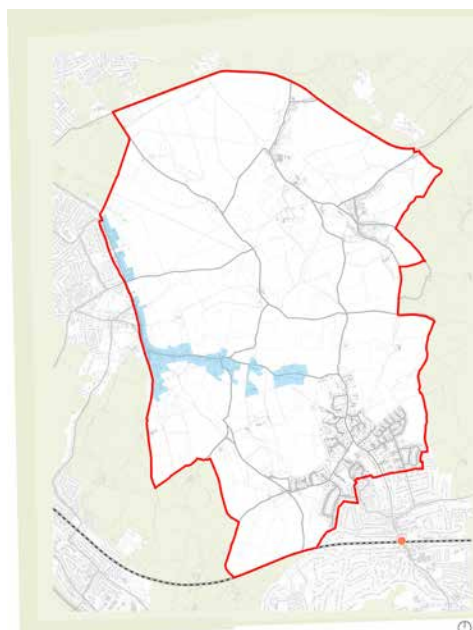


CA3- Penn

The northern part of Penn runs along a boundary with Tylers Green which has a more suburban feel to it, then moving down into the centre of the parish where it is engulfed by the Green Belt and feels very rural. The Penn Conservation Area runs down Elm Road and Church Road, including most of the settlement, thus highlighting the significance of the linear development that has happened.



<p>Land Use</p>	<p>Like the other character areas, Penn is firstly a residential area made up of predominantly detached housing. As well as this there are a couple of pubs (The Crown and the Red Lion opposite Penn Common), a church, a village hall and the Slades Garage which hosts a range of classic and modern motor cars. There are also employment sites on Elm Road (Winters Garage) and on Hazlemere Road (Penn Motors & Gleasons Butchers, Monitran works).</p>
<p>Pattern Of Development</p>	<p>Plots in Penn are arranged in a linear fashion either side of the street. Development in the area originated from the Common (shared by Penn and Tylers Green) area and further down surrounding the Holy Trinity church. Since then historic maps suggest that the gaps have been filled in between with infill housing. There are also some examples of infill development that has taken place in more recent years.</p>
<p>Building Line/Plot Arrangement</p>	<p>Most of the buildings in the village are well set back with generous front gardens and driveways, the building line is consistent. The large setbacks allow for on plot parking which keeps parked cars off the road and benefits movement. Properties have large back gardens facing the green belt, providing the rear side of these houses with spectacular views.</p>
<p>Boundary Treatment</p>	<p>Boundaries in Penn are mainly hedges as well as some instances of low brick walls, stone walls and fencing.</p>
<p>Heights & Roofline</p>	<p>The majority of the houses in Penn village are 2 storeys in height which creates a uniform roofline, however there are some instances of slightly taller houses which break up this roofline. The church is also an example of a building that is an outlier.</p>
<p>Materials</p>	<p>Materials which are the most common in Penn are red brick, render and flint with slate and clay peg roof tiles. This is typical for houses in the Chilterns AONB.</p>
<p>Public Realm</p>	<p>In the southern part of the parish, Penn Common is a green public space that is free to use. The B474 is lined with vegetation and has pavement on at least one side of the road to allow for safe pedestrian travel through the settlement.</p>

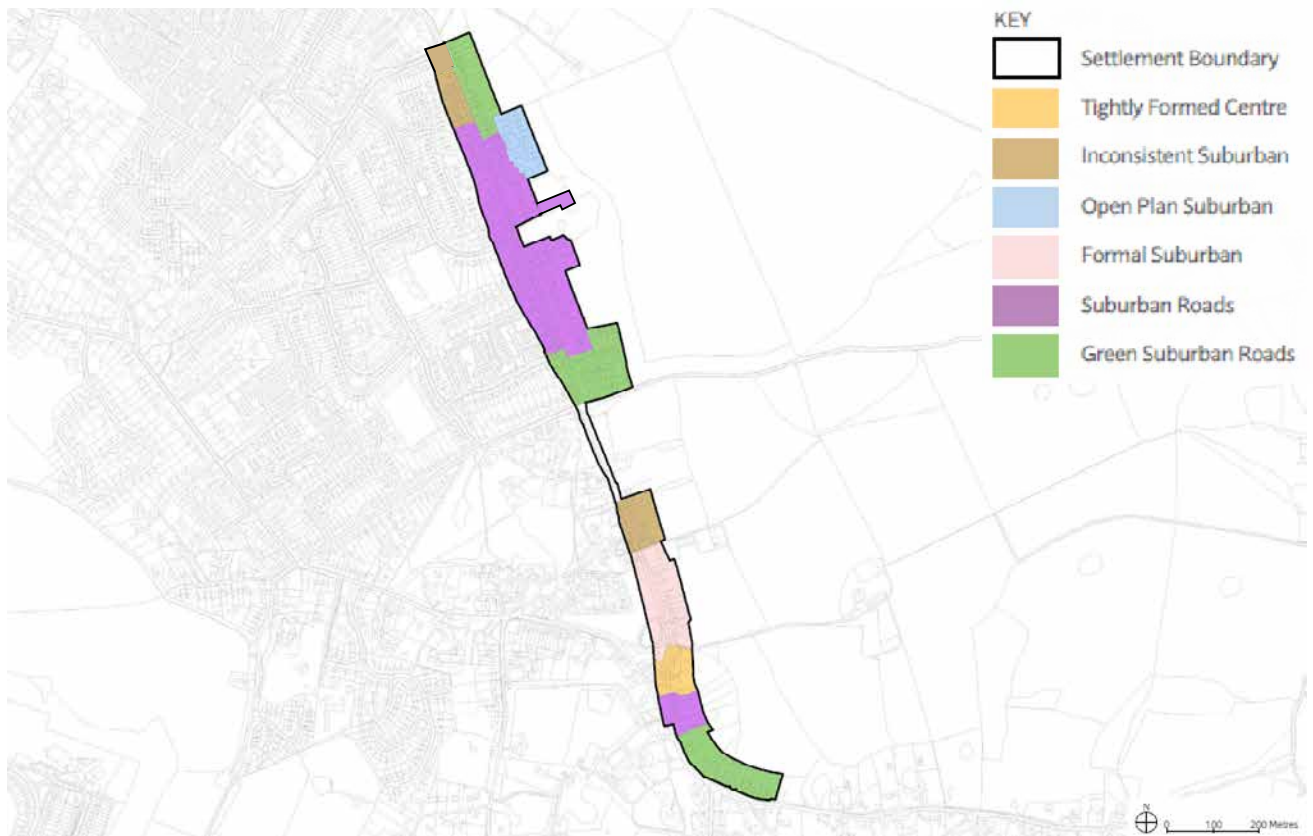


Figure 39: Penn Character Typology from the Chiltern and South Bucks Townscape Study.



Figure 40: Old local music shop located in the centre of Penn



Figure 41: Example of a low stone wall defining the boundary between public and private places



Figure 42: Detached house with a generous set back in Penn



Figure 43: Vintage car show room located opposite the garage in Penn



Figure 44: View down the original Penn High Street where there used to be a mix of uses and is now predominantly residential