

Western Rugeley: Etching Hill and Springfields

Character Description: Post-war residential development of medium/low density with scattered older buildings along road frontages which contribute to local distinctiveness. Significant mature trees around Chaseley Road area contribute to 'leafy suburban' character.

Key features are:

- Former 17th century Hagley Hall stood in south of area, demolished apart from ancillary buildings and replaced with modern housing; garden landscape features survive. Remnant of historic development in 18th century listed 'Chaseley House'. Wolseley Road and Chaseley Road have at least medieval origins, serving as main links towards Stafford.
- Remnants of 19th /early 20th century development to north of character area around Wolseley Road and Station Road (including the setting of St Augustine's Church), to east where area adjoins Rugeley's historic suburbs and in west around Chaseley Road. These older/larger properties continue to be subject to redevelopment.
- Inter-war housing at Hagley Road/Park View Terrace/Green Lane includes 'Coal Board' housing with distinctive dormer design detail, 2 storey semi-detached and short terraces, in red brick.
- Post-war residential developments dominate the area. Mid and late 20th century suburban expansion followed development of Western Springs Road in 1950s. Mixture of 1960-70s style 'Radburn' influenced layouts at Springfields (where houses and dormer bungalows back onto roads/shared parking/garage areas, with path access to front doors), in red/buff brick with mature trees on open plan frontages. More 'traditional' forms of post-war housing to the south - 2 storey semi-detached and short terraces, plus 'link detached'. To west in Etching Hill, post-war properties are mainly larger detached and semi-detached in larger plots, with extensive mature trees/tree groups which, together with garden hedging and grass verges along lanes and 'green' views between and over buildings, create the 'leafy' character.
- Area runs into rural-urban fringe at edges, surrounded by Wooded Estatelands and River Meadowlands landscape character within Green Belt and AONB. Many trees in area protected by Tree Preservation Order contribute to sense of local character as do green links/routes running through residential estates. Etching Hill is key local landscape feature providing views of surrounding areas, but is possibly under-used by the wider population. Easy access between area and rural parts of District – Chase, fields and Canal.
- Key 'gateway' at Western Springs Road. Outward views of surrounding woods, fields and power station cooling towers.

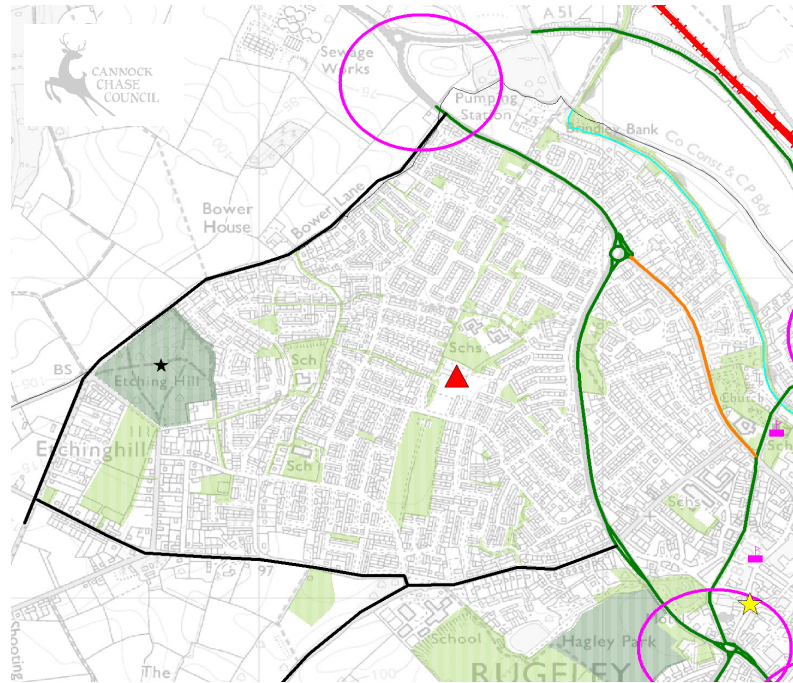
Key Local Design Principles or 'New development should':

- Safeguard/enhance 'leafy character' of Etchinghill area particularly with density of development, 'green' views between and over buildings and householder 'permitted development' rights controlled as appropriate. Promote use of hedging to front garden boundaries to reinforce 'leafy' feel.
- Preserve/enhance locally distinctive buildings /features/Canal and characteristic building lines.
- Recognise scope for a variety of good quality design and materials throughout area whilst respecting scale of existing development.
- Buffer impact of the urban edges by preserving and enhancing woodland coverage and relating landscaping works to the local landscape character e.g. to the River Meadowlands to the north.
- Support permeability of cul-de-sac layouts by improved green pedestrian linkages, enhance links to Etchinghill and pedestrian & cycle routes to surrounding rural areas.
- Respect and enhance the forms of historic farmsteads in their landscape context.

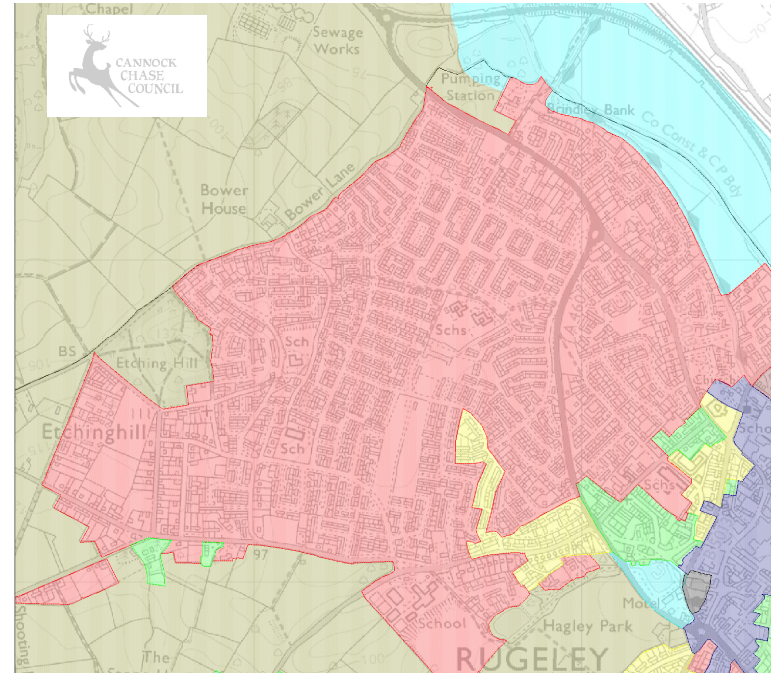
Further information:

- See character types descriptions for further information on the built character and detailing.
- Landscape Character Assessment (2008)- Wooded Estatelands and River Meadowlands
- Rugeley EUS (2009/10)- HUCAs 16-20
- 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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