



Penn and Tylers Green Conservation Area Appraisal

INTRODUCTION

Conservation areas are areas of special architectural or historic interest, which are considered worthy of preservation or enhancement. They are designated under the provisions of Section 69 of the Planning (Listed buildings and Conservation Areas) Act 1990.

Penn and Tylers Green were designated as two separate conservation areas in 1971 by Buckinghamshire County Council. The present combined conservation area was achieved by a series of extensions in 1981, 1986 and 1992. Government Guidance states that conservation areas should have an up-to-date appraisal.

Within conservation areas there are special controls on some alterations to buildings and their demolition or partial demolition and on works to trees. More details on the specific controls that apply can be found in the Councils' guidance notes on conservation areas.

Designation of a conservation area does not preclude the possibility of new development, and preservation should not be thought of as a purely negative process or as an impediment to any change. New development, where appropriate, must however be considered as part of the larger whole and carefully designed to positively enhance the appearance and special character of the area.

The designation of a conservation area imposes specific duties on local authorities to formulate and publish proposals to ensure that the special characteristics of the conservation area are preserved and enhanced. This conservation area appraisal describes the main features of the special architectural and historic interest that justifies the designation of Penn and Tylers Green as a conservation area.



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Listed building consent is required for works to the listed buildings in the conservation area, whilst planning permission is needed for all changes to their fences, gates and other means of enclosure.

There are additional planning controls on non-listed buildings within conservation areas, in addition to usual planning permission requirements.

Chiltern District Council Contacts:

For further information regarding development proposals in a conservation area contact the Duty Officer on 01494 732264 (ext: 6264).

For more information about Listed Buildings please contact the Historic Buildings Officer on 01494 732048.

For more information about trees please contact the Tree and Landscape officer on 01494 732041

Wycombe District Council Contacts

For general planning enquiries contact the Duty Officer on 01494 421539.

For policy issues contact the Policy team on 01494 421360.

For queries regarding this appraisal contact the Conservation section on 01494 421527.

For more information about trees please contact the tree officer on 01494 421803

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Tylers Green House and Bank Road terminating distant views across Widmer Pond.

CHAPTER 1

PLANNING POLICY CONTEXT

The designation of a conservation area influences the way in which a Local Planning Authority applies its planning policies to the area. It ensures that any alterations or extensions to buildings within or adjacent to the conservation area are constrained to respect the special characteristics identified in this document, and local planning policies. National, Regional and Local Policy and guidance on Conservation Areas is set out in Appendix A

CHAPTER 2

SUMMARY OF SPECIAL INTEREST

Penn and Tylers Green is a large and varied conservation area in a semi-rural setting on the outer limits of the suburban expansion of High Wycombe. It is an unusual conservation area due in part to the important role that the commons and open spaces within it play in the overall character, and the very different historical development of its component parts, which can be clearly read from the present day layout. It also crosses District Council boundaries: Penn lies within Chiltern District, Tylers Green in Wycombe District.

Penn is the more rural settlement, lying partly within the Green Belt and

Glossary of architectural terms:

Some of the architectural description requires the use of specialised terms and phrases to describe particular details of a building.

A useful glossary can be found in Pevsner's *The Buildings of England: Buckinghamshire*

the Chilterns Area of Outstanding Natural Beauty, with its ridge top development enjoying far-reaching countryside views. It has always been popular among the more prosperous parishioners and as a result has some fine large historic houses. There is a cluster of older buildings close to the 12th century church.



Tylers End Green developed as a hamlet of Penn around the medieval tile industry, with early buildings situated on the edges of the common land. This, together with the expansion of the High Wycombe chair industry in the 19th century, has resulted in a layout reflecting large-scale encroachments on to the Common, with pockets of small vernacular dwellings clustered around tracks and pits, facing onto the open expanses of common. The commons, both grassed and wooded, still remain as key open spaces, which create a rural centre for the village. Away from these green centres, later suburban development has linked the settlement to the suburbs of High Wycombe via Hazlemere.

View to the north of Church Road, Penn out over the rolling countryside. This landscape is protected by Green Belt and AONB policies, (and has survived due to careful stewardship by the Penn Estate).

Much of the rural charm of the conservation area has been retained despite its proximity to High Wycombe, and the open spaces that remain are all the more precious and are under a great deal of development pressure.

CHAPTER 3

ASSESSMENT OF SPECIAL INTEREST

1 LOCATION AND LANDSCAPE SETTING:

Location and Population

Penn and Tylers Green are conjoined villages sitting high on a ridge of the Chiltern Hills to the north east of the urban area of High Wycombe. The Tylers Green end is joined by suburban development to Hazlemere whereas Penn is surrounded by farmland.

Road and Place names

In order to distinguish clearly between different areas, the following nomenclature has been adopted throughout:

Church Road, Penn - The B474 from the Crown to the entrance to Rayner's (Penn School)

Church Road (West) - From St Margaret's Church, past the Horse & Jockey, to the White House

Church Road (East) - From the Parish Rooms, past the Village Hall, to Elm Road

Lane End - The area around the top end of Beacon Hill. This follows historic custom

Tyler End, Penn - The part of Penn that is on Elm Road

The conservation area boundary encompasses some 329 properties in an area of some 33.6 hectares.

General character and plan form

This large and spread out conservation area includes eight identifiably different components:

- 1) The earliest village core of Penn around the 12th century church.
- 2) Higher status, 17th to 19th century residential ribbon development along the south side of Church Road towards Beacon Hill.
- 3) Around the top of Beacon Hill, once one of the centres of 14th century tiling, but now where the gaps between the few older buildings have been filled in by post-1906 railway development to join Penn and Tylers Green.
- 4) The 17th to 19th century shopping area. The medieval tilers' kiln sites would have lined the main road from Beacon Hill down to Potters Cross.
- 5) Buildings associated with the Penn Estate, mostly on land on which once stood the late medieval mansion that finally became Edmund Burke's school for French émigré boys.
- 6) The open Front Common around Widmer Pond and the heavily wooded Back Common, where the placing of the tracks and the cottages, resulting largely from 19th century encroachments, is dictated by the siting of large clay pits.
- 7) The southern edge of School Road and Church Road (West), which has never been common land and so has higher status houses and public buildings mainly associated directly or indirectly with Rayners.
- 8) The Victorian estate of Rayners, now Penn School, which lies behind high walls within wooded and extensive grounds.

Landscape Setting

The character of the conservation area changes as one moves from east to west. Penn itself is an isolated hamlet on a ridge top with a tight medieval core of church, pub and cottages. To the south and east the land falls steeply away with ranging views over farmland in



Holy Trinity, Penn, looking from the church tower towards listed cottages on Pauls Hill with the former Parish Room at the left and The Knoll on the right.

Holy Trinity Church, Penn, with its square tower sits in a verdant churchyard in peaceful isolation from the surrounding area.





Green Belt and AONB. Larger houses and a farm have been built over the centuries along the ridge top, mostly to the south of the main road, to take advantage of the high ground and long views. To the north of the road lies rolling farmland and extensive Ancient Woodlands, designated both Green Belt and AONB.

Key view across Widmer Pond to the Red Lion, with the white-painted agricultural structure of Penn Barn to the right, and the Dutch gables of Old Bank House to the left.

Where the ridge top road swings north to join the former area of common land, a small enclave of vernacular dwellings is found at Beacon Hill – this road runs south to two farms and then becomes a track down to the old London Road that runs through High Wycombe and the Wye Valley. To the north of Beacon Hill, another 17th and 18th century core is located close to a main source of water at Widmer Pond, aligned along the old parish boundary. This area was probably first settled as a result of the 14th century tiling industry and now extends north along Elm Road, facing the common. The commons to the west, across the parish boundary, were gradually encroached upon during the 18th and 19th century and took their name (Tylers Green) from the Penn tilers. This part of the conservation area has a more open aspect. 20th century development has joined Tylers Green to the suburbs of High Wycombe, although open Green Belt and AONB is still found to the east of Elm Road. To the south west, the Rayners Estate creates a green wooded sward that helps to separate the village from the built up area of the Wye Valley.



Glimpse of countryside to the north of Church Road, Penn. These snatched views along the road add to the rural nature of this part of the conservation area.

The Bucks Historic Landscape Characterisation programme has identified some of the wider landscape and field patterns. The historically wooded nature of Penn's setting is brought out in the presence of ancient woodland and wood common, but also the extensive "assarted" field patterns to the south and northeast of the village. The different character and origin of boundaries in and

Listed building designations used in the text:

GI - Grade I - of exceptional interest, in a national context.

GII* - Grade II* - Buildings of considerable importance with a very high architectural quality.

GII - Grade II - of special interest: the majority of listed buildings are in this grade.

around the conservation area is clear. To the east of Elm Road and north of Church Road (Penn) the property boundaries are essentially twentieth century reorganisations, but to the south of Church Road there is a large area of 19th century enclosure and a smaller number of possibly earlier crofts. At the southern end of Elm road behind the shopping area is a small arc of 19th century enclosure.

2 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

Origins and Historical Development

A separate document "*From Mansions to Mud Houses: The history and architecture of the Penn and Tylers Green Conservation Area*", by Miles Green, has a detailed summary of the history of the area. There are five key episodes in the development of the settlements that have helped create their present day layout.

- 1) The foundation of the late 12th-century church at Penn, and the growth of the early settlement core around it and along the ridge top.
- 2) The development of the 14th century tile industry, detailed in Miles Green's booklet "*Medieval Penn floor tiles*" (2003). As a result of this the settlement extended up to the edge of the commons of Tyler End Green where the raw material for the industry was readily available, creating a secondary core of settlement. This area included the nucleus around the former blacksmiths at the top of Beacon Hill, and the shops and buildings at the southern end of Elm Road.
- 3) The piecemeal illegal encroachments on the common, which were first recorded in 1746, but accelerated from about 1800 as a result of the sudden growth of the chair industry in Wycombe. This led to random building and plot patterns.
- 4) The arrival of Philip Rose and the building of Rayners in 1847. He was the squire of Tylers Green and employed many of the inhabitants. He organised the building of St Margaret's Church and owned or built many other buildings, mostly concentrated on the south side of School Road and Church Road (West). These were not on the common and had a more formal layout, and "politer" architectural styles. See Miles Green's booklets, "*The Rose Family Rayners and Tyler's End Green*" and "*The History of St Margaret's Church*."

- 5) The opening of the Marylebone railway in 1906 encouraged London commuters to settle in the area and this coincided with the



Rolling landscape to the north of Church Road, Penn. Tree and hedge growth during recent years has obscured many of the former open views to the north, which could be opened up again as part of an enhancement scheme.



The Long Pond, Penn: the roadside vegetation and well spaced development is a key feature of this part of the conservation area.



Widmer Pond, the focus of the conservation area. Behind lies Penn's former shopping area. The pond lies on the old Saxon and current parish boundary line.



