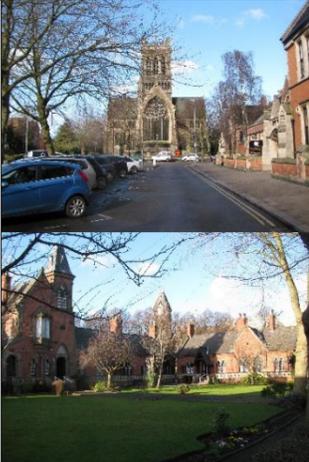


## Shobnall Neighbourhood Plan Baseline – Character Areas and Landscape and Townscape Issues

Character Area Name	Description	Photos	Density and Plot Sizes	Quality of Environment	Road Widths	Materials	Boundary Treatments	Landscape and Open Space Analysis	Opportunities
Civic Core / Villas	Area including Burton Town Hall, Church of St Paul, Almshouses, large houses on Rangemore Street and Needwood Street		Medium density	Excellent. Includes the King Edward Place Conservation Area and several listed buildings.	Medium-wide	Stone, slate, some redbrick	Solidly built stone walls	Hard public realm, street trees, small gardens.	Potential for outdoors events, improvement of public spaces to encourage greater use. New college at former Town Hall Annexe will provide opportunities for more active use of spaces.
Brewery Workers Terraces	Long residential terraces built to house brewery workers		High density	Low to medium. High variety of alterations and materials changes e.g. external cladding. Dense, with little green space. Socially-owned houses with external insulation cladding are attractive and add variety.	Medium. On street parking adds visual clutter.	Brick and slate	Variable – small front yards with low stone walls or front doors opening directly onto street	Small rear gardens, small paved front yards. Very hard environment with little open space.	The environment could be improved by: replacement of paved front yards with small gardens; street trees; planters and window boxes. Use of higher quality materials in the public realm would improve the appearance of the built environment.
Late 20 <sup>th</sup> /21 <sup>st</sup> Century Estates	Infill/extension development of residential estates from 1970s to present day.		Low to medium	Generally good. Architectural styles do not reflect the local vernacular and do not contribute to a distinctive local character.	Medium.	Brick, slate, rendered blockwork, tiled paving.	Poor or no front boundary definition at some dwellings.	Tightly plotted houses with some small landscaped areas and green spaces. No formal public open spaces e.g. parks. Former school at corner of Shobnall Street and Shobnall Road has attractive green space that is currently inaccessible.	Alteration of existing houses to add individual distinctiveness and character may contribute to a sense of place. Better management of landscaped and planted areas. Access from houses backing onto the canal to the footpath should be improved.
Shopping Streets (Wellington, Waterloo, Borough and Derby Streets)	Local centre providing typical local-level services: takeaways, hairdressers, convenience stores, car parts and services		High density	Medium. Heavy traffic at times. Concentrations of vacant units particularly on Borough Road. Some litter. Some shopfronts are tired-looking, whereas on Derby Street they have been refurbished with new facades, to good effect.	Medium – on street parking and frequent car movements	Glass, brick, render		Dense urban environment with no green space or public open space.	Considerable opportunity for improvement of public realm on Borough Road, taking advantage of location between civic core and railway station. Part of car park at rear of Town Hall could provide a new park or greenspace.

Character Area Name	Description	Photos	Density and Plot Sizes	Quality of Environment	Road Widths	Materials	Boundary Treatments	Landscape and Open Space Analysis	Opportunities
Open Green Space: Canal Side, Sports Grounds, Shobnall Fields and Woods	Continuous open area at north of the parish		Open	Good to excellent. Canal workings contribute good sense of character.	N/A	Natural materials	Hedges and rows of trees.	The woods are an attractive natural asset, providing views over the parish and the rest of Burton. Shobnall Fields is a classical Victorian park in scale and character.	Stream/ditch south of the canal towpath appears unmanaged, overgrown and littered. Could become more of an asset to wildlife, residents and visitors. Towpath is in poor condition in some locations.
Suburban Shobnall Road (western extent) and Forest Road	Single rows of early to mid C20th semis and detached houses		Medium density	Good – attractive houses and community buildings of varying designs. Public realm generally in good condition. Noise and the appearance of the A38 flyover detracts from the character of the area.	Wider. Pavements are narrow in some places.	Brick, render, tile	Medium to large front gardens, low walls and hedges	Houses back onto open fields and wooded areas.	Improve road surface. Ensure that new development builds on the quality of existing development.
Business parks and light industry	Recently developed industrial estate/business park		Large individual buildings and groups of buildings on large plots	Low-Medium; transport focused, basic landscaping; functional architecture.	Wide	Concrete, structural steel,	Wide grass verges and landscaped areas.	Open landscaping space alongside major roads doesn't invite public use.	Better pedestrian routes into and across the area; improvements to landscaped areas could include allowing larger areas to become unmanaged meadow
Older Heavy Industrial Area	Original industrial areas around Marston's Brewery and along Wellington Road south		High	Variable – decayed road surfaces. Heavy car and freight traffic. Attractive heritage buildings at Marstons. Heavy traffic along arterial routes.	Wide	Brick, concrete.	High fences and walls.		Improved road surfaces and pavements; improved boundary treatments including hedging and landscaping could soften the appearance of the area. Regeneration of disused and underused land would help. Shobnall Marina is a major potential asset to the area, currently appears to be underutilised – leisure uses could be incorporated into the site.