

Hawks Green

Character Description: The western third of this area, along Eastern Way, consists of large scale commercial/industrial character type with business parks accommodating a range of unit sizes. Remainder of the area is predominantly residential with older post-war buildings at the northern end and a large modern housing estate including a local centre to the south.

Key features are:

- Area in 19th century was farmland surrounded by collieries and crossed by railway lines and canal, with settlement at nearby Hill Top and Cross Keys (former centre of old Hednesford) with scattered farms. Historic buildings survive including the listed former 16th century farmhouse and 18th century inn at Cross Keys and former 3 storey 18th century Newhall Farmhouse on Lichfield Road. Historic routes remain e.g. Hill Street through old Hednesford at Cross Keys and the bridleway of Hawks Green Lane.
- Lies within valley floor and adjoins Green Belt land to the south which is of the Planned Coalfield Farmlands landscape character.
- Interwar period housing developed along some main road frontages and from 1970's modern industrial development began on land reclaimed from earlier industrial uses, followed by housing and further industrial development continuing up to present day.
- Industrial areas planned around culs-de-sacs comprise mainly modern 'shed' type developments of brick with metal cladding and medium scale height and mass. In south of area more recent business park and office buildings of glass and metal construction.
- 1980's housing laid out to retain broad swathes of countryside with path routes through estates, a distinctive positive feature with amenity and wildlife value. Mainly medium density at 2 storey height, with some higher density, higher rise development on western side in 1990s, maximum 3 storeys. Character of residential areas is less varied due to larger scale of the two main developments - design is 'traditional' developer's house types with red and buff brick and some dark timber cladding detailing on 1980s properties. Lack of landmark features within the estates.
- Two key primary road routes through the District connecting Cannock, Rugeley and Hednesford bound the area as well as linking the District to the wider sub-region.
- District Centre purpose-built to serve the large residential estate, includes a supermarket, pub and several small scale retailers.

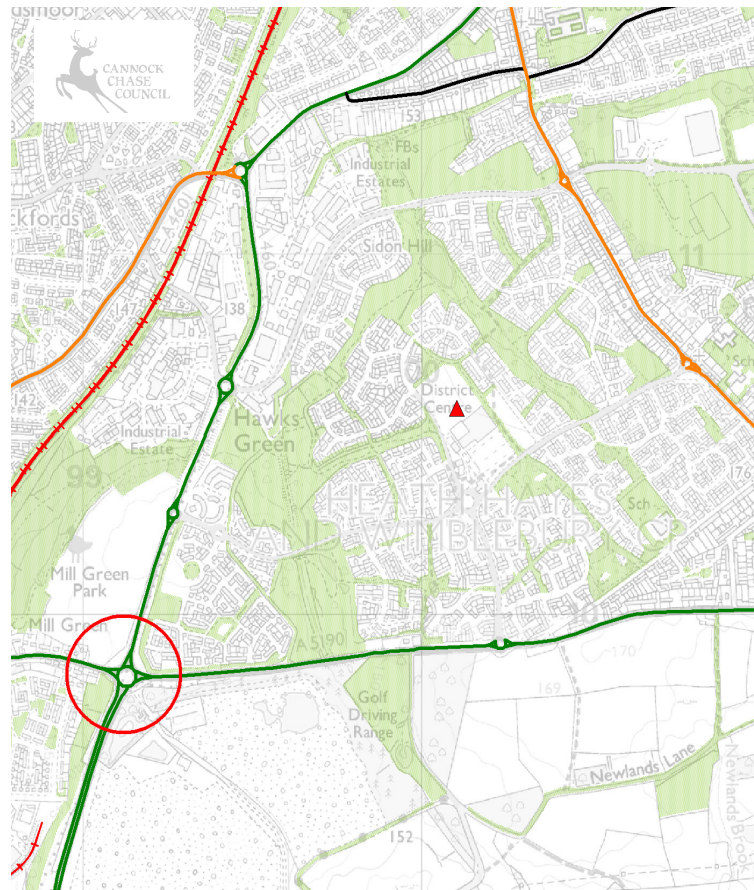
Key Local Design Principles or 'New developments should':

- Preserve and enhance green linkages within residential estates and encourage connectivity to wider area.
- Respect existing characteristic density, height and scale of the area.
- Preserve and enhance surviving elements of historic character including road frontages/building lines and locally distinctive features and their settings e.g. fingerpost at Hednesford Road/Lower Road junction.
- Promote enhancement and reinforcement of frontages along key primary routes with appropriate soft landscaping.
- Recognise the homogenous character of existing residential areas but with scope to add appropriate distinctiveness to the area guided by local features and/or history.
- Modern character of commercial areas allows for innovation in future design around this zone.
- Consider potential impact on local views from surrounding areas created by virtue of topography with consequent importance of choice of roof covering, particularly for large buildings e.g. Chadsmoor to the west overlooks large parts of this area as does Hednesford Hills.
- Respect the form of any historic farmsteads in their landscape context

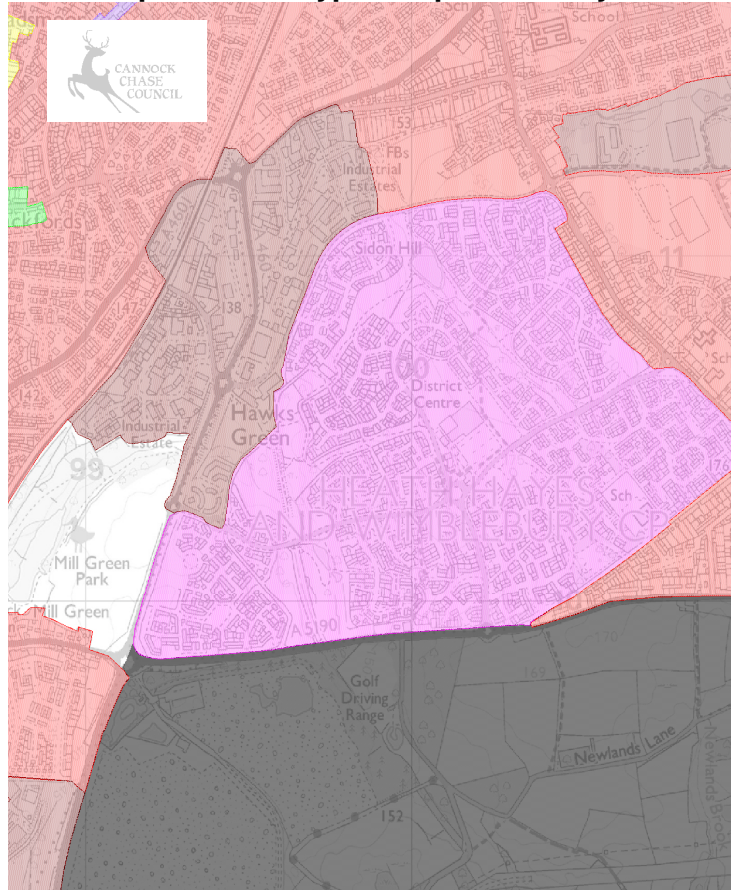
Further information:

- See character types descriptions for further information on the built character and detailing.
- Landscape Character Assessment (2008)– Planned Coalfield Farmlands
- Cannock Chase Local List

Key Features Map



Character and Landscape Types (period/type of development and type of open countryside nearby)



Based on Ordnance Survey Mapping with the Permission of the controller of her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Cannock Chase District Council. Licence No. 100019754. 2010