View across the open expanse of Front Common towards Tylers Green First School. The area of grass in the heart of the village is essential to the retention of its semi-rural character.

need for the Penn Estate to sell land for building. This development rapidly altered the whole nature of what had been relatively isolated rural communities.

Archaeology

A few prehistoric and Roman finds are recorded on the County Sites and Monuments Record in the countryside around Penn but the village itself seems to have grown up in the medieval period. Penn is not mentioned in the Domesday Survey and is first recorded as a manor at the end of the 12th century. By the 14th century Penn had become the centre of a major roof and floor tile manufacturing industry for which there is both archaeological and documentary evidence. There have been a number of studies of the Penn tile industry, the most recent of which is by Miles Green ("Medieval Tile Industry in Penn" in Records of Buckinghamshire 2005). Decorated floor tiles were widely traded across Southern and Midland England, notably to London and the royal palaces of Windsor and Westminster. The main focus of the industry appears to have lain around the junction of Beacon Hill, Stumpwell Lane and Church Road, and to the east of Elm Road where many finds of medieval roof tiles and decorated floor tiles have been recorded. So far the only excavated tile factory in the village is a group of 14th to 16th century kilns and workshops investigated in advance of redevelopment of Rose Cottage off Elm Road in 2003. This site demonstrates that substantial and well preserved structures directly related to the industry survive within the village. Its full publication is awaited. Assessment for English Heritage's Monuments Protection Programme has indicated that the Penn tile industry can be considered to be of national importance.

There is therefore a significant potential for important archaeological discoveries within the conservation area. Areas of known archaeological potential are identified on an "archaeological notification map" supplied to the local planning authorities and regularly updated. Where development may affect archaeological remains the Councils may request the applicant to supply an archaeological evaluation report as part of their planning application and may seek preservation in-situ or impose a condition requiring archaeological investigation in accordance with national and local planning guidance and policies.



An excavated tile kiln complex at Rose Cottage, Elm Road.



Penn shops at the southern end of Elm Road, a nucleus of buildings that developed during the 18th and 19th century.



Tyler End (Grade II), dates from 1819 and is tucked away from the main road. It has highly decorative gothic windows.



Church Cottage, along Nursery Lane, originally two dwellings. The sense of enclosure down this track is heightened by the dip in the lane, linked to old clay pits, and by hedging.

Historic Maps:

The following maps were used to determine the development of the settlement over time:

c.1750, Rocque; 1766, Jeffery; 1800, Military maps; 1811, 2 inch Ordnance Survey draft; 1822, 1 inch OS; 1824, Bryant; 1836, St John's Wood; 1838, Penn Tithe; 1848, Wycombe Tithe; 1852, Penn Inclosure Award; 1875, 25 inch OS; 1897 6 inch OS; 1923/38, 6 inch OS; 1925, 25 inch OS

3 ANALYSIS OF AREA AND STREET LAYOUT

The relationship of buildings, spaces and gaps between them and resultant views, and how these create special character:

Streetscape and open spaces

The open spaces within the conservation area are fundamental to its character and have historically defined the way in which much of the area has been laid out, particularly around the commons. They give the settlement its semi-rural feel and are analysed in detail later in this appraisal document. Key spaces are shown on the appraisal map (Appendix B). The Front Common is an irregularly shaped area of open grass, the limits of which are well defined by the buildings that face on to it. The Back Common has an altogether different character, created by the growth of scrub and woodland on the previously open space, although a large green does remain. The edges are not as clearly defined by cottages which tend to be clustered in groups rather than providing a continuous edge to the open space. There are other smaller areas of open space within the settlements. At Tylers Green, there is the area of green facing The Old Rectory and White House. This has the appearance of a wooded glade, and is a key visual characteristic when entering the conservation area, particularly as the road dips beyond it. The well kept churchyard at Penn also provides a very fine setting to the church and the important cluster of listed cottages that face onto it.

Plots: The spacing of plots along Church Road, Penn, follows a fairly typical irregular pattern, becoming regular only when reaching 20th century development that now links Penn and Tylers Green. Building plots are broadly rectangular, and aligned perpendicular to the main road or commonside, with buildings located towards the frontage of plots. Older areas around Penn Church and Beacon Hill have a less formalised pattern but follow these general principles.



The Crown, with far reaching views across countryside beyond. The building's commanding position is similar to many on Church Road, Penn, which has long been popular as a rural retreat.



View across Front Common to Bank Road and Tylers Green First School. The buildings at the edge of the common define the open space clearly.



View across the Back Common to the wooded edges of the grassed area - the backdrop of woodland creates a feeling of enclosure to the open space which has far fewer buildings facing onto it. Tree and shrub cover is much more pronounced.



Woodland character of parts of the Back Common, where tracks and rides weave through the scrub and open unexpectedly onto green spaces.



The common encroachments in the Tylers Green settlement are characterised by random sized plots, of no particular orientation, and multiple nodes of development along winding tracks and lanes that surround the former clay pits.

Tylers Green First School and Tylers Green House, viewed across the Front Common. The latter was built as St Margarets Institute, but designed to be converted into 2 cottages should the original aim of the building fail.

Important Views

Key views within the conservation area tend to be across the open spaces and commons within it. At Penn the most attractive view is from the churchyard across the road to the cluster of cottages that line Paul's Hill (1). There is also a very good view out of the conservation area northwards beyond The Crown (2), which helps set the rural context. The view in each direction along Church Road, Penn, is rural, with the buildings nestled amongst trees and hedges (3). Where hedges allow, there are fine views into the valley to the north and the woods beyond (4). The view along Elm Road in the former shopping area is also important (5). Here the view is far more urban in form, with close knit vernacular buildings hugging the roadside. The sense of enclosure in this part of the village is much greater.



Penn Church from the south showing later 18th century phases of development with the brick built south chapel, and chancel, and low sweeping roof over the south aisle.



The stuccoed Old Vicarage sits close to the roadside, here viewed from the front of the Penn Church Hall. Grand houses like this play a key role in defining the quality of the area.

Within Tylers Green key views from the Front Common are: south back to Penn Barn and to the Old Laundry complex (6), and north, to the Old Bell House (7). The Back Common has long views across to Rays Lane (8) and the wooded area to the west of the common, where buildings peek from the trees. There is a fine view of the church along Church Road (West) in particular from the small green opposite The Old Rectory (9). The view from the crossroads to the Horse and Jockey (10) is also important. In Tylers Green, most views are terminated by buildings, with the exception of northwest across the Back Common, again this creates a sense of enclosure



The wide road and grassy verge of Church Road, Penn, which is aligned to the ridge top. The well spaced houses here and verdant roadside vegetation create a very rural feel to this part of the conservation area.

to the open areas of green. The map also indicates glimpses, where these are important. (g)

4 ANALYSIS OF CHARACTER AREAS IN THE CONSERVATION AREA

Definition of Character Areas

Penn and Tylers Green is a large conservation area encompassing five different areas which have merged together over the last two centuries

- Penn Church
- Lane End, Penn
- Tylers End, Penn
- Front Common, Tylers Green
- Back Common, Tylers Green

The definition of character is therefore complex given the wide range of buildings and architectural styles. The conservation area was originally designated in 1971. Extensions to the conservation area in 1981 (Back Common), 1986 (Rayners, house and grounds) and 1992 (top end of Beacon Hill) served to join the separate areas of Penn and Tylers Green together.

Character Area 1: Penn Church

This area has grown up around the late 12th century church and forms a small traditional village centre, with a grand house (The Knoll) belonging to the manorial family next to the church, a vicarage, a small green (where the stocks used to be) with a war memorial, a school, a pub (The Crown), the Parish Room, and a cluster of old cottages. Most of the buildings are listed and in some, later refronting conceals older 17th century buildings. Ribbon development along Church Road was facilitated by the abundant ground water along the ridge top towards Tylers Green, and to a lesser extent down Paul's Hill. No shops survive.

Many of the houses along Church Road, Penn, are quite grand with a distinct architectural style and large gardens, taking best advantage of the views that reach as far as Windsor Castle. There are several late 17th century houses, classed as 'Large Vernacular' - The Knoll, Pewsey Cottage, Troutwells, and some fine stuccoed Georgian buildings – the Old Vicarage, Southview, and Watercroft. The Methodist Chapel and the Old Reading Room Cottage are also



The Long Pond to the front of Stone House Grange, a new dwelling in Penn. Water and ponds were essential to the early development of the settlement - where these remain they play a decorative role along the roadside.



Cobblers at the top of Beacon Hill. Built in 1805 by Charles Garland, it has a classically inspired frontage - whilst the side elevations are a more humble brick and flint.



Wren Cottage, at Beacon Hill, an enclave of buildings set within a woodland environment. This building has brick-faced front elevation with a lime mortar, and is a high quality vernacular cottage.

significant. The Long Pond plays a decorative role on the roadside and there are some important views to the north towards Puttenham Place Farm. Otherwise roadside verges and footways make up the open space, backed by hedges. These have occasionally been replaced by high brick walls which can screen the buildings from view, to the detriment of the character.

Character Area 2: Lane End, Penn

The 14th century Penn tile industry seems to have started around the top of Beacon Hill, requiring a small settlement including a blacksmith (now Slades Garage) and a water supply (Pistles Pond). The top end of Beacon Hill is characterised by small vernacular cottages of brick and flint that have been extended over time, relatively well spread out, in a wooded environment. Cobblers, a small but perfectly executed early 19th century house, stands opposite Yew Tree House, once the home of the stewards of the Penn Estate. This area was once completely separate from the Penn Church area, but the gap has now has been largely filled by an early 20th century development of attractive suburban villas with references to the Arts and Crafts movement, popular amongst house builders by the 1920's.

Rayners, now Penn School, is Sir Philip Rose's early Victorian manor house, within a green swathe of parkland and many fine trees. The long curving brick and flint boundary wall and lodge house make an important contribution to the street scene on the main road where a gate once marked the start of the common.

Character Area 3: Tyler End

The high hedge and Wellingtonia of The Red House (St. Margaret's Vicarage between 1854-65) marks the start of School Road. The rest of this character zone is focused on Elm Road.

The tilers' kilns eventually extended up the east side of Elm Road towards Potters Cross and encouraged further building in Penn which faced the common. A close cluster of shops and a pub (the Red Lion) developed



Buildings edging the Front Common and closing off the space.



A row of lime and oak along the edge of Elm Road on the Front Common, planted to celebrate the Silver Jubilee. Once mature these trees will alter the character of the common further, and create a divide between the busy road and the open space.



The White House - polite Regency style architecture, a contrast with nearby small Chiltern cottages. This diversity of style does much to add visual interest.

Penn Barn, a prominent roadside building. The lane to the left has a high concentration of listed buildings and is one of the most attractive groupings in the conservation area.



at the southern end. This part of the area now has nine 17th and 18th century listed buildings of varied design and appearance and remains quiet and unspoilt as it is partly bypassed by the main road. It includes Penn Barn, an eye-catching weatherboarded building.

