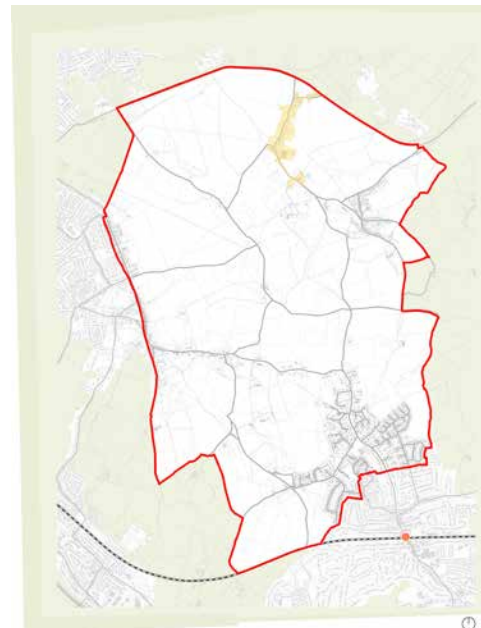


CA2- Penn Street

Penn Street is a small settlement located in the north of the parish, just off the A404 and is comprised mostly of linear housing along Penn Street, surrounded by ancient woodland. This gives it a different, more enclosed feel to the other settlements. 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.



<p>Land Use</p>	<p>Residential uses predominate. 100 years ago, almost 50 percent of the village worked on or was connected to Penn House Estate. There are a couple of pubs (The Squirrel and The Hit or Miss), a village hall, the Listed Holy Trinity Church, offices, a small industrial estate and the primary school. There is also the employment sites of De Havilland Court and Penn Street Works. Finally there is arable farming which goes on in the surrounding fields (Penn House Estate).</p>
<p>Pattern Of Development</p>	<p>Penn Street is a very linear settlement with much of the development occurring on one side of the road, allowing these properties to have views on to green space and woodland. The village green is surrounded by heritage buildings, many of which are listed, suggesting that this is an original part of Penn Street. Historic maps indicate that the settlement may have originated from here and expanded.</p>
<p>Building Line/Plot Arrangement</p>	<p>Buildings are generously set back from the road, with large front and back gardens which increases the green feel of the area. The only exception to this is a row of terraced housing facing the common, which has a much shorter setback.</p>
<p>Boundary Treatment</p>	<p>The boundary of properties is typically defined by hedges and wide verges which soften the feel of the area as well as creating rural sense of place.</p>
<p>Heights & Roofline</p>	<p>Buildings in Penn Street are mostly 2 storeys in height with buildings such as the church being slightly taller. Nevertheless, the surrounding ancient woodland is taller than all of these buildings and therefore shields the settlement from the outside.</p>
<p>Materials</p>	<p>Penn Street’s Buildings are typically built using red brick, flint, render, clay tiles and other key Chiltern materials.</p>
<p>Public Realm</p>	<p>The central area is the Village Green, which is opposite the pub The Squirrel (home of the local cricket team) and the Village Hall.</p>



Figure 35: The Holy Trinity Church surrounded by ancient woodland



Figure 36: An example of detached housing which is facing onto the green



Figure 37: An example of terraced housing on Penn Street where there are less distinctive boundaries



Figure 38: Local pub opposite the common