conservation area as it is situated further from the built development of the conservation area.

To what extent do you agree or disagree with the proposal to add the south end of High Wycombe Cemetery to the High Wycombe 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:

2. Proposed extension to the conservation area: Temple End and the former police station

It is proposed to extend the boundary to the north, along Temple End to capture a number of buildings which represent the phased development of High Wycombe and which contribute to the character and appearance of the Conservation Area. This includes the monumental brick viaduct crossing Frogmoor and Temple End, a visual record of the Town's industrial heritage, and a row of attractive early eighteenth century houses on the west side of Temple End which have attractive classical elements of design including decorative timber doorcases, timber sash windows and large Italianate dentilled eaves.

As one of the last surviving rows of workers' cottages built prior to 1876 in High Wycombe, numbers 28-70 are a row of terraced houses which contribute to our understanding of the historic development of High Wycombe, representing a prosperous phase of the town's history in the furniture industry. They were likely built for the Temple Works chair factory to the west of the terrace, now redeveloped. These are already locally listed but are intrinsically linked to the development of the town captured in the Conservation Area.

The late nineteenth century police station at the north end of Temple End, built in 1876, is a building which has played a key role in High Wycombe over the years, first as a police station and later as a magistrates' court. Its rich architectural detailing created with red and gault brick alongside carved stone elements make it a striking focal point for this junction. This building is locally listed. Its inclusion within the boundary allows the Conservation Area to capture the more comprehensive historical development of High Wycombe.

To what extent do you agree or disagree with the proposal to add Temple End and the former police station to the High Wycombe 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:

3. Proposed extension to the conservation area: Totteridge Avenue and Gordon Road

Houses along Totteridge Avenue, Totteridge Road and Gordon Road were developed in the late nineteenth century in response to the expanding population due to the arrival of the railway and the success of the furniture industry. The Gordon Arms pub was also built in this late nineteenth century phase of development and is an attractive building with distinctive detailing such as the double height bow window, standing at a prominent junction. This expansion also includes some early twentieth century shops and the impressive viaduct. Two small early twentieth century furniture factories, one of which may still be in use, are included to the rear of the houses fronting onto Totteridge Avenue and Gordon Road. These furniture factories are a particularly significant survivals of the furniture making heritage in High Wycombe where many factories have been lost to development.

There is a relatively high level of inappropriate alterations on the terraced houses along Gordon Road, and on the grander semi-detached villas which principally include the introduction of uPVC windows, inappropriate doors and conversion of front gardens to driveways.

However, these roads contain attractive buildings of varying scales which reflect both the requirement for smaller scale workers' houses and public houses due to the high increase in population and the prosperity the town experienced with a high number of larger semi-detached villas.

Question on next page

To what extent do you agree or disagree with the proposal to add Totteridge Avenue and Gordon Road to the High Wycombe 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:

4. Proposed extension to the conservation area: London Road and cricket club

This proposed boundary extension continues the current boundary further east along London Road to capture attractive late nineteenth and early twentieth century detached villas which extended along London Road as the town prospered and expanded during the furniture industry's heyday.

High Wycombe has a history of cricket dating back to the early nineteenth century. A cricket pitch and pavilion are recorded on this site on late nineteenth century Ordnance Survey maps, though it is likely to have been used for cricket earlier in the century. The current pavilion dates to the later twentieth century. Though fenced off from the public, this area contributes to the character of leisure, the historically refined character of the Rye and the large expanse of greenery. Viewed from the road there is opportunity for improvement to enhance the appearance of the entrance to the club which has tall wooden fencing and a large expanse of tarmac out the front.

The inclusion of the Cricket Club within the Conservation Area does not prevent positive improvement within the site which preserves the character and appearance of the Conservation Area in order for it to continue its historic function as a cricket ground.

To what extent do you agree or disagree with the proposal to extend High Wycombe Conservation Area east along London Road and to include the cricket club?

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. 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 High Wycombe 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.

6. Which of the following describe you?

Please tick (✓) all that apply

- I live in Buckingham
- I live in Buckinghamshire
- I work in Buckingham
- I work in Buckinghamshire
- I study in Buckingham
- I study in Buckinghamshire
- I represent or own a business in Buckingham
- I represent or own a business in Buckinghamshire
- I represent a community or voluntary group in Buckingham
- 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):

7. 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

More answer options on the next page

- Local community or special interest group
- Councillor, town/parish council or community board
- Other (please give details below):

8. 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 10)
- On behalf of an organisation

On behalf of an organisation

9. 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.

10. 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.

11. 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

12. 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

13. 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

14. 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

More answer options on the next page

- 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
- 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 12 April 2026.

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