Beyond the Red Lion, set back from the road by a wide verge of common, lies a run of buildings: Old Bank House, three groups of listed early Victorian brick and flint cottages built by the Penn Estate, interspersed with a few detached 1920's and 30's houses, all looking out over the common. French Meadow, probably originally a small farmhouse, marks the end of the open common. Beyond, close-knit houses and cottages, several Victorian, but including the very modern Penn Surgery in place of the Horse and Groom, line both sides of the road down to Rays Lane. The last house before the tree-canopied hill down to Potters Cross is Yonder Lodge, a stuccoed Georgian house in a substantial plot with stabling.

Character Area 4: The Front Common

Until the sudden growth of the Wycombe chair industry in the late 1790's, there were almost no houses on the 50 acre common, which was open right up to the southern edge of St. Johns Wood and was full of large clay pits. Illegal enclosure of about 25 acres, by artisans and labourers, took place during the following sixty or so years and many small brick and flint cottages, mostly 2 up and 2 down, were built for as little as £40. The present, apparently random, layout of small tracks and plots was largely dictated by the clay pits. There are runs of semis and terraces, exhibiting a range of vernacular architecture, which are attractive in their variety. It is on the edges of the common that more substantial houses are found.

Widmer Pond is arguably the whole focal point for the joint conservation area. It is one of a series of ponds marking the parish, district and deanery boundaries, and has done so, unchanged, since it marked the divide between the Saxon Hundreds of Burnham and Desborough, well over 1000 years ago. Three large lime trees are growing next to the pond and lines of oak and lime trees have been planted to compensate for the loss of the old elm trees in



Buildings to the rear of the Back Common, not all of which are included within the conservation area; however they define the edges of the common and ensure visual closure to the space.



Parkland setting opposite The Old Rectory, where mature trees define the character.



The Old Rectory in Tylers Green, with wide lawns and a parkland setting, has all the appearance of a small country house, but was actually built as semi-detached dwellings.

Widmer Pond looking towards Bank Road.



the 1970's, which gave Elm Road its name, and to celebrate the Silver Jubilee. Some buildings stand out as important in long range views across the common. The group of cottages, formerly part of Rayner's laundry, make an attractive frame at the southern end, and face the Old Bell House to the north, a former pub and the earliest recorded encroachment in 1746; to the west, Tylers Green House, built as the St Margaret's Institute, provides a decorative foil to the simpler cottages along Bank Road. On the edge of the common, along School Road, the fine Victorian School by the same architect, is flanked by St. Enodoc and a row of cottages on one side, and well spaced buildings, including Pitlundie and two shops on the other side. A row of rendered 1920's semi-detached houses (outside the conservation area) runs down to link with the Old Queens Head and its barn.

Character Area 5: The Back Common

This is a far larger and wilder area, with tracks criss-crossing some 20 acres of grassland, scrub and woodland and greens. Rays Lane contains two listed cottages, Graycot and Rays Yard. The few widely spaced houses here are mostly well hidden and only glimpses of them can be seen from the open common. To the south, views are terminated by a terrace of cottages and the large village hall, (1936), with its later additions. On the southern part of the Back Common, around Nursery Lane, there is an attractive higgledy-piggledly network of tracks, paths and cottages.

The narrow Church Road (East) starts with the Parish Rooms on one corner and the former carpenters' shop for the Rayners estate, now offices, on the other. A cluster of houses surround a small green and a row of small cottages faces the village hall. Further along, another small green is surrounded by small houses, both vernacular and modern, and four former shops. A Methodist "Ranters" Chapel is found where the road narrows to a single width.

Church Road (West) presents a very different picture because its southern side has never been common land and so is the home of more "respectable" dwellings than the common encroachments. These are mostly brick rather than brick and flint, with many detached and on larger plots. The attractive St. Margaret's Church, built by Sir Philip Rose in 1854, in the gothic style using flints from



The open view across the Back Common up to Church Road (East) and the terrace of cottages adjacent to the Village Hall. The sense of space and openness in this area is hugely important.



Gorse View, to the right, on a former encroachment surrounded by clay pits. This and the new build opposite create a pinch point, beyond which the scrubby wooded area of common lies.



Looking down Nursery Lane towards Eastleigh, which is framed by trees. The brick and flint wall adds to the sense of enclosure.



A key view in Tylers Green towards the Horse and Jockey, which sits in a dip in the road. The backdrop of trees are the remnants of a Victorian planting scheme.

Common Wood, has an unusual detached wooden bell tower. Although the church is prominent in the immediate locality it was a late arrival and the village did not grow up around it. Former glebe property along the stretch of road below the church includes three listed buildings. These are Tyler Cottage, (briefly used for church services and as a school room), Tyler End, (used as a vicarage during World War 1) and opposite, Dell Cottage, the third and earliest ("lately erected" in 1803) of the listed buildings on the common. With the brick-built Beechwood and vernacular The Laurels there is an attractive view down to the Horse and Jockey, sitting in the dip.



The eye-catching bell tower of St Margaret's Church, viewed from the west. Another key view into the conservation area.

On the hill beyond, The Old Rectory, built in 1838, as two superior cottages, is a surprise with its formal and precise lines at complete odds with the vernacular cottages of the encroachments opposite. The neighbouring White House is a substantial mid-Victorian building (now divided into three dwellings) overlooking an open stretch of common planted with some fine beech trees. Two adjacent and older cottages form the western-most limit of the conservation area, which is the edge of the former St Johns Wood. There is a particularly fine view looking back towards the church from outside the White House.



Holy Trinity, Penn, an archetypal peaceful village church, is enclosed by low flint walls and sits square within the churchyard, partially screened from the road by mature trees.

It is the many open spaces, small greens and lack of any overall formality in layout which gives the common and its surrounds a particular charm. A miscellany of buildings of all ages stands on plots of all sizes, linked by roads and tracks that have no apparent pattern. Growth has been organic, and both the buildings and their setting, when properly interpreted, tell the story of the preceding centuries.



St Margarets Church, Tylers Green, an attractive Victorian gothic building of local flint, sits much closer to a main traffic junction.

Land Uses

The historical land uses have been referred to in earlier sections and their relationship to the form of the settlement examined in some detail. During the 20th century, most development in the conservation area has been infill for residential use, which has had



The Methodist Chapel, originally a plain red brick building at right angles to the road, was enlarged and refaced in yellow stocks with a more ecclesiastical appearance in 1875.

the effect of filling gaps between the older buildings.

The quality of buildings and the contribution they make to the special interest of the area:

There are 50 listed buildings in the village as well as Locally Listed and unlisted buildings which contribute to the special character of the conservation area. There is only space here for a brief summary of them under group headings, but a document has been produced locally, called "*Mansions and Mud Houses: The history and architecture of the Penn and Tylers Green Conservation Area*". This describes in more detail the architecture and history of buildings in the conservation area.

Ecclesiastical

This conservation area is unusual in that it has two churches and two chapels.

Penn Church: Holy Trinity (GI) at Penn is a beautiful example of a small village church. It is the only Grade I listed building in Penn and by far the oldest building within the conservation area. The nave is late 12th century, the south aisle and low square tower are early 14th century and the chancel and Lady Chapel were rebuilt in brick in the 1730s. It has many interesting interior fittings including The Penn Doom (a painted wooden tympanum) and some 14th century Penn floor tiles. Six of the grandchildren of William Penn, the Quaker, are buried there. The different stages of building can be seen from the style and materials used, and the church provides the focal point for this part of the village. The building sits low within the churchyard, which has many fine trees. The low roofs and gables of the building add interest. The original churchyard is surrounded by low walls and is almost rectangular, with the church at the centre.

St Margaret's (GII) is an attractive Victorian church (1854), designed by David Brandon in the fashionable Gothic style and built thanks to the energy and money of Sir Philip Rose of Rayners. It has an 1891 bell tower by Arthur Vernon. The booklet, "*The History of St Margaret's Church*", by Miles Green, has details of its construction and provides a useful history. The churchyard is surrounded by flint walls with brick dressings and turns the corner at the junction of Hammersley Lane and Church Road (West).



The plain and simple gables of the Bethlehem meeting hall, a functional building in the heart of the common encroachments.



Pewsey Cottage, a former lodge to Puttonham Place, with its distinctive Dutch gable features to the road. This pretty building forms part of an attractive group with Troutwells and Troutwell End, all open to the road, with glimpses of private gardens between the buildings.



The Knoll, at the southern edge of the churchyard, is Penn's only Grade II* building, a Carolean small country house built for Sir Nathaniel Curzon in the late 17th century. Its fine hipped roof and original casement windows are a good example of the type.



The Troutwells grouping viewed from the west. Church Road, Penn stretches off into the distance.

Methodist Chapel, Penn (Church Road, Penn) lies to the north of the road, and appears to be the earliest Methodist Chapel in the wider Wycombe area. The original red brick building (1808) at right angles to the road has been much extended, and with its picturesque cottage adjacent, it creates an interesting contrast with neighbouring houses.



The Manor House, Penn, with the stuccoed side elevation of Watercroft beyond. Lane End lies just beyond and the character of the area changes as the road dips, becoming more wooded and enclosed in appearance.

Bethlehem Meeting Hall (1843), on Church Road (East) in Tylers Green, is a modest brick and flint building by the roadside, now painted white and extended to one side.

Grand Houses:

Puttenham Place Farm, based on a small medieval manor house, lies outside the conservation area, but its former lodge houses play a key role in the street scene. The Dutch gables of both *Pewsey Cottage* (GII) and the *Old Bank House* (GII) are an architectural idiom that links different parts of the conservation area. The latter building is more imposing, due to its grander scale and also because it is more dominant in the street scene, particularly when viewed across the open Front Common. Both are of fine red brick.



French Meadow, likely to have been a farm. Its low-slung tiled roofs and white render provide a contrast with the 'polite' architecture of other large houses in the area

Rayners plays little visual role in the conservation area as it is hidden by high walling. Nonetheless the estate played a key part in the development of Tylers Green due to Sir Philip Rose who built the house (1847) and who was so fundamental to the development of the village. The decorative Victorian *Rayners Lodge* plays an important role in the street scene.



Large houses:

The Knoll next to Penn Church is the only Grade II* listed building in the conservation area and is a fine small country house dating from 1671. It is important in views across the churchyard and along Pauls Hill.

Tight knit vernacular cottages adjacent to Holy Trinity churchyard, the earliest settlement core. Their juxtaposition with the green space of the churchyard creates an extremely attractive scene.

There are a number of large houses along the ridge, built to take best advantage of the views in both directions - to the south as far as Windsor. They range in style from grand stuccoed Georgian villas in the classical style such as *The Old Vicarage*, *South View* and *Watercroft* (all GII), to *Stone House*, (GII) a former medieval farmhouse that has been extended and gentrified during the 18th and 19th centuries. Between the listed houses are later developments,



Rayners Cottages at Beacon Hill viewed from beside Pistles Pond, an important water source for the early tile industry. Tree cover here encloses the buildings.

including two modern country house style dwellings. Most are set back from the road, with roadside hedges or boundary walls. *Pewsey Cottage* (GII), *Grove Cottage* (GII), *Troutwells* (GII), and *Troutwell End* (GII) are open to the road, and form a picturesque grouping of late 17th century dwellings with good brick detailing. At Beacon Hill, *Yew Tree House* (GII) is a 19th century refronting of a medieval hall house and now has a symmetrical front of red and grey brick.

