



Character area study

04

4. Character area study

This chapter provides character area assessment for five character areas identified.

4.1 Defining the character areas

Following on from the analysis set out above, this chapter focuses on the different character areas within the parish. The different areas are characterised by variations in topography, movement, views and landmarks, green space and landscape cover, public realm and streetscape, built form and architectural details. Principally, they are defined by the existing villages. Penn, Winchmore Hill and Knotty Green are all discussed in the Chiltern and South Bucks Townscape Study.

The parish has character areas (See Figure 28), which have been defined with the Neighbourhood Plan Steering Group, and are as follows:

- Character Area 1: Winchmore Hill
- Character Area 2: Penn Street
- Character Area 3: Penn
- Character Area 4: Knotty Green
- Character Area 5: Forty Green

CA1- Winchmore Hill

CA2- Penn Street

CA3- Penn

CA4- Knotty Green

CA5- Forty Green

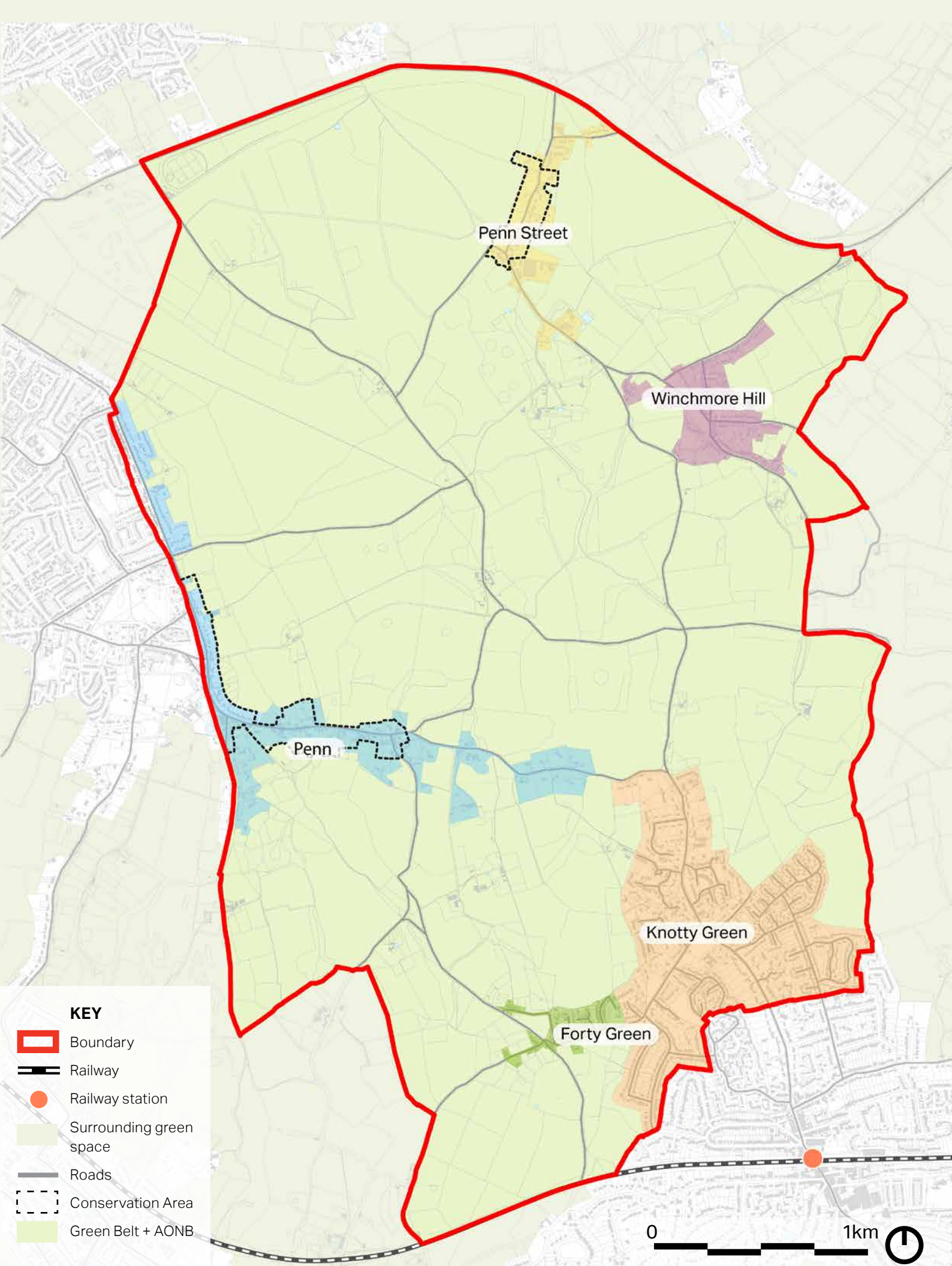


Figure 28: Map showing the character area boundaries in Penn Parish.

CHARACTER AREA BACKGROUND

WINCHMORE HILL

Winchmore Hill is a rural settlement in the north of the parish which is surrounded by stunning Green Belt and AONB countryside. It is characterised by its low scale housing and the central common, which is the focal point of the village. Houses are of typical Chilterns construction at 1.5 to 2 storeys with low roof and dormers, constructed from locally made red brick, flint and clay tiles, sometimes with an oak timber frame. These are historic Chilterns materials which are highlighted in the Chilterns Building Design Guide. As well as this, footpaths in Winchmore Hill are generally unmade, which adds to the rural feel of the area. Winchmore Hill is also within the Chiltern and South Bucks Townscape Study.

PENN STREET

Penn Street is in the north of the parish, was originally built on common land and probably settled in between the 12th and the 13th centuries when Earl Howe's ancestors moved their manor house from Penbury to the site of the current Penn House. The historic value of Penn Street is supported by the Conservation Area which covers the village centre. This area has a pleasant rural feel to it which is derived from; the age and Chilterns design of the buildings; the common which is an attractive green space and focus for the area; and the many trees and hedges within the Conservation Area (many of which are designated as ancient woodland).

