

CA2- Penn Street

EXISTING CHARACTERISTICS

- Multiple uses such as residential, commercial and light industrial;
- Much of the settlement around the village green is engulfed by the Penn Street Conservation Area, highlighting its beauty and historic importance to the parish;
- Sections of continuous frontages along a linear road pattern (Penn Street);
- On-street car parking on Penn Street creates a chaotic street scene;
- Pavements on both or one side of the road;
- Low density throughout most of the settlement, although the Chancellors development is slightly higher density;
- The majority of properties are detached with generous front gardens and open space facing rear gardens. The density is slightly higher in the Chancellors cul-de-sac development.
- 1-2 storey properties in this character area; and
- Red brick, flint red pantiles and clay tiles are used in residential properties (in a Chiltern style) and wooden cladding, red brick, flint and corrugated metal roofs used in commercial and light industrial units.

PROPOSED CHARACTER

- Protect the local character such as the village green and retain the history of the commercial and residential areas using the same materials, especially within the Conservation Area;
- Respect the existing building line;
- Properties should face into the roads providing a natural surveillance;
- On-street car parking should be discouraged;
- Future development should normally not exceed 2 storeys in height;
- The roofs should be built in gabled or hipped roof styles; and
- Density of development existing in the village should be respected by any new development.
- Architectural detailing should resemble what is already existing in the character area, using brick, flint and other materials that are highlighted in the Chilterns Buildings Design Guide.

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Code	Applying the code to Penn Street
<p>BF.01 Overlook public space</p>	<ul style="list-style-type: none"> Any new development should reflect the density that is existing in the surrounding area and front onto the public realm. This creates an element of natural surveillance on public spaces such as the common. Green spaces both large (the common) and small (grass verges) are located throughout Penn Street and this is something that should be replicated by any future development to preserve the rural Chilterns village feel to the character area.
<p>BF.05 Establish a consistent property boundary</p>	<ul style="list-style-type: none"> Like many Chilterns villages, hedges and grass verges on the boundary of properties are very common. This is why it is crucial that any future development looks to implement hedges for boundary treatment to preserve the rural feel of the area. Where this is not possible, timber fences and low brick and flint walls may be acceptable.
<p>SP.02 Car parking</p>	<ul style="list-style-type: none"> Penn Street is a linear settlement with much of the development happening along one street, therefore it is important that any future development has sufficient on-plot parking in order to limit on-street parking (which hinders accessibility).
<p>SP.03 Safeguard trees, landscaping and views</p>	<ul style="list-style-type: none"> Ancient woodland surrounds the settlement of Penn Street and is a massive contributor to its secluded rural character. It is important that the woodland remains a focal point for the settlement and therefore views towards it from existing properties, the street and public spaces (such as the common) should be protected from any future development. Landscape features such as grass verges and the common are typical for historic Chiltern villages located in the Ridge and Plateau area, therefore they should be retained and any development should not take away from the historic rural landscape of Penn Street.

BF 01 **Overlook public space**

Improve sense of security and natural surveillance by facing the front elevation of a dwelling to the street and utilise the village green.

BF 05 **Establish a consistent property boundary**

The use of well-kept front gardens, low wooden fencing, hedges and red brick walls as boundary treatment should be encouraged.



SP 02 **Car parking**

On-plot parking should be encouraged in this area and on-street parking should be avoided unless designed into the street layout.

SP 03 **Safeguard trees, landscaping and views**

The ancient woodland surrounding Penn Street should be protected as well as views towards it.

Figure 98: 3D model showing an ideal concept for the Penn Street built environment.