The Red House, a substantial unlisted house has been extended in a grand style, with a semi-octagonal bay at the southern end, and ancillary accommodation set to the rear. The main elevation is of vibrant red brick and employs a pale render to great effect.

French Meadow (GII) lies on Elm Road facing the Common. It is 17th century, timber-framed, clad in 18th century brick with a tile roof and has a large modern (1960s) extension to the north of the gable. The original house was already a fairly substantial building of 2 bays with a crosswing. It may have been a farmhouse associated with the neighbouring medieval mansion house, which was last used as Edmund Burke's school for French émigré boys until it was pulled down in 1822.

Yonder Lodge (GII) lies at the northern end of the conservation area. It is late 18th century, built as a small country house of painted brick, with associated stabling and outbuildings some distance to the south. The building is set back within its grounds, and partly screened by boundary trees. It provides an elegant contrast with the lower vernacular buildings of Elm Road. Two other large houses play a key role - *The Old Rectory* (GII, 1838) is in a white stuccoed Regency style and set within wide lawns. *The White House* adjacent to it dates from 1875 and is Regency in appearance, of white painted brick. These are both very different in appearance to the small cottages nearby.

Cottages and smaller houses:

Both humble vernacular cottages as well as small houses constructed in a more architectural style are the main building type within the conservation area. There are very many of these and they range from small brick and flint cottages of the encroachments, to larger cottages and houses on the edges of the commons. Modern infill, not



Church Cottages, Pauls Hill, a range of pretty GII listed cottages that face onto the churchyard, creating an attractive backdrop. The large triple-shafted chimney on No 3 adds interest to the roofscape.



Chapel Cottage, midway along Church Road, Penn, is a good example of a larger vernacular cottage, with good brickwork and eaves detailing.



Dilehurst and Kings, along the picturesque part of Elm Road to the south of Front Common. These are higher status vernacular buildings. The shopfront of the former butcher has been retained, and this creates a pinchpoint to add visual interest, aided by the break in the building line beyond.



Cotters Barn, set back in its plot from the road adding variety to the building line

all of it successful, has closed many gaps, but the overall quality has been retained. Space in this document does not allow a description of so many buildings, but there are a number of groupings which can be identified:

Paul's Hill has an important grouping of 17th and 18th century listed cottages (all GII) which sit hard on the road side and form a picturesque street scene on the edge of the conservation area. *Stone Cottage* and *Nos 1-3 Church Cottages* are of flint with brick dressings, their old tile roof enlivened by many chimneys. *Nos 4-6 Church Cottage* are of brick, with lower tiled roofs sweeping low on the right-hand side, and again chimney stacks that add to the character. These are mostly timber framed internally. *Crown Cottage*, timber-framed 16/17th century, can be glimpsed opposite The Crown.

Beacon Hill: The looser grouping of cottages around the top end of Beacon Hill are 18th and 19th century, and on random plots. *Cobblers* (GII) dominates the group stylistically with good classical detailing and symmetrical frontage. Its railings are also listed. The other cottages tend more to the vernacular, of flint and/or brick with tiled roofs, and casement windows. Not all are visible from the road. *Wren Cottage* has elements of formal architecture and is faced with brick and a pale mortar. *Pistles Pond Cottage* is an unusually good modern interpretation of a traditional cottage. *Walnut Cottage* appears to be 18th century in origin with later additions.

Tyler End, Penn shopping area: is a cluster of former shops and houses set along a small lane to the *Red Lion*, deliberately bypassed by the main road, formerly known as the 'horse road'. There are nine Grade II listed buildings here, and this quiet little lane where the old buildings crowd close to the road side is one of the most attractive areas of street scene within the conservation area, and creates an important grouping. The range of architectural styles here is varied, from the timber framed *Stratfords*, *Gable Cottage* and *April Cottage* (all GII), to the grander *Dilehurst* and *Kings*, (both GII) with 18th century detailing and retained shopfront. *Cotters Barn*, set back from the group, is older in style, a good example of a 17th century lobby entrance house. The unlisted buildings are in a vernacular or late 19th century style, of brick, flint or white painted. The variety of building types and styles means that there is no uniformity of



The 19th century Cottage Bookshop, unlisted, but important to the streetscene and still in commercial use.



Tyler Cottage, c. 1800. This cottage plays an important role in views towards St Margaret's Church as the road rises out of the dip. The good brick and flint wall to the front and the overspilling hedge define the break between domestic curtilage and road.



The Chestnuts and Collaine, Penn Estate cottages which have picked up the decorative gable details from earlier buildings.



Three Elm, Mid Elm and Well End. High quality coursed flintwork characterises the Penn Estate cottages.

roofline or elevation. In addition the buildings step back from the road line in places and this adds visual complexity. They are tied together by the use of white picket fences.

Church Road (West) There is a diverse grouping here scattered in the dip beyond St Margaret's Church, including the brick *Tyler Cottage*, (GII, c.1800), prominent in the street scene, the mainly flint *Tyler End*, (GII c.1819) tucked away from the main road, and the roadside brick and flint *Horse and Jockey* (1837).

The Front and Back Commons: Vernacular cottages around the Commons show a wide variety of styles and ages. The earliest is the *Old Bell House*, dating from 1769. Some, like *Dell Cottage* (GII 1803) and *Lost Cottage*, sit in isolation in their plots, others huddle in terraces facing onto the common as at Bank Road, or onto the tracks that run through the Back Common areas. Little groups and isolated dwellings face onto back common. A group lines Elm Road as it dips down to the Rays Lane junction, pretty in shades of painted render and brick. There is little uniformity of style, but individual buildings in traditional materials all add to the charm of the area. There is a run of brick and flint early Victorian cottages along Rays Lane, the last seven of them originally owned by John Ray – *The Cottage*, *Chepping Cottage*, *Greycot* (GII, 1834), *Rays Yard* (4 cottages, all GII, c.1838), and *Rose Cottage*.

Estate cottages and buildings:

Penn Estate: On Elm Road three groups of estate cottages provided by Earl Howe in 1848–50 are all listed Grade II. These are of coursed flint with brick dressings. Slate roofs with central chimneys are a feature. A terrace of three, *Three Elm*, *Mid Elm* and *Well End*, have a central projecting bay with stacks to either side and date stone. *Kenilworth* and *Japonica* are simpler in appearance but have decorative porches. *The Chestnuts* and *Collaine* pick up the local Dutch gable motif in brick.

Earl Howe also provided the former school building, now called *Church Hall* (GII) in Penn, built in a yellow brick Tudor Style in 1838/9. *Old Reading Room Cottage* towards Beacon Hill is shown as a boys and girls school on the 1875 map and is red brick with low eaves and a sweeping tiled roof. It was only a school for a year or so and was then set up by Earl Howe as a working men's club. *Yew*



The former Laundry, an eye-catching little building set away from the main road, with highly decorative terracotta ridge details. Dutch gables again are a feature.



The decorative and high quality brick and flintwork of Tylers Green House, its tall stacks punctuating the skyline. This building is prominent in views.



The listed Queens Head, glimpsed from Church Road (West) across the churchyard. The variety of form and materials indicate how the building grew over a long period of time.



The Red Lion to the right and Old Bank House, reflected in Widmer Pond.

Tree House (GII) has a 15th century skeleton refaced in the late 17th century for the Steward to the Penn Estate.

Rayners Estate: In Tylers Green, Sir Philip Rose built not only the church, but several other important buildings. The *Old Laundry* complex is an attractive group of cottages opposite the Red Lion with access from School Road. Philip Rose acquired the cottages in 1849 and added the former Laundry building next to School Road. This is a single storey flint and brick structure, of parallel ranges with Dutch gables at either end, and terracotta detailing on the roof. The pretty building is surrounded by a low brick and flint wall. At the rear, the terrace of *Old Laundry Cottages* are faced with red-brick, with flint to the side and rear, and slate roofs. Phillip Rose probably also built *St Margaret's Cottage* opposite, a substantial mid-Victorian house.

Diagonally opposite the school lies *Tylers Green House*, 1878, by Vernon, is much more substantial and ornate than the adjacent vernacular cottages, with tall chimneys, polychrome zigzag quoining and tile hanging beneath the upper floor windows. It was built as St Margaret's Institute.

The Parish Rooms, built by subscription in 1886 by on land given by the second Sir Philip Rose, lie opposite St Margaret's Church, and the building turns the corner into the continuation of Church Road (East). Of flint and red brick, with zigzag quoining, in the same exuberant style as the school, its bright roof is highly visible in the street scene and enlivened by decorative terracotta ridge tiles.

Public Houses

There are four Public Houses still open in the conservation area. *The Crown* (GII) is the oldest (probably one of the two alehouses recorded in 1577), and it plays an important role in the street scene close to the war memorial green in Penn. The 17th century red and grey brick building has been extended over time and the variety of roof heights and sizes on the various parts are visually interesting, particularly when viewed against the backdrop of the rolling countryside beyond.

The *Old Queens Head* (GII, licensed 1800), was once a farm, and retains a barn structure to the left hand side. It has a timber framed



The Old Bell House on the Front Common is the first recorded encroachment in 1746 and dates from 1769. It is highly picturesque.



Tylers Green First School, by Arthur Vernon, dominates the roadside.



Encroachment cottages on Church Road (East), built of flint with brick dressings. The hotchpotch of window placements and decorative porches adds charm.



The view south down the lane, with the buildings linked by white-painted picket fences.

central section with gabled wings to either side, the north side being more agricultural in appearance with weatherboarding and exposed framing.

The *Red Lion*, another early pub (licensed by 1753), is well situated facing Widmer Pond and the open common, and has been extended to the front, although the original building is still discernible. It is a focal point looking back from the common, particularly at night.

The *Horse and Jockey* (licensed 1844) sits in a dip below St Margaret's Church, aligned perpendicular to the road and shaded by trees. Its yellow rendered façade and flint side wall makes the building stand out on the roadside.

The *Old Bell House* (licensed 1769-1922), now a dwelling, is also prominent in views across the Front Common, its white painted brickwork and tile roofs set off by the expanse of grass to the front.

Barns and agricultural outbuildings also play a role in creating diversity. Of particular mention are the farm buildings originally associated with Stonehouse - a large listed barn to the rear of *Groves Barn*, not visible to the public; the barn next to *Kings* the former butcher; and *The Granary and Penn Barn*, formerly part of Woodbridges, who were corndealers as well as having a shop. These are all a reminder of former agricultural use. Other small ancillary buildings are found along the common tracks; *Chepping Cottage* has a flint building that creates a pinchpoint in views along Rays Lane, whilst at *Gorse View*, opposite the Village Hall, a flint outbuilding adds texture to the group of houses and cottages.