PENN

Penn is located on the western boundary of the parish. It has significant historic assets which are protected by the Penn Conservation Area which stretches from the common area to the Holy Trinity C of E church. Locally distinctive features include Landmark historic buildings such as, a 17th century Public House, and a 17th century Old Bank House, which has distinctive Dutch gables. As well as this there is a typically

Chiltern coherent mix of vernacular architectural styles, including handmade red bricks with brown clay roof tiles, brick and flint walking and white painted weatherboarding. This is supported by the Chiltern and South Bucks Townscape Study.

KNOTTY GREEN

Knotty Green is the largest of the settlements and is where approximately 50% of the parish's population live. It shares a boundary with Beaconsfield and therefore has a much more suburban feel to it. In the Chiltern and South Bucks Townscape Study it was found that Knotty Green has 4 areas of special character. These are Penn Road, Forty Green Road, Seeley's Estate and Hogback Road to Woodlands Drive. We now propose that the Mynchen's Estate is also considered as an Area of Special Character given the distinctive open plan nature of residential estates with consistent pattern of unusual architectural buildings (e.g. the Anglo-Scandinavian chalet style architecture).

The Chiltern and South Bucks Townscape Study also found that Knotty Green has a distinctive garden suburb influence in places, including a coherent street pattern of elegant, winding residential drives, grass verges and front gardens. As well as this there are lots of mature trees which are mostly located in the exceptionally large private gardens.

FORTY GREEN

Forty Green is a small settlement which borders Knotty Green. Forty Green Road and much of the character area is characterised by heavy vegetation in the form of high rising hedgerows and trees which creates a rural and enclosed feel to the public realm. The density of housing is low with the exception of Gomms Wood Close, where it is a little higher. Forty Green provides a soft transition between the built environment and the Green Belt and AONB, something which any future development should look to replicate.