

## South and West Cannock

**Character Description:** Area of predominantly residential development with some fringe town centre commercial uses along main roads. Limited industrial/Victorian housing with more extensive medium/low density 'leafy suburban' interwar and postwar housing, particularly in west of area and some modern retail development on edge of town centre.

### Key features are:

- Historically area comprised farmland leading westwards to the heathland of Shoal Hill. Adjoins Green Belt land to the west, bordering South Staffordshire. Landscape character consists of Settled Farmlands and Heathland at Shoal Hill (to the north-west). Shoal Hill is key recreational and beauty spot defining character of western area.
- Large detached dwellings developed incrementally on landscaped plots along road frontages in west/south-west at first, then more extensively during 20<sup>th</sup> century. Detached houses and bungalows in well landscaped gardens still a feature of area today, set back from main road with relatively large front gardens. Extensive mature trees/tree groups, many protected by Tree Preservation Order, in western part around New and Old Penkridge Roads which, together with garden hedging, significantly contribute to 'leafy' character. Housing is varied in style consisting of 'bespoke' individual properties with own detailing and form. Scale and density of properties provides consistency and soft landscaping is a unifying feature.
- Denser development with semi-detached houses and terraces to the south of the town centre in late 19th/early 20<sup>th</sup> century, including former Cannock Workhouse (still standing along Wolverhampton Road), public houses (Listed 1930's Crystal Fountain), schools (Listed former National School on New Penkridge Road) etc. Beyond, more extensive suburban interwar and post-war estate development of semi-detached and smaller detached housing around circuitous road layouts, typical of its era. Homogenous character within estates, however there is variety between them. Bungalows a distinct feature in the southern area. Largely medium density and red/buff brick with render and brown/grey tiles.
- Larger scale modern retail and leisure development and car parks close to town centre including new avenue tree planting and landscaping.
- Several primary and secondary routes into the town centre cross this area and key 'gateway' to District at Longford Island on A5.

### Key Local Design Principles or 'New developments should':

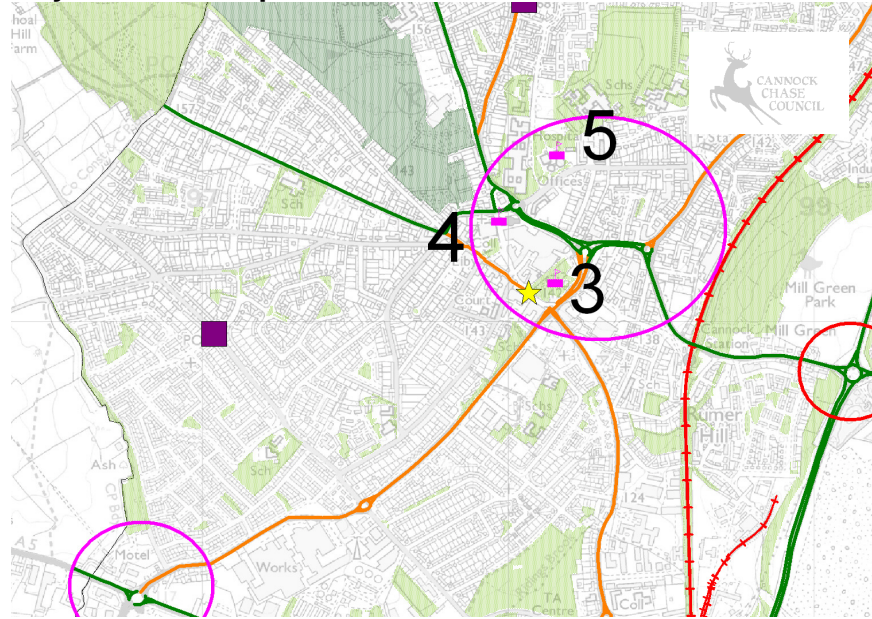
- Safeguard/enhance 'leafy character' of New Penkridge Road area with density of development, 'green' views over and between buildings and householder 'permitted development' rights controlled as appropriate. Promote retention and use of front garden boundary hedging to reinforce 'leafy' feel.
- Recognise scope for variety of good quality design and materials through area whilst respecting scale/density of existing development and preserving/enhancing locally distinctive features and detailing.
- Take opportunities for enhancement of main road corridors through area with new tree planting and environmental improvements and respect and reinforce building lines helping to define historic routes e.g. Old Penkridge Road.
- Buffer impact of the urban edges upon the surrounding landscape character with planting and promote pedestrian links towards Shoal Hill.
- Respect and enhance the forms of historic farmsteads in their landscape context.

### Further information:

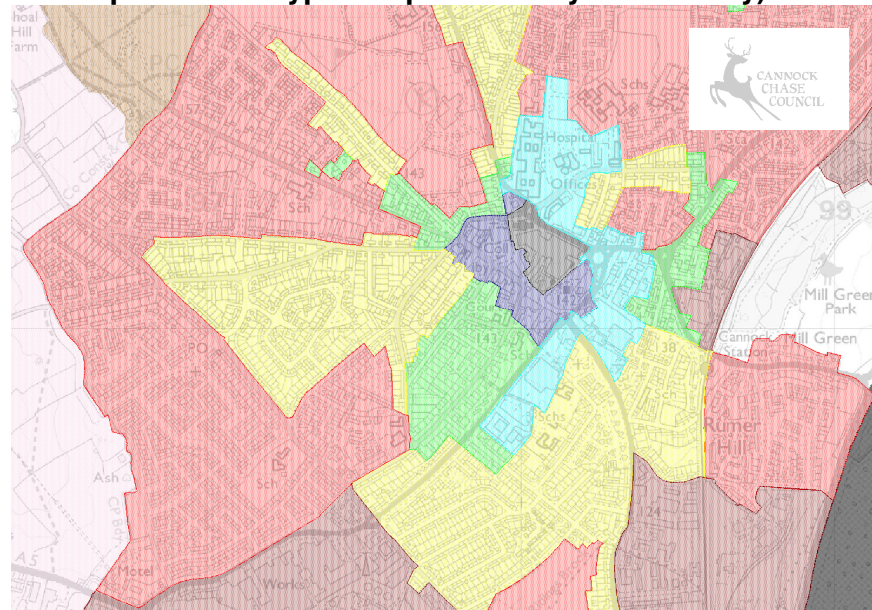
- See character types descriptions for further information on the built character and detailing.
- Cannock EUS (2009/10) – HUCAs 7, 11, 12, 14, 18, 19
- Cannock Chase Local List



## Key Features Map



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



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