The Contribution of key unlisted buildings

In addition to listed buildings in the village there are a number that contribute to the character of the conservation area by virtue of their historic or architectural interest. On the Wycombe side *Tylers Green House* and the *First School* by Arthur Vernon should be added to the Local List. *Rayners* too could be locally listed subject to further inspection. Unlisted buildings of particular interest that contribute to the conservation area are shown in a hatched tone on the conservation area Designations Map. Other vernacular buildings also add character, particularly on the encroachments, where the twists and turns of tracks and opening up of vistas means that



Old Reading Room Cottage, 1875, uses bricks from the school at Church Knoll in decorative bands.



The Chinnery has retained its graceful door-hood which adds interest to the rendered facade.



One of the line of Arts and Crafts type dwellings in the Lane End area.



Hampdens, a good Edwardian building built by the owner of the Smithy at Beacon Hill in 1906.

buildings are part hidden or only glimpsed in some instances. These are too numerous to identify individually.

Buildings which play a key role in long range views also contribute to character. Worthy of particular mention are *Penn Barn* and *The Old Bell House* at opposite ends of Front Common. These buildings appear relatively unchanged by the 20th century.

There are a number of other houses within the conservation area that contribute to the general character of the area and add variety to the architecture. They date from a number of periods. In Penn houses such as *The Chinnery* and *Stumpwell Cottage*, both much rebuilt behind their historic facades, stand out in the street scene due to their rendered fronts and proximity to the roadside.

The run of Arts and Crafts cottage-type houses that lie in regular plots to the north side of the road at Beacon Hill date from the 1920's and 1930's are very attractive - all to different designs, but by the same local builders. *Keld Cottage*, *Culverley*, *Little Mead*, *Birnam Cottage* and the *Vicarage* are tied together by detailing and plot layout, with sweeping gables, porches, casement windows, tile hanging and sprocketed eaves. Further along the road *Wayside*, *The Cranny* and *Glenmore* date from circa 1913 and are similar in style.

Scattered about are other Victorian and Edwardian buildings of various sizes. *Grasside* sits above the road as it curves up to Beacon Hill. *Hampdens* is a fine 1906 house which plays a role in the street scene. In Tylers Green, *Pitlundie* is prominent in views from Bank Road, again with Arts and Crafts details. *St Margaret's* and *Silvester Cottages* have unusual castellated details.

The row of unlisted buildings along the west side of the former Penn Shopping Area is essential in the enclosure of the street. These buildings, all associated with Woodbridge's Shop in the past, exhibit a range of materials and styles, and date from the 19th and early 20th century. The grouping is terminated by *Woodbridge Cottage* which turns the corner at the lower end of the lane, and *Penn Barn* at the upper end.



Terrace of buildings originally all part of Woodbridges - 'grocer, baker and comdealer', which date back to the early 19th century. They incorporate the former bakehouse.



St Margaret's Cottage and Silvester Cottage, with a backdrop of mature trees in Rayners grounds.



Dutch gable detailing on the 17th century Old Bank House, an architectural motif picked up in later buildings around the conservation area.



Smaller scale Dutch gable details on Penn Estate cottages echo the grander building to the south.



Not a Penn tile, but a Victorian reinterpretation of one, adding detail to the gatepost of Rayners.

Local details

The full gamut of traditional detailing in terms of windows, doors, and materials is evident in the conservation area, as elsewhere in Chiltern settlements - such features can help date buildings and do much to add to their character. In particular where traditional wooden and metal windows remain, these should be retained, particularly on vernacular dwellings; the unfortunate fashion for mass-produced UPVC windows is one of the greatest threats to the charm and appearance of such buildings as traditional detailing cannot be satisfactorily replicated.

There are particular local details worth mentioning that are unique to this location:

Dutch gables are a theme that runs through some of the buildings. They take reference from the lodge houses to Puttenham Place: Pewsey Cottage and Old Bank House, both of which have fine and prominent brick Dutch gables. The motif has been picked up in the estate cottages built by Earl Howe on Elm Road, and the Old Laundry built by Sir Phillip Rose, albeit in more vernacular materials of flint and brick.

Penn floor tiles: Penn was hugely important in the medieval tile industry and original Penn tiles can be seen in Penn Church. Larger Victorian interpretations decorate the gate pillars to Rayners (Penn School) and the former *Old Horology Shop*.

Gargoyle of Gladstone – a clay gargoyle stands on the front gable of The Elms in Elm Road. This apparently came from Rayners where Sir Philip Rose was demonstrating his support for his friend Disraeli who was Gladstone's arch political rival.

Prevalent and traditional building materials

The buildings in Penn and Tylers Green Conservation Area exhibit the full range of traditional Chilterns materials, both on grand houses and humble cottages, and are a useful indicator not only of how building types and styles developed over the course of time, but also of the historical development of the settlement pattern. Building materials tie diverse groups of buildings together.

Timber-framing can still be seen on older buildings, with brick



Rarely visible timber framing at Church Cottages, Paul's Hill - most of the buildings were re-fronted in the 18th century. By the time Tylers Green developed as a settlement timber-framing was dying out as a technique.



Stonehouse, a 19th century refronting of a 17th century house. The building has historical associations with George III.



Yew Tree House retains the skeleton of a circa 1450 timber frame. It was re-fronted in a grander style in the 17th century.



Red House, with classically inspired details and a fine red brick and lime mortar construction.

infill panels. Timber framing is also found inside buildings, but the fashion for re-facing the fronts of older buildings in more expensive brick has meant that it is only usually visible at the rear or internally. Visible timber framing is limited to cottages at the heart of the older settlement around Penn Church, Church Cottages being the main example.

Stucco and render became fashionable during the Georgian and Regency periods and is seen on the grand buildings. The Old Vicarage and South View, Stonehouse, and Watercroft are all of cream painted render. The practice trickled down to smaller buildings such as Penn Cottage, (GII), and the upper floor of Cotters Barn. Later buildings also used render – The Old Rectory and the White House in Tylers Green and Field House (c.1990) in Beacon Hill, are examples of smaller dwellings being given the grand treatment.

Local bricks were used as facing materials on “polite” buildings and vernacular cottages. These have been used to great decorative effect – for example on houses such as The Knoll, where the use of brick indicates a high status building for its period, on the Troutwells group, and on the former lodges to Puttenham Place. Yonder Lodge and French Meadow are also of brick, colourwashed. Brick is also used for architectural detailing – 1-3 Church Cottages, Paul’s Hill have brick drip-moulds over the windows, and many older buildings have brick string-courses and eaves details – the group of Dilehurst and Kings are a good example. Decoratively, different types of brick are used for window headers, for decorative Dutch gables and for chequer-work on houses such as Dell Cottage.

Many of the smaller cottages clustered around the commons in Tylers Green use brick as dressings to tie together flintwork. It is also used on public buildings – both the Parish Rooms and the First School use brick to good effect with decorative detailing. As brick became more widely available, humbler dwellings had their fronts refaced, and many Victorian buildings use



Yellow London Stock bricks at Penn Church Hall, 1839, an early use of imported materials.



Vernacular flint work at The Laurels, 1848, with red brick used as dressings to get clean cut corners and openings.



High quality Victorian flintwork with stone dressings used at St Margarets: even humble churchyard buildings were designed to fit in with the architectural scheme.

Lost Cottage, a good quality encroachment cottage, formerly a pair.



brick as their main material – in some cases painted. The type of mortar used can also have a decorative impact – At Cobblers, Wren Cottage, Chapel Cottage and The Red House, pale lime render sets off the bricks to great effect.

Imported bricks begin to be utilised during the middle of the 19th century, identifiable by their colour. Thus the former school (now Penn Church Hall) was built for Earl Howe by a fashionable architect, in 1839, in pale yellow London stock. These bricks were also used for the extension of the Free Methodist Chapel in 1875.

Flint – is the only readily available local stone and because it was cheap it was widely used on a range of buildings. Both Penn Church and St Margaret's are mainly flint, although Penn Church does employ clunch, and tile for quoining and brick for later additions. The changing materials echo the gradual expansion of the church. St. Margaret's, although built in Gothic style, is Victorian and was all built at the same time and so is uniform in its use choice of materials, namely flint with stone dressings. The examples of high Victoriana style, the Parish Rooms, Tylers Green School and St. Margaret's Institute (now Tylers Green House), use flint decoratively, with diagonal brickwork quoins. Flint and flint with brick dressings are very common on the smaller cottages of the encroachments and elsewhere in the later settlement. The Penn Estate cottages on Elm Road show how versatile and decorative the material can be. Flint is also used throughout the conservation area on boundary walls.

Clay tiles - Roofing material used up to the 1850s was usually local clay tile, reflecting the area's industrial heritage. Of gentle red and brown tones, it is most attractive and ties the various parts of the settlements together.

Welsh slate - is used on some grander villas, such as The Vicarage and South View. These date from the early 19th century. Slate allowed for the shallower roof pitches required by Georgian architects for their classical designs. Slate became more widely available and cheaper during the 19th century, particularly after the railway arrived in Wycombe in 1854, and was then used on more of the Victorian cottages.

Weatherboarding - tends to be used on functional buildings such as



Vernacular building materials used at Woodbine Cottages, c. 1860. The use of slate resulted from cheaper transportation by rail.



The War Memorial Green and Churchyard at Penn, at one of the entrances to the conservation area.



Church Hall, Penn, glimpsed through the mature trees of the churchyard.



Away from the main roadside in Penn, land is more open. The open spaces of the churchyard create a verdant feel to the locale.

barns and outbuildings. Both Penn Barn and Yonder Lodge Cottage have white weather boarded elevations that stand out in the street scene. Elsewhere, traditional dark stained weatherboarding can be seen on former agricultural and out-buildings – the granary at Grove’s Barn, the barns at Kings and The Old Queens Head, and on a roadside building adjacent to The Laurels. Weather-boarding has also been used on the new housing development at Barn, Angel and Blackberry Cottages. Although widely spread, these buildings help tie parts of the conservation area together and hark back to a more rural past.



Front Common trees forming a backdrop to Widmer Pond, and cloaking the buildings behind on School Road.

Surfacing of the tracks - On Tylers Green Common, the tracks consist of rolled shingle on tarmac or are unmade, and this adds to the rural character of the area, particularly in terms of the paler colours of the surfaces, which blend into the grass verges of the common.



A leafy path leading from Lost Cottage up towards Gorse View. The juxtaposition of wooded scrub and lane creates a very different feel to the area than the wide expanses of open common elsewhere.

Contribution made by the natural environment

Open Space:

As is often the case, the open spaces around which buildings are placed are a key feature in adding character to an area, and in Penn and particularly in Tylers Green, these open spaces are important. At the Penn Church end it is the churchyard and village green that form the focus of the village. The churchyard itself has low flint walls surrounding it to the front and side, the church sitting square in the centre. The small green with its war memorial lies across Paul’s Hill adjacent to the row of listed cottages, and is faced by The Crown public house. This is the core of the old medieval settlement, and is where the stocks were located. Its character is essentially rural – beyond lie the open fields of the Chiltern Hills.



The ride that separates the edge of the common from what was previously St Johns Wood. Behind the hedges to the left lie the newer housing developments, screened from the common.

At Beacon Hill, Pistles Pond also provides open space, well wooded and secret, only glimpsed from the public highway. Outside the gates of Rayners, where Church Road, School Road and Elm Road meet, little islands of green space remain and provide a setting for the lower end of the old shopping area.



The area of green space opposite The Old Rectory, with its parkland character. St Margaret’s can be seen in the distance.

Tylers Green is very different. There are large areas of open space remaining, which make the heart of the village very different from the built up areas to the west. These extensive open spaces are valued and well used by the local community, mostly informally

for recreational purposes. The views across these spaces are an essential part of the character of the conservation area, with the character of the buildings also defined by their surroundings rather than on architectural merit alone. The Front Common, with Widmer Pond, is a more formal space, bounded by roads and tracks, with buildings facing onto it. The mature trees that lie at its southern end are focal points. Trackways that run through the encroachments have small triangles of open ground - a good example is the green with the red post box in front of *Pippins Cottage* - which add to the semi rural feel of the settlement's interior. The Back Common is altogether wilder in feel – the open grass in front of Rays Lane with only a few houses facing on to it, with woodland beyond. Pathways wind through this woodland and link up areas of grass, which open up views into the area. The Back Common also has high ecological and wildlife value.



The entrance to the Tylers Green end of the conservation area, with the Horse and Jockey in the dip.

Opposite The Old Rectory and White House, on Church Road (West), lies further open space, more manicured, with mature trees, visually cut off by woodland from the main area of Back Common. The setting here is almost parkland in character and provides a good front to the formalised architecture across the road. Another small green lies opposite the village hall, with two fine trees, although the openness of this space is compromised by car parking. St. Margaret's original churchyard, although an open space, is enclosed by a traditional brick and flint wall. Nonetheless it provides an amenity space for both residents and visitors.



Lime trees opposite Gorse View, planted to commemorate fallen World War I servicemen. The formal planting lines create a contrast with the scrub beyond and soften the line between hedged gardens and common.

The grounds of Penn School are classed as a private open space, and are included in the conservation area due to the many fine mature trees. The grounds themselves are not visible to the public and are delineated from the rest of the conservation area by a fine brick and flint wall. Glimpses of the site through the gates are the only public view into the site.



Lime Trees from the other direction opposite Gorse View. The unsurfaced track is an example of the informal track type found in Tylers Green.



Heath Cottages, set in woodland, date from 1890, and were formally a pair. Glimpses of buildings in the woodland are far more prevalent on Back Common than elsewhere.

Trees and Vegetation

Trees: are fundamental to the rural character of the area. At Penn Church the trees along the front boundary are fine specimens and important in the street scene. Other good specimens are seen along the road towards Tylers Green, particularly around Long Pond in front of Stone House Grange, and in the dip beyond the Chinnery and Lane House. Beacon Hill has a sylvan feel due to the many mature trees that shade the area, also overspilling from the adjacent Penn School.

The Front Common has three large lime trees close to the pond, a fine oak planted to commemorate the 1935 Jubilee, and a replanted double row of oak and lime near Elm Road to replace the trees that gave the road its name. In time these will mature and alter the open character of this part of the common. On the Back Common, there is a row of lime trees planted c.1920, each one in memory of a man who died in the First War. Opposite The Old Rectory, there are other fine mature specimens of beech and copper beech set within mown grassland.

Hedges also play a key role, particularly along Elm Road, and facing onto the Back Common. The hedged boundaries define the line between the open space and private gardens, but allow the two to flow into each other rather than be starkly delineated. In the more built up areas of encroachment, walling is more prevalent, in line with the closer built form. Along Church Road, Penn, hedging softens the line of the road, and the replacement of these with high walling should in many cases be resisted.

THE EXTENT OF INTRUSION OR DAMAGE

Loss of traditional fenestration: Alterations to historic windows and doors are generally subject to listed building consent notwithstanding their location within the conservation area. In the conservation area it is vernacular cottages that suffer most from uncontrolled and wide-scale replacement of windows with mass-produced uPVC. On modern buildings with no particular architectural style this is less of a problem, but the loss of traditional timber and metal casements on the cottages of the encroachments is very damaging to their character. Therefore owners are encouraged to retain these casements or replace them with windows of traditional materials and design. Modern windows and doors in inappropriate materials cannot



New development at Nursery Close. The use of vernacular materials has helped to reduce the impact of these houses, although they are rather larger and bulkier than the traditional cottages nearby.



Further modern use of traditional materials, including weatherboarding, which ties this development to the nearby former workshops. Again they are much bulkier than traditional cottages.



Roadside car parking adds clutter to the streetscene, but is unavoidable.

replicate the fineness of detail of glazing bars and openings which go so far to create charm. Fortunately many local home owners have resisted the trend and a number of the older traditional cottages have retained their traditional windows.



The modern lines of Penn Surgery viewed from the Back Common. The building sits low within the plot at this point, and is screened by hedges. It does not detract from the conservation area.

Modern development: Many gap sites have been filled with large modern houses of no particular architectural merit and development opportunities are limited. Conservation areas are not intended as museum pieces and new development cannot be precluded, but it must always respect the character, scale and local identity of the Conservation Area. It must also be considered as part of the larger whole with the ultimate aim of enhancing established character. Later infill developments such as that at Nursery Close, the former Agropharm factory site and at Regius Court, Penn, have at least used traditional Chiltern materials and styles, which have reduced their visual impact. However, their density and bulk are at odds with the smaller cottages and terraces surrounding them. Restricting the height of any new building is very important. Token panels of flint on the front elevations of the buildings do not disguise the fact that these are not traditional buildings, particularly if the flint is not continued at the rear of the building. Old bricks covered in paint, which immediately signal a modern extension, are best avoided.



Hedging to the front of Pistles Pond Cottage, a modern building. Low and well kept hedges such as this enhance the locality.

Extensions: It is accepted that extensions to old cottages are often necessary for modern living, however the conservation area has suffered some damage from extensions which almost completely fill gaps between houses, thus giving the appearance of a continuous building. This should be avoided.



High brick walling and gates hide the attractive buildings beyond and create a hard edge to the roadside.

Car parking can visually blight the quality of buildings and spaces within settlements. However Penn and Tylers Green are fortunate that the level of on-street parking is not as great as in other locations. Nonetheless it can be perceived as a problem in some areas.

In particular, the area near Penn Barn and the Red Lion is often cluttered with cars, detracting from long range views over the Front Common. Parts of Church Road, Tylers Green near the village hall also have on street parking issues as does the upper end of Elm Road. The gradual erosion of front gardens to provide car parking spaces is also an issue on parts of Elm Road, although this can now be controlled through the planning system. The retention of hedges provides good screening in these cases.



Stonehouse, and its associated stables, which continue into a small enclave of farm buildings, a reminder of when the settlement was less dominated by residential uses. The agricultural buildings play just as important a role in the streetscene as the listed house itself.

High fences and gates hide the buildings behind and create an urban feel to the area, whereas lower wall, railing and hedges allow for glimpses of both domestic gardens and buildings. This blurring of highway and plot does much to emphasise the feeling of openness and greenery that characterises much of Penn and Tylers Green. Unfortunately, large gates and walls are becoming more popular, both for perceived security reasons and possibly to cut traffic noise.



The new Penn Surgery, built on the site of a former public house. Although modern, its use of materials and form tie in with the local vernacular, and it completes the streetscene well. This is a good example of how a well designed building can fit into a historic area without becoming a pastiche.

Lighting within the Conservation Area - Floodlighting of the football ground and tennis courts, although outside the conservation area, has an impact upon local character. The impact of security lighting of individual houses and the lighting of business premises, are all important issues within the conservation area. Given the rural feel of the area as a green enclave adjacent to Wycombe suburbia, care should be taken when considering proposals for additional lighting to ensure that the impact of this on the conservation area is minimised. Where possible, and in cases when lighting needs to be replaced, consideration should be given to systems that minimise light pollution and overspill.

THE EXTENT OF LOSS, PROBLEMS AND PRESSURES

The general condition of the conservation area is good, with no real eyesore buildings or derelict premises. There is local concern that the mixture of residential and commercial facilities that the village previously enjoyed is being eroded by the pressure for residential development land. Many of the former shops and a factory site have been converted to residential use and a former builder's yard is now used for offices. Two garages are closed. The settlement is thus becoming a dormitory village, with residents obtaining all their goods and services elsewhere. This is an issue that could be addressed by a Village Design Statement or a Village Appraisal.

Traffic speeds along all the main roads can be high. This is detrimental to the quiet rural nature of the conservation area. Whilst traffic calming may be a solution, extra care must be taken to ensure that proposals do not have an excess of garish signage.

Village views



CHAPTER 4

RECOMMENDATIONS:

1 Boundary changes: In Tylers Green at the northern extent of the conservation area, Junipers is a mid 20th century bungalow which plays no role in the historic land pattern or vernacular interest. This building could be excluded from the conservation area.

Boundary change proposals in Chiltern District Council will go through a separate approval procedure. Appraisals will be carried out in all Chiltern District's 20 Conservation Areas. Any proposed changes to boundaries will be considered in a separate report once the appraisals have been completed and having regard to the content of each appraisal document.

2 Local List buildings: Add buildings to Wycombe's local list. The following buildings should be considered, because they meet the criteria for local listing. Rayners House, Tylers Green House, Tylers Green First School.



3 Enhancement issues: Consider whether traffic calming on major roads through the area is desirable. This is an issue that needs to be investigated via the community and parish council groups and organisations involved in local transport planning. Speeds through the villages can sometimes be excessive, particularly at the Penn end, which has a more rural character. Traffic calming does require additional signage which causes clutter and can alter the appearance of roads. Traffic calming is ultimately the responsibility of BCC Highways Department.



Inform the VDS regarding loss of services/land uses within the conservation area. Pressure for residential development, added to a highly mobile population means that many traditional uses are being lost from the village, in particular shops. Their loss will alter the character and appearance of the conservation area due to loss of shopfronts etc.



Persuade owners to keep hedges cut along Church Road, Penn, to allow long views to the north. (Chiltern District Council, Penn Parish Council and BCC Highways where road safety issues are raised)

Overhead wires are dominant features that detract from the quality of the street scene in places. Their removal should be actively encouraged.

Some minor shrub clearing around the memorial row of limes on the back common. These were planted in 1920 and would make a long and impressive row if the scrub around the lower half was cleared. This was the original intention of the memorial tree planting.



CHAPTER 5

NEXT STEPS/FURTHER INFORMATION

1 Public Consultation and Community Involvement

Following publication of the draft Penn and Tylers Green Conservation Area Appraisal, six weeks was allowed for public consultation.

Each property within the conservation area was sent a questionnaire and an extract from the draft appraisal, including the Appraisal Map, and had an opportunity to comment on the draft appraisal.

Copies of the draft were available on both Councils' websites, at Wycombe and Chiltern District Councils Planning Receptions, at both Parish Council offices, and at High Wycombe, Beaconsfield, Amersham and Hazlemere Libraries.

Following the completion of the consultation period all comments received were considered. The appraisal was amended where appropriate to take account of public responses. Then the Conservation Area Appraisal was formally adopted by Wycombe District Council. The Adopted document was published. Chiltern District Council may adopt the document at a later date.

Public consultation identified proposals for preserving or enhancing the conservation area, and any further or detailed work required in order to implement the recommendations above. The Penn and Tylers



Green Residents Society has published a book called “Mansions and Mud Houses: *The history and architecture of the Penn & Tylers Green Conservation Area*” which gives more detailed history of the area and the architectural and historical background to many of the buildings. This is a key supporting document to this appraisal. Involvement of such local bodies, as well as the Parish Councils and the local community, is essential in developing enhancement proposals and if a management plan for the conservation area is to be produced.

Possible alterations to the boundary are explored in the appraisal document. If these amendments are considered appropriate a separate approval protocol is followed.

Unfortunately the Councils do not currently have a specific budget for Conservation Area enhancement schemes, so the resource implications of proposals relating to enhancement or management will need careful consideration. Proposals may be implemented by local bodies and others within the conservation area.

2 Monitoring

Changes in the appearance and condition of the Penn and Tylers Green Conservation Area should be monitored regularly. A photographic survey was undertaken at the time of the appraisal work, and this could be updated every two years or so. From time to time an update on the progress of the management strategy should also be published

3 Design Guidance

The policies and proposals of both the Chiltern District and Wycombe District Local Plans are the primary source of reference for development control advice. In addition both Councils approved Conservation Areas guidance notes are seen as a supporting document to the plan.

The Chilterns Conference published the Chilterns Building Design Guide in 1999. More recently the Chilterns Conservation Board has published Supplementary Technical Notes concerned with the use of flint, brick, and roofing materials. These all provide guidance aimed

Village views



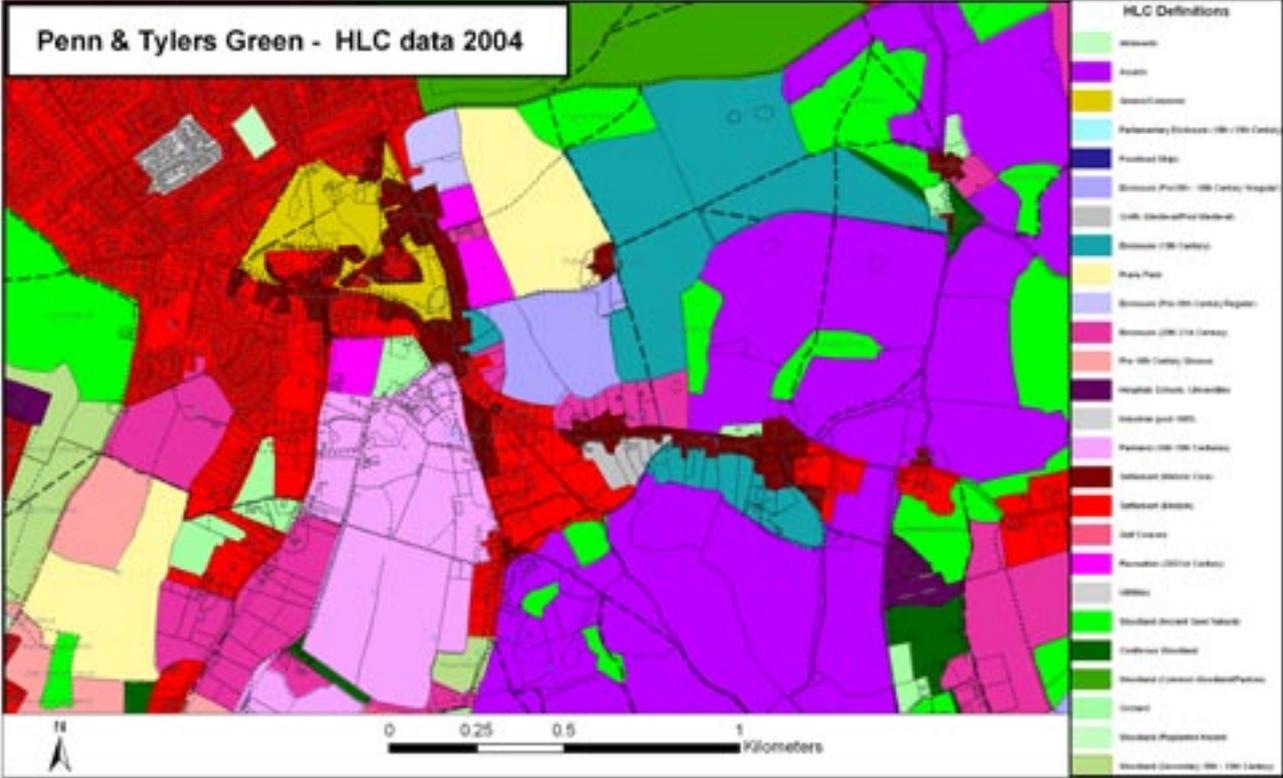
at conserving the outstanding qualities which make the Chilterns a landscape of national importance. Copies can be inspected at the District Council Offices. It is used as supplementary planning guidance.

This character appraisal is intended to provide guidance of an informal nature in considering new development in the conservation area. Appendix E includes draft Development Control Guidelines intended to support the preservation and enhancement of the conservation area. These take account of the specific qualities of the conservation area referred to in the Appraisal.

4 Historic Landscape Characterisation

Buckinghamshire County Council’s Archaeology Service has recently completed the Bucks Historic Landscape Characterisation. The Historic Landscape Characterisation project has assessed the various components of the landscape such as fields, woodland and settlement, and maps the results into a Geographical Information System (GIS); this is a flexible, digital mapping system that enables other aspects of the landscape to be recorded and updated when necessary.

In the case of Penn and Tylers Green the landscape characterisation



can add an understanding of the wider historic landscape and field patterns. Some of this information has been incorporated into the appraisal text above, further information can be obtained from the Archaeology pages on the Buckinghamshire County Council website - www.buckscc.gov.uk

APPENDICES

A POLICY

National policy and guidance is contained in:

- Planning (Listed Buildings and Conservation Areas) Act, (1990)
- Planning Policy Guidance 15: Planning and the Historic Environment, (1994)
- Planning Policy Guidance 16: Archaeology and Planning, (1990)
- Planning Policy Statement 1: Delivering Sustainable development, (2004)

Regional guidance on design issues is contained in:

- Chilterns Building Design Guide (Supplementary Planning Guidance). This was produced in 1999 in order to ensure that new building within the AONB respects that natural beauty of the Chilterns, reinforcing the sense of place and local character. This guidance has been supplemented by Advice Notes on Flint and Brick and Roofing materials.

Local Policy: This conservation area is unusual in that it lies across the borders of two District Councils. Penn lies within Chiltern District Council, whereas Tylers Green lies within Wycombe District Council - the District boundary runs to one side of Elm Road. Thus two sets of policies apply to the two parts of the conservation area; these are set out below:

Wycombe District Council:

Wycombe District Council Local Plan until 2011: This appraisal is consistent with paragraphs 11.36-11.38 therein and reflects the approved policies for conservation areas, HE6 to HE17.

The Wycombe Local Development Framework: At present the Council is carrying out background work to review the Local Plan and produce parts of the new Wycombe Local Development Framework (LDF). The three year timetable for the review is called the Local Development Scheme (LDS). The Wycombe LDS was approved by the Government Office for the South East (GOSE) and the Planning Inspectorate on March 2005.

Wycombe District Council is in the process of producing a Supplementary Planning Document on conservation areas. This appraisal will be a material planning consideration.

Chiltern District Council Policy

Chiltern District Council Local Plan and Alterations: Approved policies CA1 - CA5 apply for Conservation

areas.

The Chiltern Development Framework: At present the Council is carrying out background work to review the Local Plan and produce parts of the new Chiltern Development Framework (CDF). The three year timetable for the CDF is called the Local Development Scheme (LDS). The LDS was approved by the Government Office for the South East (GOSE) and the Planning Inspectorate in 2006. For further details refer to www.chiltern.gov.uk/cdf

B CONSERVATION AREA MAPS

The attached three maps illustrate and clarify the text and together describe and show where development control policies will apply:

- 1) **Appraisal map** - defines the extent of the area which is regarded as possessing those qualities of townscape, character or historic interest which designation is intended to protect. It identifies particular areas, vistas, views, buildings etc, that are considered essential to character.
- 2) **Designations map** - identifies listed buildings, other buildings of interest, and sub areas within the conservation area.
- 3) **Historical Development map** - indicates the phases of the settlements growth.

It has not been possible to gain access to all areas within the conservation area boundary. There may be individual structures, features, trees or views of importance which are not visible from the public domain and which have therefore not been annotated on the conservation area map or referred to in the text. However these may also warrant protection in the evaluation of individual development proposals.

The listed buildings are shown on the designations map. As it has not been possible to gain rear access to the properties there may be inaccuracies in the recording or the extent of their curtilage. If you own a listed building and are considering undertaking alteration works, please ensure that you contact the Conservation Officer at Wycombe District Council or the Historic Buildings Officer at Chiltern District Council to find out whether you require listed building consent.

Where buildings are shown on the conservation area map as being of local importance, they are considered to make an especially positive contribution to the historic interest or architectural character of the conservation area. Other buildings within the conservation area also play a key role in the character of the settlements, and although they are not individually identified on the map, this does not mean that they are not of interest.

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D ACKNOWLEDGEMENTS

Miles Green, Clerk of Penn Parish Council and Vice-Chairman of the Penn & Tylers Green Residents Society, for providing the historical text, additions to the text on architectural quality of buildings, and for immense support and guidance. Helen Harding of Chiltern District Council for assistance with the text and layout.

E DRAFT DEVELOPMENT CONTROL GUIDELINES

This guidance gives advice on works to houses in Penn and Tylers Green Conservation Area and sets out the guidelines which will be taken into consideration when planning applications are determined. In conservation areas, the Council has a duty to preserve or enhance the character or appearance of the area. Many seemingly minor alterations, if insensitively carried out, can have a cumulative and highly damaging effect on the overall appearance of the area. Such alterations not only damage appearance, but reduce the value of houses as historic features and attractive areas, all of which are highly desirable in today's property market.

Preservation of existing character in Penn and Tylers Green Conservation Area

The maintenance of historic buildings

1 The use of traditional materials and detailing can have a considerable positive effect in enhancing the conservation area. The owners of historic and prominent properties should be encouraged to remove unsympathetic modern materials, such as concrete tiles and plastic rainwater goods, and to reinstate traditional materials such as plain clay tiles, traditional slates, local Bucks brick, painted timber windows and cast iron guttering.

2 In general repointing should only be carried out when structurally necessary, and kept to a minimum. Variations in colour and the application of excessive amounts of mortar in a non-traditional manner can detract from brickwork and obscure it. Inappropriate mixes can cause brickwork to deteriorate. This is equally important when repointing boundary flint and brick walls, which should usually be repaired with matching materials and a traditional lime mortar. Oversized flints and the use of flint panels are not generally acceptable.

3 A variety of window types can be seen across the conservation area including sliding sash, casement, Queen Anne style or metal windows. They all add to the charm and character of the area. Original windows should generally be retained as they have a character of their own which derives both from the proportions of the frames and glazing bars and from the charm of old glass which has a 'wobbly' or rippled effect. Original single glazed windows can be draught proofed and upgraded by specialist companies and secondary glazing installed to improve heat retention. UPVC windows should not normally be installed as their proportions, opening methods, modern shiny plastic appearance and the reflection of the double glazed units are all very much at odds with the character of historic buildings. Modern windows can appear very out of place, particularly if surrounded by more traditional types. Dark staining of timber is a modern technique which does little to enhance windows, and can look out of place when juxtaposed to traditionally painted windows.

4 The use of modern machine made roof tiles should usually be avoided as a replacement for traditional handmade tiles. Concrete or artificial slate materials are visually detrimental and therefore as a general rule should not be used, especially on front elevations or in prominent locations.

Shopfronts

5 There are a few commercial premises remaining in Penn and Tylers Green. As a general rule modern and replacement shop fronts should respect the character of the village. It may be that some corporate styles are inappropriate and designs need to be individually tailored to respect the character of the village. Internally illuminated projecting signs and fascia signs with the whole fascia emitting light are generally inappropriate. Traditional hanging signs are to be regarded as the norm to harmonise with historic character. External illumination of fascias and hanging signs is to be preferred but individual illuminated letters, or for metal fascia signs with light emitting only through the shop name, may be appropriate in some locations. Schemes need to meet the requirements of the Disability Discrimination Act 1999.

The maintenance of trees and green spaces

6 Trees make a significant contribution to the character of the village and sensitive management of trees is very important. Within the conservation area, consent is required to fell, lop or top most trees. Consideration should be given to important views into and out of the village when planting or undertaking tree works, as should the setting of historic buildings. Apart from the trees surrounding the pond, and the Avenue, much of the Front Common remains open, and additional tree planting here would be inappropriate. Trees play an important role at the edges of the Back Common area, along

Church Road West, in private gardens. The trees in the grounds of Rayners are crucial to the greening of the conservation area here and at Beacon Hill. Trees are also important along Church Road Penn, and in Penn churchyard.

7 Most trees in conservation areas are protected but special consideration should be given to those trees indicated on the conservation area map so that they are not harmed. New development needs to recognise this and should not normally present a risk to their continued growth and habit.

8 The green spaces in the conservation area consist of the Commons and other smaller incidental spaces. These are valuable resources and should generally be protected from inappropriate development.

Design Guidance for new development (including extensions to buildings)

General

9 In the conservation area high standards of design are required, as it is the function of the planning authority to consider all applications as to whether they preserve or enhance the special character or appearance as identified in the conservation area appraisal. Use of good design and materials on the sides and rear of buildings, where visible to the public, will also be important.

10 From 10 August 2006 most planning applications for development within the conservation area are required to have design and access statements accompanying them. Information on the preparation of such statements can be found on the CABI website, at www.cabi.gov.uk. Applications for development which require a statement will not be registered unless they have one.

11 Listed and other significant buildings are identified on the survey map and their specific qualities are described in the text above. As a general rule, any new development should not harm the buildings or their settings or any special architectural or historic features that they may contain.

12 Applications for development adjoining but beyond the conservation area boundary will be assessed for their effect upon the conservation area's character, appearance, and setting, and may be refused permission if this effect is considered adverse.

13 Special care must be taken to ensure that views looking into and out from the conservation area are not spoiled. Those of particular importance are marked on the survey map, and where numbered are referred to in the text.

Contextual design:

14 Within the Penn and Tylers Green Conservation Area new development or proposals need to respect the character of this small village and respond to the immediate environment, particularly in terms of scale, density, form, materials and detailing. Building works, such as extensions, need to be designed not as a separate entity but relate to the original building and its neighbouring properties. Care

should be taken so that existing gaps between buildings are not infilled so as to avoid them being given the appearance of continuous development.

15 In the draft appraisal, chapter 4 describes the important features of buildings in the conservation area in relation to particular zones. Whilst there is some variation in the characteristics of the buildings, there are key features as described the accompanying text on the zone and in relation to the individual buildings which new development proposals need to take account of. These key features include:

- a) The height and scale of buildings, including the location of windows and doors within the elevations.
- b) The form of buildings, e.g. detached, terraced
- c) The siting of new buildings, e.g. in relation to the highway and spacing between buildings.
- d) The density of development.
- e) The style and materials of doors and windows
- f) Detailed design features, e.g. gables, brick course, treatments around doors and windows, bay windows, decorative features, etc.
- g) Roof styles and chimneys.
- h) Building materials
- i) Garden boundary treatment.

The intention of this guideline is not that new development should automatically replicate buildings in the locality but that important features set out above are taken into account where appropriate, especially in relation to the individual circumstances of each case.

16 Development opportunities in Penn and Tylers Green Conservation Area are limited, unless sites come up for redevelopment. Proposals for new buildings within the conservation area need to include a detailed analysis of the locality and townscape, and show how the proposals have been drawn up in relation to this (see para 10 above). Proposals on backland sites should generally be secondary to the more important buildings that face onto the main roads.

Scale and density

17 Scale is the combination of a building's height and bulk when related to its surroundings. Respecting the existing scale of adjacent buildings within the conservation area is of particular importance as the cumulative effect of development over time erodes the character. Applicants need to demonstrate that their proposals have had regard to the scale of surrounding buildings and show how new development will relate to them.

18 Density is the amount of development related to the site area. Central Government guidance states that high density development can make good use of land, provided it is carefully chosen and sensitively sited. However higher density schemes will be considered as to whether the special character and appearance of the conservation area is preserved or enhanced, with emphasis on the need to avoid overdevelopment of sites.

Height and massing

19 Within the conservation area there are a number of buildings that are already prominent because of their height – the church towers, and some of the grander residences, particularly in that part of the conservation area that is in Penn. New development needs to reflect the hierarchy of buildings. Generally the height of new development should accord with that of adjoining buildings – in Penn and Tylers Green this is usually two storeys.

Appearance, materials and detailing

20 The emphasis in conservation areas is to provide high quality design. Conservation area status does not preclude good modern design provided that it takes account of the prevailing form of existing development, scale, density, height and massing. Innovative modern design can be successfully integrated into historic areas and can provide vitality and interest to the street scene. As a general rule natural materials and high quality detailing should be incorporated into any proposals.

21 Where a more traditional approach is appropriate buildings need to be designed in a traditional form (including plan form, roof spans etc) and include pitched roofs. If needed, dormers and rooflights should normally be modestly sized and situated where possible on rear facing roofslopes. Use of historic detailing such as stringcourses, eaves details, fenestration pattern etc, may be acceptable if they are appropriate to the design of the new building. Such detailing, or an appropriate modern interpretation of it, can do much to break up facades of buildings. Chimneys are essential in roofscapes and should usually be incorporated into designs.

22 As a general objective, materials for any new building works should be sympathetic to those prevailing in the area. Where possible local traditional material should be used – good quality traditional brick for walling and sand faced clay roof tiles, and slate. Care should be taken if reusing bricks to avoid ones which have old paint on them, as the visual effect is usually unacceptable. Although some of the buildings within the conservation area are rendered or have painted brickwork, the modern interpretation and techniques associated with these finishes are not always visually successful and should thus be used with care. Where traditional materials survive they should normally be retained. The Chiltern Building Design Guide gives general information on Chiltern building materials; specific advice will depend on the immediate locality.

23 Inappropriate windows and doors can damage the character of the conservation area. Use of traditional natural materials helps to safeguard the special character of the conservation area. Windows should normally be timber, painted, not stained, and their design should account for local styles, usually sliding sashes or side hung casements. If windows are to be double glazed these should be carefully designed to reduce the bulkiness of glazing bars. Joinery details should be generally be submitted with planning applications. Top hung lights and modern materials such as UPVC and aluminium are generally inappropriate in the conservation area. Traditional doors were wooden panels or vertical matchboard on vernacular cottages.

Extensions to existing buildings

24 Extensions to existing buildings require the same approach as to new build in that they need to take into account the prevailing forms of development and complement the form and character of the original house. This is of particular importance when designing extensions to listed buildings. Design should be of high quality, and take account of existing roofscape and chimneys, eaves details, fenestration patterns and architectural detailing. Extensions should not normally dominate the original buildings or result in the loss of historic plots, but should be subservient to the main buildings, with a lower roofline. Gaps between buildings delineate their separate identity and care should be taken so that these are not normally filled, creating a continuous line of development.

Boundary treatments

25 Traditionally most of the boundaries in the conservation area were defined by either brick walls or with trees and hedging. As a boundary treatment brick and flint walls, hedging, and in some cases traditional iron railings will generally be preferred to timber panel fencing.

26 Some agricultural hedges are protected by the 1997 Hedgerow Regulations. The majority of hedges are not covered by these regulations; however in the conservation area the hedgerows indicated on the survey map are an important element of the area's character, and should generally be retained and where possible enhanced.

Public realm

27 Street furniture, lampposts, CCTV camera mountings and posts, telephone boxes and other public works which are beyond planning control can have a disproportionate impact on the streetscape and character of the conservation area and those responsible need to bear in mind the advice in Planning Policy Guidance Note 15: Planning and the Historic Environment, Section 5.13 to 5.18, and the English Heritage publication "Streets for All" (2005).

28 Due to the rural nature of The Penn and Tylers Green Conservation Area, there are no historic paving surfaces. Surfacing of tracks and lanes in and around the Common, and public parking areas, need to reflect the rural appearance of the area, and large expanses of black tarmac are not normally appropriate.

29 Satellite dishes are usually unsightly especially where dishes are poorly sited on front elevations. Care should be taken to site these in the back garden or on roof slopes that are not visible from a street.

30 Floodlighting and security lighting, depending on its type and location, can have a serious impact on the character of an area and on local amenity. However such floodlighting does not always need planning permission, particularly if mounted on existing structures. However businesses and residents within the Conservation Area should carefully consider their need for lighting and ensure that the impact on the conservation area is kept to the minimum necessary. The Institution of Chartered

Lighting Engineers website on www.ile.org.uk may be a useful source of information on this.

NOTES: