

Oakham and Barleythorpe Neighbourhood Plan

2018 – 2036

Neighbourhood Profile

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Prepared by:

Oakham and Barleythorpe Neighbourhood Plan Steering Group

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OpenPlan Consultants Ltd.



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1 Introduction

1.1.1 The Neighbourhood Profile methodology combines a traditional character and design assessment with an emphasis on place-making principles. Place-making is an often-hidden element of town planning, which seeks to unpick local residents' feelings and experiences of a place, rather than just its physical assets. The Neighbourhood Profile methodology works to gather information and evidence on both physical and non-physical elements and features of a neighbourhood that contribute to defining its character.

1.1.2 The Neighbourhood Profile methodology involves three key evidence gathering stages:

- i. **Defining Character Zone:** depending on the size of the Plan Area to be analysed, it may be necessary to establish different Character Zones within the wider Neighbourhood Plan Area. Such selection takes account of the characteristics of each Character Zone such as Land Use, Development Periods, Physical Boundaries, Current or Historical Administrative Boundaries, etc.
- ii. **Character Zone Overview:** this is a Character Zone-specific map-based exercise, open to all residents willing to participate. The event entails a series of activities to understand the physical characteristics (Layout Types, Natural Features, Open Spaces) the area's mechanics (Land Use, Services and Facilities,

Landmarks), the assets of the Character Zone, the road and transportation systems, and any additional features that are best captured through a map-based group exercise.

- iii. **Character Zone Walkabout:** a walkabout around the most representative streets of the Character Zone. The walkabout aims are to gather information regarding the character of development (topography, open spaces, buildings, landmarks, views and vistas, ideas for improvement) that can only be collected through an on-site investigation. The Neighbourhood Profile presents a summary of the street analysis performed by residents participating in the activity.

1.1.3 This Report shows the information gathered during these three phases in a clear and comprehensive way. The Report will inform the development of the Neighbourhood Plan and its policies. At the same time, this Report will act as a supportive document for the Neighbourhood Plan, which will refer back to it to detail design principles and recommendations. The document will be used by future developers and the Local Planning Authority when submitting or assessing planning applications to determine whether or not the design and character of the proposed development protect and enhance the existing character of Oakham and Barleythorpe.

1.1.4 Due to its size and different character of the Neighbourhood Plan area, the Working Group identified six Character Zones and organised a Neighbourhood Profile event for each area. These were held between the 7th July 2018 and the 20th October 2018. For each Character Zone, a session was held dedicated to the Character Zone Overview, followed by a Walkabout around the Character Zone. A total of 74 residents participated across the six Character Zone events. The identified Character Zones can be seen in Figure 1: Character Zones on the following page.

1.1.5 Chapter 2 summarises the results of these assessments. It presents the collected information using maps of the area, an area overview table, the assets and routes maps, key features of the area, and main views and vistas. Pictures and photographs are provided to clarify the features described in each subsection. Key design principles and recommendations are presented at the end of each Character Zone.

How to Use This Report

1.1.6 This Report summarises the evidence necessary to develop a series of Neighbourhood Plan Policies. Policies and Justification Text should refer directly to this Report to demonstrate the collection of robust evidence and to illustrate the community importance of certain features and uses of the built environment.

1.1.7 The Report will also set design principles and recommendations that developers should incorporate into the design of their proposed development. The Local Planning Authority should consider such principles and recommendations when assessing Planning Applications, and request modification to or even refuse applications that cannot demonstrate to have taken such principles into adequate consideration. The principles and recommendations section are set out for each Character Zone and are referenced in relevant Neighbourhood Plan Policies.

1.1.8 This Report can be used above and beyond the scope of a Neighbourhood Plan. Ideas and proposals for the improvement of the area will be listed in the Report and can inform Parish Council's Community Infrastructure Levy (C.I.L.) spending strategies, S106 agreements, funding applications, and community-led initiatives.

1.2 General overview of the Neighbourhood Area

Surrounding Landscape and Natural Feature of the whole area

- 1.2.1 Rutland County Council's Landscape Character Appraisal Study 2003 describes the different areas within Rutland County such as High Rutland, Vale of Catmose, Rutland Water Basin, Rutland Plateau and Welland Valley. The study endorses 12 different Recommended Landscape Objectives (RLOs) which give strategies for specific areas and how to sustain and reinforce the environmental landscape of the area. These recommendations are focused upon forestry and woodlands, ridges and valley landscapes, plateaus and floodplain wetlands.
- 1.2.2 The designated Oakham NP area is within the Vale of Catmose (see Figure 4). From the landscape study there was one recommended landscape objective which aspires to "conserve, enhance and, where necessary, restore the quiet, calm, rural, pastoral or mixed-agricultural vale character, with its compact stone and tile villages, regular field pattern across a broad, generally flat-bottomed valley basin surrounded by higher land and wooded skylines. To increase woodland cover throughout the Vale especially with small-medium sized, linear woodlands and belts of native broadleaved species which would strengthen the

form and line of the landscape and link existing woodlands and other semi-natural habitats. To safeguard the landscape setting of Oakham." (Rutland Landscape Character Assessment, 2003).

- 1.2.3 The Neighbourhood Profile focuses mostly on the urbanised area of Oakham and Barleythorpe. As is clear from "Figure 1: Character Zones" below, the centre of Oakham has been identified as a Character Zone on its own due to its historicity and socio-economic role for the whole area. Four distinct areas have been identified around it, basing the differentiation on some factors such as use, development appearance, physical barriers (e.g. the railway). Finally, in the northwest quarter, Barleythorpe and Oakham Heights have been grouped in one Zone, due to their proximity and the fact that they both lie in Barleythorpe Parish: the analysis recognises and highlights the character and design differences existing between the historic village and new development.
- 1.2.4 Some Zones have been further subdivided into subzones, to facilitate the Walkabout exercise and better capture the key design characteristics of the neighbourhood.

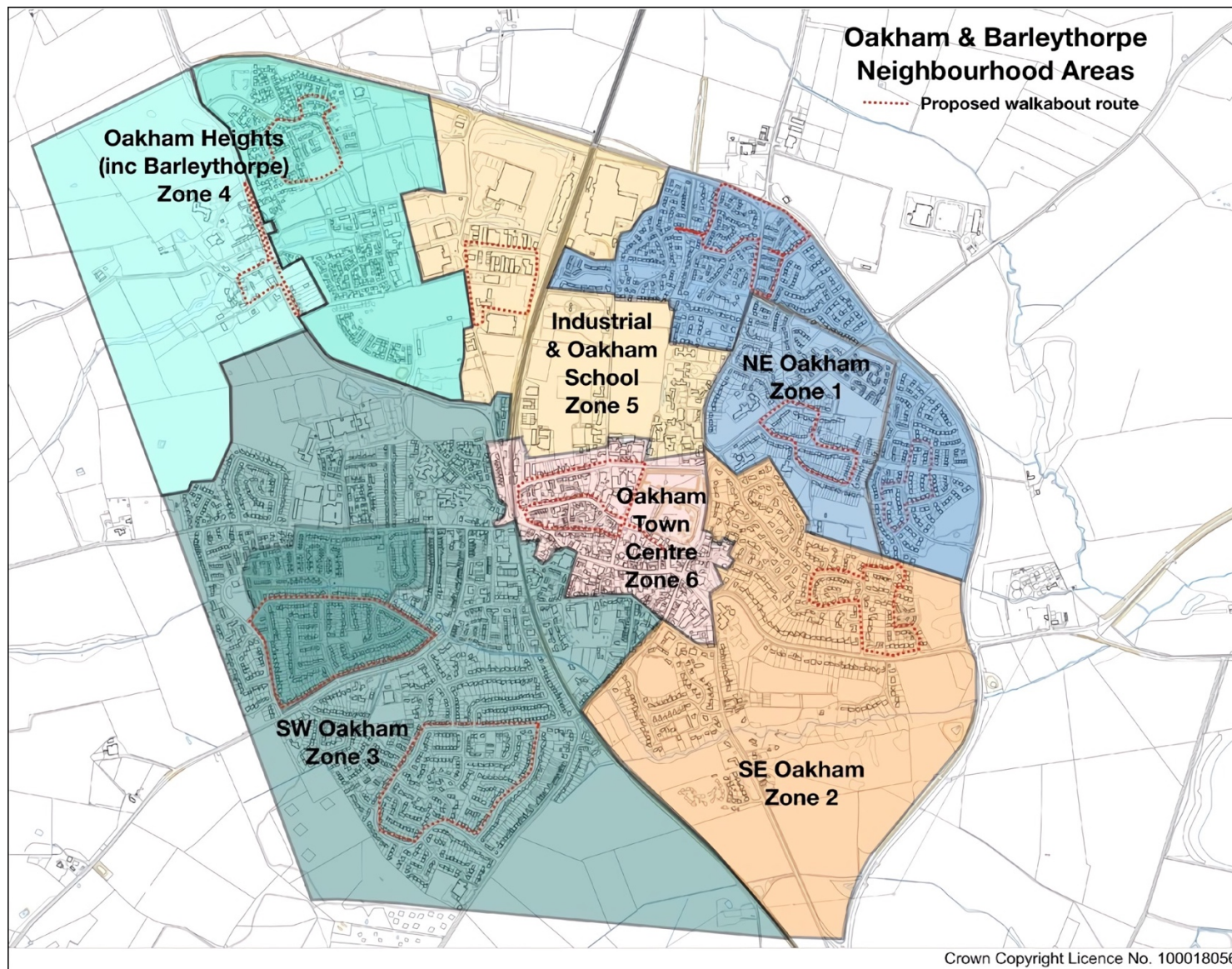


Figure 1: Character Zones of Oakham and Barleythorpe

2 Character Zone 1: NE Oakham

2.1.1 Character Zone 1 NE Oakham is further subdivided into three Subzones, called Zone A, Zone B and Zone C.

- **Character Zone 1A:** West of Ashwell Road up to the RPC factory site and railway line. North to Burley Park Way A606. South to Barmstedt Drive. Includes Foxfield Way and Schofield Road.
- **Character Zone 1B:** East of Ashwell Road and West of Snelston Close, Wensum Close and Tolethorpe Close.
- **Character Zone 1C:** Alsthorpe Road Estate and surroundings.

2.2 Overview Table of Character Zone 1

Character Zone	Oakham Zone 1A (West of Ashwell Road up to the RPC factory site and railway line. North to the Burley Park Way A606. South to Barmstedt Drive. Includes Foxfield Way and Schofield Road)
Age	Built 1980-1990s
Land Use	Residential Housing
Layout Type	<p>A mixture of Terraced, Detached and Semi-Detached houses on appropriate plot sizes with garages and off-street and on-street parking.</p> <p>Different styles of houses with staggered frontages and different roof pitches and styles. A mixture of brick finishes and patterns used.</p> <p>Feeder roads are wide enough for 2-way traffic. Roads narrow and footpaths disappear as you take avenues and roads that are dead ends.</p> <p>A limited number of bungalows on this estate, which we know from the Big Survey elderly residents require.</p> <p>Schofield Road and nearby roads off it have a higher density of housing but still of mixed types.</p>

Character Zone	Oakham Zone 1A (West of Ashwell Road up to the RPC factory site and railway line. North to the Burley Park Way A606. South to Barmstedt Drive. Includes Foxfield Way and Schofield Road)
Natural Features	<p>Barleythorpe Brooke runs from Barleythorpe to Rutland Water and cuts west from Kilburn Road south-east to end of Horn Close where it crosses under Burley Park Way (A606).</p> <p>Lines of Protected very mature lime trees (some associated with Springfield House, now demolished) run along the canal and between Ashfield and Foxfield Way. The trees also continue south behind Springfield Way.</p>
Open Spaces	<p>Tree-lined footpath (made up of protected trees) from Ashwell Road to the junction of Springfield Way and Greenfield. Note - Luminous chips rolled into tarmac surface to illuminate path at night (photo P8).</p> <p>Old Open-Air Pool site now green space West of Schofield Road and south of Barleythorpe Brooke stream (see photo P21)</p>
Services and Facilities	<p>Oakham town centre can be reached by car via the bypass or on foot/cycle via Ashwell and Kilburn Roads.</p> <p>Limited local bus service Oakham Hopper 146 calls at Foxfield Way, Springfield Way and Ashwell Road.</p> <p>The estates have some interconnected footpaths which link up with roads into town.</p>
Landmarks	<p>Historic Oakham Canal to the west of Ashfield Close.</p> <p>A public footpath runs alongside the canal from the end of Oakfield north to Burley Park Way (A606).</p> <p>This path is used by walkers, some with dogs, but there are no bins for waste. The footpath ownership is unclear but needs upgrading.</p> <p>The canal banks are lined by some protected trees which need maintaining and self-seeded Ash trees by the bridge over Burley Park Way (A606) spoil the view of the canal looking south from the footpath on the by-pass.</p>

Character Zone	Oakham Zone 1B (East of Ashwell Road)
Age	These houses were built during the 1950s-1960s.

Character Zone	Oakham Zone 1B (East of Ashwell Road)
Land Use	Mixed Social & Open Market Residential Housing
Layout Type	<p>A mixture of Terraced, Detached and Semi-Detached houses on good-sized plots, some with garages and off-street parking.</p> <p>Social housing (some now privately owned) - Mainly red brick terraced houses with flat facades, typical of many older social housing estates across the UK. Some have had solar panels fitted to the roofs.</p> <p>Some mature trees.</p> <p>Feeder roads are wide enough for 2-way traffic. Residents also park on the grass verges and roads.</p> <p>Traffic calming solutions, such as raised block tables.</p>
Natural Features	<p>Barleythorpe Brooke runs from Barleythorpe to Rutland Water and flows west along Kestrel Road and behind Partridge Way, going under Burley Road and runs alongside Burley Park Way (A606).</p> <p>Areas of mixed trees and grassed areas adjacent to Barleythorpe Brooke.</p>
Open Spaces)	Oakham Church of England Primary School & English Martyrs have playing fields.
Services and Facilities	<p>English Martyrs Catholic Voluntary Academy, Willow Crescent, Oakham LE15 6EH</p> <p>Willow Stores 61-63 Willow Crescent, Oakham LE15 6EQ</p> <p>Oakham Church of England Primary School and The Parks School, Burley Road, Oakham LE15 6GY</p> <p>Oakham town centre can be reached by car or on foot/cycle via Burley Way.</p> <p>Limited local bus service Oakham Hopper 146 calls at Woodland View, Willow Cres.</p>
Landmarks	Large allotments off Burley Park Road and Willow Crescent

Character Zone	Zone 1C (Alsthorpe Road Estate)
Age	Built 1990's early 2000's (Alsthorpe Road estate).
Land Use	Residential Housing
Layout Type	<p>A mixture of mainly detached houses on larger plot sizes, a majority with single/double garages and off-street parking. Some terraced and semi-detached houses.</p> <p>Numbers of mature trees and hedges planted by David Wilson Developers.</p> <p>A mix of smaller starter homes along Snelston and Wensum Closes. (P29)</p> <p>Different styles of houses with staggered frontages, bricks and finishes and different roof pitches.</p> <p>Feeder roads are wide enough for 2-way traffic. Roads narrow and footpaths disappear as you take closes and roads that are dead ends.</p> <p>The estate has extensive traffic calming speed humps, 14 on Alsthorpe Road alone. These create pollution and can damage cars' suspension.</p>
Natural Features	<p>The estate slopes towards the bypass from the middle of Alsthorpe Road.</p> <p>This section of the bypass that skirts the estate was designed to be set low in the landscape and benefits from banking and the use of a tree line to reduce noise and the visual appearance of the bypass.</p>
Open Spaces	<p>Arboretum and grassed spaces to the south-east corner of the zone where Alsthorpe Road meets the Burley Park Way bypass. Also forms a noise bund and screening from the bypass.</p> <p>Hereward Way (E203) long distance public footpath runs from the end of Woodland View east towards Burley Park Way (A606) and on to Rutland Water. Alongside the footpath is a green open space which runs from the end of Woodland View to Burley Park Way (A606). The main sewers run under this green space towards the sewage farm across the A606 just off Stamford Road.</p>

Character Zone	Zone 1C (Alsthorpe Road Estate)
	Small Play Areas were built by David Wilson on the estate at the junction of Normanton Drive and Alsthorpe Road, Hardwick Close and Pickworth Road (late 1990s-early 2000s).
Services and Facilities	Oakham town centre can be reached by car via the bypass and Stamford Road or Burley Road. On foot/cycle via cycle ways along the bypass and Stamford Road. Local bus service Oakham Hopper has stopped running along Alsthorpe Road.
Landmarks	Arboretum, Hereward Way Public Footpath and adjacent green space corridor.

Figure 2: Overview Table Character Zone 1

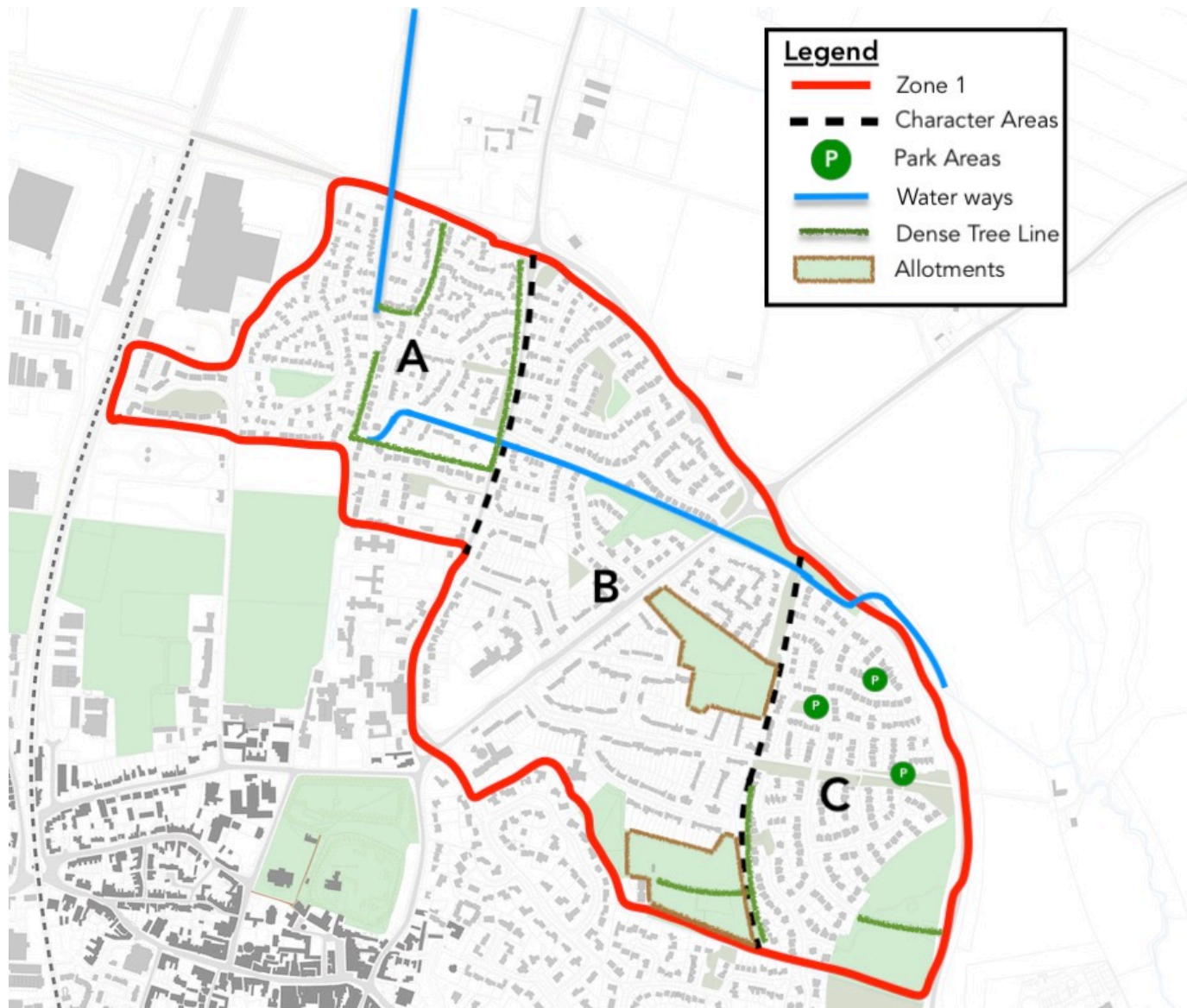


Figure 3: Annotated Map of Character Zone 1

2.3 Results of the Walkabout

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
Ashwell Road	Road slopes gently towards the Town Centre	Ashwell Road is one of the main roads leading into Oakham from Burley Park Way (A606). The road is slightly winding, bordered with mature trees and verges in many sections. There is a footway on one side of the road for its entire length and, in sections, on both sides	There are some verges and green pockets alongside the road.	No houses front onto Ashwell Road in this part of the road, most are side on.	Mature tree-lined road.	The mature trees on either side of the road create a pleasing view along the road towards the A606.	Foot and ideally car access to Ashwell Road from Plover and Wren Close should be provided given low levels of traffic on Ashwell Road.

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
Springfield Way	Flat Road	<p>Open plan layout, with no formal boundary treatment (fence, wall, etc.) between the footway and building.</p> <p>Main entrance of the dwellings faces the road directly.</p>	<p>Small verges between the carriageway and the footways.</p> <p>Front gardens/ driveways</p>	<p>A mixture of terraced, detached and semi-detached houses on good plot sizes with garages and off-street and on-street parking.</p> <p>Different styles of houses with staggered frontages and different roof pitches and styles.</p> <p>Roads are wide enough for 2-way traffic. Roads narrow and footpaths disappear as you take avenues and roads that are dead ends.</p>	None	<p>Mature trees along the middle part of Springfield Way which run either side of the footpath from the junction of Springfield Way and Greenfield Road towards Ashwell Road.</p>	<p>A limited number of bungalows on this estate which we know from the Big Survey elderly residents require. The need for bungalows should be considered in future development proposals.</p> <p>Use fluorescent chips in more poorly lit footpaths to aid walking on them at night. This has been used on the footpath</p>

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
							between Ashwell Road and Greenfield Road.
Foxfield Way and Ashfield	Flat	<p>Open plan layout, with no hard boundary treatment (fence, wall, etc.) between the footway and building, except for some short hedgerow.</p> <p>Main entrance of the dwellings faces the road directly.</p> <p>The front garden may include a short</p>	None	<p>Mainly detached houses of varying sizes on good plot sizes with garages and off-street and on-street parking.</p> <p>Different styles of houses with staggered frontages and different roof pitches and styles.</p>	None	<p>Lines of Protected very mature lime Trees (some associated with Springfield House, now demolished) run along the canal and between Ashfield and Foxfield Way. The trees also continue south behind Springfield Way.</p>	<p>A policy should be produced that clarifies how the protected and now very mature lime trees can be professionally thinned and pollarded. The trees, while protected, can be dangerous to residents in the adjacent houses. Protected trees owned by the council</p>

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		driveway for parking					also need attention.
Schofield Road	Flat	<p>The line of the road is bordered on one side by mature hedgerows forming a landscaped buffer with the industrial area.</p> <p>Majority of houses' main entrances face the road directly, with short driveways and absence of hard boundary treatments.</p> <p>Presence of chicanes as a</p>	Large open grassed space used as sustainable urban drainage at the end of the road.	<p>Schofield Road and Close roads off it have a higher density of housing but still of mixed types.</p> <p>Feeder roads are wide enough for 2-way traffic. Roads narrow and footpaths disappear as you take avenues and roads that are dead ends.</p> <p>The only entrance to Schofield estate is at the junction with the A606. The same junction has the entrance to RPC Factory.</p>	None	None	<p>Future house building must allow for cars to be parked off-street. With smaller roads, cars parked on the street block access for emergency service vehicles.</p> <p>The Schofield Road junction with A606 and RPC is dangerous. Could it be made safer? No opportunity seems to exist to create</p>

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		traffic calming solution.					another entrance to the Schofield Road estate.
Heron Road	Road slopes gently towards Kestrel Road and the Barleythorpe Brook.	A residential winding road with smaller closes running off the main road. No speed humps.	A small grassed area between Jay and Robin Closes	Mainly detached houses of varying sizes on good plots with garages and off-street and on-street parking. Different styles of houses with staggered frontages and different roof pitches and styles.	None	At the entrance to Heron Road, looking back across the A606 you have views across Oakham School playing fields	Formalise the small grassed area between Jay and Robin Closes as a play area.
Nightingale Way	Road slopes gently towards Kestrel Road and the Barleythorpe Brook.	A residential winding road, no speed humps.	Spire Homes own a triangle of private land off Nightingale Way used by dog walkers.	A mixture of smaller detached and semi-detached houses on good plot sizes some with garages and off-street parking.	Barleythorpe Brook runs near the junction with Kestrel Road	None	None

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
Beech Road & Woodland View	Flat roads.	Residential Roads. New social housing at the end of Beech Road replacing a row of garages backing onto the allotments.	Large allotments adjacent to Beech Road	Mixed private owned and social housing. Mainly red brick terraced houses with flat facades. Some houses have had solar panels fitted to the roofs Some mature trees. New terraced houses with parking opposite built at the end of Beech Road	An old large tree at the junction of Beech Road and Woodland View	None	None
Alsthorpe Road	Road slopes gently towards Kestrel Road and the Barleythorpe Brook.	Alsthorpe Road provides two points of access and egress from the estate onto Burley Park Way (A606). Busy road at peak times in	Normanton Drive play area near the junction of Alsthorpe Road and Normanton Drive A grassed green open space runs from the end	Mainly detached houses of varying sizes on good plots with single and double garages and off-street and on-street parking. Different styles of houses with staggered frontages and different roof pitches.	Hereward Way (E203) public footpath runs from the end of Woodland View east towards Burley Park Way (A606), cutting across Alsthorpe Road and on to Rutland Water. Alongside the footpath is a green open space	A grassed green open space runs from the end of Woodland View to Burley Park Way (A606). Children and dog walkers use it. Bins for dog bags are	Traffic Calming needs to be revised to reduce pollution and damage to cars from the non-compliant speed humps built by David Wilson Homes.

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		<p>morning and evening.</p> <p>A residential winding road with smaller closes running off the main road. Some trees and hedges to property boundaries.</p> <p>The estate has extensive traffic calming speed humps, 14 on Alsthorpe Road alone.</p>	of Woodland View to Burley Park Way (A606).		which runs from the end of Woodland View to Burley Park Way (A606). The main sewers run under this green space towards the sewage farm across the A606 just off Stamford road.	located along the footpath.	Alternatives may be raised brick paving tables or change of priority chicanes
Gunthorpe & Pickworth Closes	Road slopes gently towards Burley Park Way (A606).	A residential winding road with smaller closes running off the main road. Some	The play area at the end of Pickworth Close and in Hardwick Close	Mainly detached houses of varying sizes on good plots with single and double garages and off-street and on-street parking.	The play area at the end of Pickworth Close and in Hardwick Close.	None	The play area at the end of Pickworth Close and in Hardwick Close would benefit from

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		trees and hedges to property boundaries.		<p>Different styles of houses with staggered frontages and different roof pitches.</p> <p>Roads in the closes are narrower with bricked surfaces and often no pavements.</p>			<p>additional equipment, lighting and use of fluorescent chips in more poorly lit footpaths to aid walking on them at night. This has been used on the footpath between Ashwell Road and Greenfield Road.</p>
Hambleton Close	Road slopes gently towards Burley Park Way (A606).	A residential winding road with smaller closes running off the main road. Some trees and hedges to	At the end of Hambleton Close, you can access the grassed green open space which runs from the end of Woodland	<p>Mainly detached houses of varying sizes on good plots with single and double garages and off-street and on-street parking.</p> <p>Different styles of houses with</p>	None	None	Traffic Calming needs to be revised to reduce pollution and damage to cars from the non-compliant speed humps

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		property boundaries.	View to Burley Park Way (A606) and Arboretum	staggered frontages and different roof pitches. Speed humps in the road.			built by David Wilson's. Alternatives may be raised brick paving tables or change of priority chicanes
Hereward Way (E203) public footpath	Hereward Way (E203) public footpath runs from the end of Woodland View east towards Burley Park Way (A606) and on to Rutland Water. Footpath slopes gently towards Burley Park Way (A606).	Tarmacked public footpath lit and lined with shrubs, small bushes and trees.	Alongside the footpath is a green open space which runs from the end of Woodland View to Burley Park Way (A606).	Tarmac public footpath that is wide and well lit. It is lined with bushes on both sides to encourage wildlife.	Hereward Way (E203) public footpath runs from the end of Woodland View east towards Burley Park Way (A606), cutting across Alsthorpe Road and on to Rutland Water. The main sewers run under this green space towards the sewage farm across the A606 just off Stamford Road.	The green space alongside the footpath provides a view towards the A606.	The potential use of Hereward Way (E203) public footpath as a cycleway. It currently is informally used as such.

2.4 Views of Zone 1 (Character Area A, B & C)



Two views of Heron Road Junction with Plover Close



Green Area end of Jay Close



Kestrel Road near junction with Robin Close



Barleythorpe Brook at Junction with Kestrel Road and Nightingale Way



Ashwell Road looking towards A606



Footpath, including the fluorescent chips in the footpath, near Ashwell Road



Footpath 2 looking towards Greenfield Road



Looking south on Springfield Way with the trees and green area



Foxfield Way



Oakham Canal behind Ashfield

2.5 Considerations for development proposals in Character Zone 1

Siting and Layout

- 2.5.1 Development proposals in Zone 1 should replicate the open plan layout that is predominantly present in the Zone, hence presenting good sized plots with the main building sitting comfortably in it and set back from the footway, leaving a decent front lawn and space between properties.
- 2.5.2 The plot and front lawn should be large enough to leave space for a garage or double garage, and/or off-street parking on the driveway.
- 2.5.3 Plots should be arranged around the existing or new array of winding streets and cul-de-sacs although connectivity on foot and by bike between different streets should be promoted, creating public rights of way in between plots. Cycle ways should be supported, as well as well-paved footways on both sides of the street and, where possible, separated from the carriageway through verges.

Density, scale, form and massing

- 2.5.4 Development proposals should present a relatively low density to replicate the density of Character Zone 1B and 1A.

2.5.5 Development proposals in Zone 1 should replicate the mix of detached, semi-detached and terrace houses typical of each street, with a maximum height of two storeys.

2.5.6 Roof style should, in general, be gable with the ridge parallel to the road; in certain parts of the area, hip and valley roof style will be supported. Dormers will be supported.

2.5.7 Front enclosed or canopy porches will be supported, as well as front garages; either integral or separate garages will be supported. In certain parts of the zone, bay windows will be supported.

Detailed design and materials

2.5.8 Development proposals in Zone 1 should use red, yellow and grey bricks as the predominant material. An alternative material tends to be used for detailing. Mock-Tudor and rendered facade will be supported for detailing in particular streets.

2.5.9 Development proposals in Zone 1 should use black or red roof tiles as roof surfacing. Leaded roofs will be supported for bay windows.

Landscaping and streetscape

2.5.10 Development proposals in Zone 1 should avoid high, hard boundary treatments such as walls, fences and tall hedgerows, in keeping with the open plan layout of the majority of the Zone.

2.5.11 Development proposals in Zone 1 should maintain existing open spaces and verges in the Zone, and if possible contribute to the creation of additional ones.

2.5.12 Development proposals in Zone 1 should have no detrimental impact on existing mature trees and hedgerows and existing landscaping solutions that incorporate the planting of new native trees.

3 Character Zone 2: SE Oakham

3.1.1 Character Zone 2 SE Oakham comprises the following areas: Alberta Park, Sculthorpe Close, Pilton Close and Stamford Road.

3.2 Overview Table of Character Zone 2

Character Zone	Oakham Zone 2 (Alberta Park, Sculthorpe Close, Pilton Close and Stamford Road)
Age	The 1980s for Alberta Park, early 2000s for Sculthorpe Close and more recently for the area around Pilton Close and that part of the Stamford Road included in the 'walkabout'.
Land Use	All residential with open spaces, some hidden, of different sizes. Some appear to be well used by the community.
Layout Type	Homes of various sizes, mainly detached with a small number of single storey homes. The newer builds are of varied design with higher building density and more creative designs. Linked homes and garages beneath the homes for example.
Natural Features	There is a stream running through the area which is heavily overgrown. A large open space adjacent to Burley Park Way (A606). This space is divided into two by the stream. This area is popular with dog walkers. There are some interconnecting pedestrian walkways in the area with one with access for the emergency services.
Open Spaces	The open spaces are of varying sizes, with different levels of care, although most of the open spaces are included on the local (RCC / OTC) grass cutting schedule. The banks of the stream and in the open space beside Burley Park Way contain a large number of well-established trees and a pit that seems to be connected to an underground water course
Services and Facilities	Bus service 9 stops at Sculthorpe Close to pick up passengers for Stamford and set them down, but it does not operate after 3.00 p.m. on weekdays and not at all at weekends. There are complaints about the lack of fibre broadband connections in this part of Oakham. This is an important consideration when individuals are trying to sell their properties or running computer-based businesses from their homes.

Character Zone	Oakham Zone 2 (Alberta Park, Sculthorpe Close, Pilton Close and Stamford Road)
Landmarks	Apart from the stream, there are no landmarks as such. However, there are rural views from the open space by the bypass towards Burley-on-the-Hill and Rutland Water.

Figure 4: Overview Table Character Zone 2

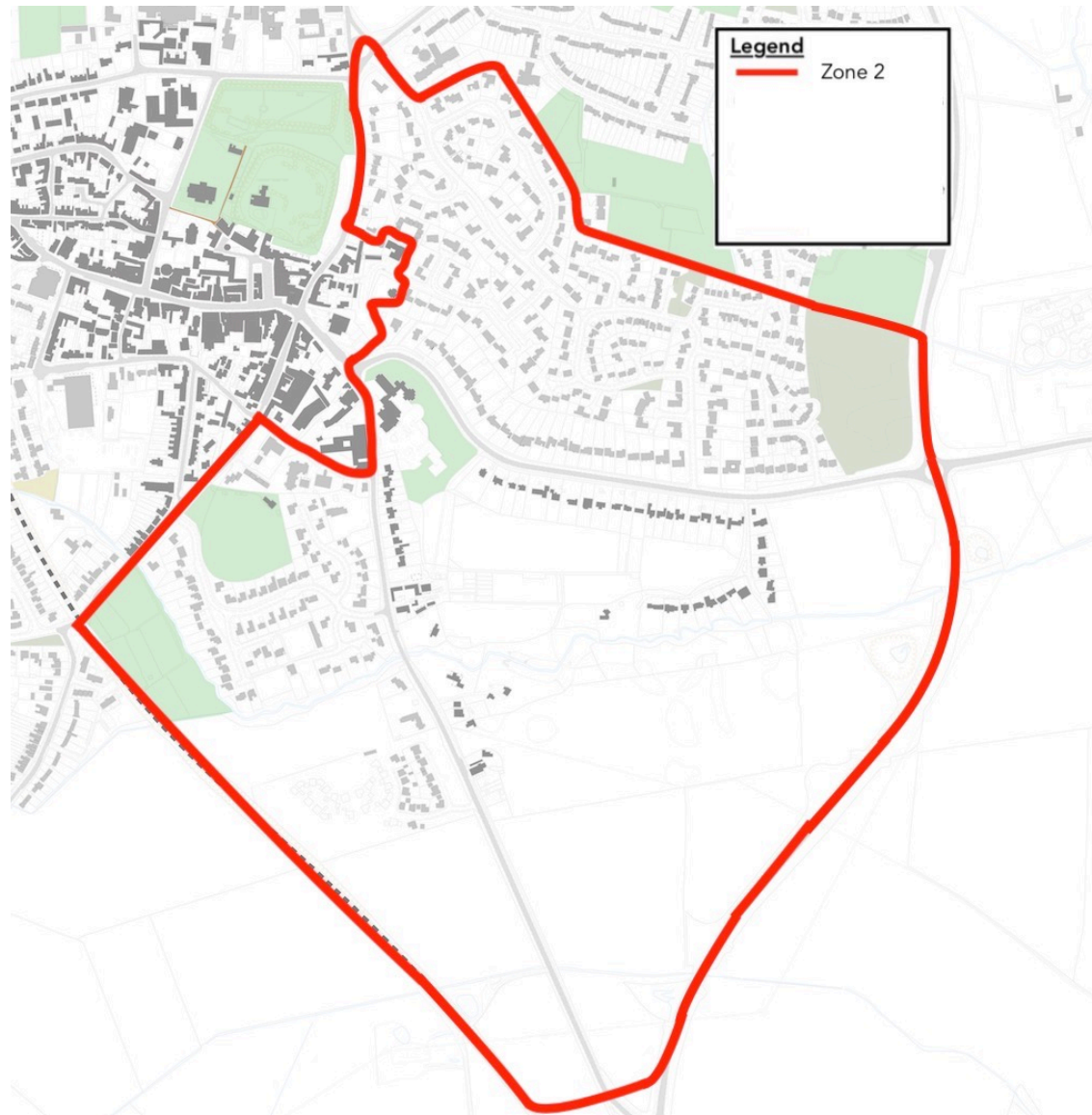


Figure 5: Annotated Map of Character Zone 2

3.3 Results of the Walkabout

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
Banff Close	Flat.	Residential cul-de-sac. Wide road and pavement and some grassy areas between pavements and the gardens.	Definite sense of open space	Mostly detached bungalows set back from the road.	None.	None.	<p>General to the whole Character Zone 2: the need for benches in the open spaces, demand for school places if the demographics change, drives with private parking, direction signs to the town centre to encourage people to walk.</p> <p>Highway maintenance and the need for drop down ramps on the pavements at the entrances to the roads off Edmonton Close.</p>
Calgary Crescent	Flat.	Residential cul-de-sac	None	Large detached homes.	None.	None	See general comment.

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
Camrose Close	Slight falling gradient.	Residential cul-de-sac	None	Homes with 'Mock-Tudor' frontage	None	None	The grassy area behind Camrose Close and beside the footpath joining two parts of Edmonton Way. At the moment very little use is made of this area. Consideration should be given to improving this open space into an area for residents to use.
Claresholm Close	Downhill slope.	Wide pavements, homes set back from the road	Definite sense of open space	Large detached homes with some bungalows set well back from the road	None	None	See general comment
Edmonton Way	'Lasso' in shape with rising and falling road in the loop.	Grit bin at the entrance to Camrose Close	Picnic area in the centre of the 'lasso' which could be developed by residents as the	Mainly detached homes	None	None	See general comment

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
			communal / picnic area				
Fair View	Flat, with the area of open space between Fair View and Jasper Road.	Residential cul-de-sac	Large open space with mature trees in the centre unused by residents but could be developed as a communal resource	Terraced homes	None	None	See general comment
Jasper Road	Slight falling gradient.	Residential cul-de-sac	Small open space at the end of the close with a footpath leading to Tolethorpe Close	A mixture of detached, linked and terraced homes	None	None	See general comment
Lethbridge Close	Slight rising gradient.	Residential cul-de-sac with wide pavements,	None	Large detached homes	None	None	See general comment

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		homes set back from the road					
Pilton Close	Gentle slope.	Residential cul-de-sac. The road made up of 'setts' rather than tarmac. Perhaps to indicate a 'shared space' area	Playground and open space in the area between Pilton Close and Burley Park Way	"Coach houses", semi-detached and bungalows	None	Views towards Burley on the Hill and the open space towards Burley Park Way.	Benches in the open space and picnic areas for residents/families
Sculthorpe Close	Flat.	Cul-de-sac with standard pavements on one side and narrow on the other.	None	Variety of styles, some townhouses, bungalows and terraced homes	None	None	Benches in the open space and picnic areas for residents/families.
Stamford Road	Flat.	The busy road from Stamford linking Oakham Bypass and	None	Large detached homes set back from the main road. Private access road	None	Views towards the open space on the roundabout at the start of Burley Park Way	See general comment

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		the town centre.		alongside the Stamford Road.		and Rutland Water.	

3.4 Views of Zone 2



Banff Close



Calgary Crescent



Camrose Close



Edmonton Way



Fair View



Jasper Road



Lethbridge Close



Pilton Close



Sculthorpe Close



Stamford Road



Sculthorpe Road Play Area

3.5 Considerations for development proposals in Character Zone 2

Siting and Layout

- 3.5.1 Development proposals in Zone 2 should replicate the layout predominantly present in the Zone, presenting large sized plots with the main building sitting comfortably in it and set back from the footway, leaving a good-sized front garden, back garden and space between properties.
- 3.5.2 The plot and front driveway should be large enough to leave space for a garage or paved driveway to permit off-street parking.
- 3.5.3 Plots should be arranged facing one of the main streets or around the existing or new array of winding streets and cul-de-sacs, although connectivity on foot and by bicycle between different streets should be promoted, creating public rights of way in between plots. Cycle ways should be supported, as well as well-paved footways on both sides of the street and, where possible, separated from the carriageway through verges.

Density, scale, form and massing

- 3.5.4 Development proposals should present low density to replicate the density of Character Zone 2.

3.5.5 Development proposals in Zone 2 should be predominantly detached and semi-detached dwellings, either houses (maximum two storeys) or bungalows.

3.5.6 Roof style should in general be gable with the ridge parallel to the road; in certain parts of the area, hip and valley roofs styles will be supported. Dormers will be supported.

Detailed design and materials

3.5.7 Development proposals in Zone 2 should use red and yellow bricks as predominant material. An alternative material tends to be used for detailing. Mock-Tudor and rendered facade will be supported for detailing in particular streets.

3.5.8 Development proposals in Zone 2 should use black or red roof tiles as roof surfacing. Leaded roofs will be supported for bay windows.

Landscaping and streetscape

3.5.9 Development proposals in Zone 2 should present boundary treatments including hedgerow, fences, and short walls.

3.5.10 Development proposals in Zone 2 should maintain existing open spaces and verges in the Zone, and if possible contribute to the creation of additional ones, especially in

between the carriageway and the footway. Block paving will be supported as a surfacing solution.

3.5.11 Development proposals in Zone 2 should have no detrimental impact on existing mature trees and hedgerows and existing landscaping solutions that incorporate the planting of new native trees.

4 Character Zone 3: SW Oakham

4.1.1 Character Zone 3 SW Oakham is further subdivided in 2 Subzones, called Zone A and Zone B.

- **Character Zone 3A:** Welland Way, Brooke Road and Trent Road.
- **Character Zone 3B:** Lonsdale Way.

4.2 Overview Table of Character Zone 3

Character Zone	Oakham Zone 3A (Welland Way, Brooke Road and Trent Road)
Age	<p>The 'Rivers' estate is predominantly post-war, the 1960s and 1970s with a few older houses and some new areas.</p> <p>The west side of Brooke Road has the oldest houses in this area, with the earliest displaying dates between 1901 to 1914. Newer houses were added over the following decades, mostly spreading further south-west along Brooke Road, but also between the older houses. The latest is dated 2007.</p> <p>The east side of Brooke Road has post-war semi-detached houses and 1960s or 1970s three-storey flats and some bungalows. Two of the post-war houses have been demolished along with the communal garage area behind the properties to make way for a new estate being built this year (2018)</p> <p>The Welland Way estate was mostly built in the late 1960s and early 1970s. The estate was 'completed' with the addition of Forth Close and the western part of Chater Road which were the latest to be built in the late 1970s.</p> <p>On the north-west corner of Welland Way, the former Balmoral petrol station, garage and convenience store was demolished to make way for new terraced houses in the 2000s.</p> <p>To the west of Welland Way, Irwell Close was extended in the 2000s on the remaining large green space.</p> <p>The houses in Trent Road were built in the 1960s to 1980s.</p> <p>Brooke Hill Academy was built in the 1960s or 1970s as a county primary school for the new housing estate but has been significantly extended in recent years.</p>

Character Zone	Oakham Zone 3A (Welland Way, Brooke Road and Trent Road)
Land Use	Wholly residential. Two primary schools off the walk area. The fields and woodlands to the south-west of the area used predominantly for grazing and leisure but also for outdoor education by Brooke Hill Academy.
Layout Type	Numerous cul-de-sacs and one grid road branching from three main roads around the neighbourhood. Majority of plots are set back from the road with front and back gardens. Some houses have communal parking with or without garages and frontages are accessed via the footpath.
Natural Features	A stream runs alongside the southern edge of the neighbourhood. Woodland has been planted to the south of the area, off Brooke Road
Open Spaces	Some small green spaces where there are houses with communal parking. A larger green space between Forth Close and two of the cul-de-sacs off Tyne Road. Between Welland Way and Glen Drive, there is a children's playground and green space. A small children's play area close to Catmose Primary school. Green edges to some roads. The open spaces and walkways are frequently used by walkers to access the fields and woodlands to the south-west
Services and Facilities	The two schools just outside the area act as focal points and Brooke Hill Academy is used for a variety of leisure classes. There is a children's playground between Welland Way and Glen Drive, and another just off the walk area adjoining Catmose Primary School.
Landmarks	Level crossing on Brooke Road.

Character Zone	Oakham Zone 3B (Lonsdale Way)
Age	<p>Predominantly 1960's and 1970s with a small number of 2000s houses on the north edge on the site of the former Ferrers primary school and a 2010s estate on the south side next to another primary school.</p> <p>Detached, semi-detached and terraced homes. A large number of the established homes have loft and side extensions and garage conversions.</p>
Land Use	Wholly residential except for a convenience store and the Guide and Scout halls.
Layout Type	<p>Numerous cul-de-sacs and grid roads branching from three main roads around the neighbourhood. Majority of plots are set back from the way with front and back gardens and in most cases grass in the area between the footpath and the road. Some houses have communal parking with or without garages, and frontages are accessed via the footpath.</p> <p>The homes on the north of Braunston Road are single storey with new-builds and infill homes on the south side.</p> <p>Between Lonsdale Way and Cold Overton Road.</p> <p>This was not part of the original walking route. The homes in this area mainly comprise what appears to be social housing. The houses on the roads branching off Cold Overton Road are similar in terms of design, density and age to the Oakham North estate. In this area as a whole, there are some cul-de-sacs with pedestrian walkways connecting the cul-de-sacs.</p>
Natural Features	There is a stream running west to east in the area north of Lonsdale Way, bordered by hedges, and it is assumed that the gardens on that side of Lonsdale Way end at the river bank.
Open Spaces	Numerous green spaces, including a large area leading to a playground and the scout and guide huts at the west end of Lonsdale Way, and a large area outside the convenience store in Churchill Road. Wide green edges to some roads.

Character Zone	Oakham Zone 3B (Lonsdale Way)
Services and Facilities	<p>There is a convenience store with Post Office facilities in the space formerly taken up by three shops including a bakery and chemist. There was a primary school, Ferrers, in Cold Overton Road. However, this was closed in the 1990s.</p> <p>Guide hut and Scout hut used for a variety of community activities on the northwest edge of the area and used by people both within and outside the neighbourhood.</p>
Landmarks	<p>Apart from the stream, halls and open spaces the area gives the sense of space with views across to the countryside north of Cold Overton Road and south of Braunston Road. A large number of mature trees and approximately ten oak saplings throughout the area.</p>

Figure 6: Overview Table Character Zone 3

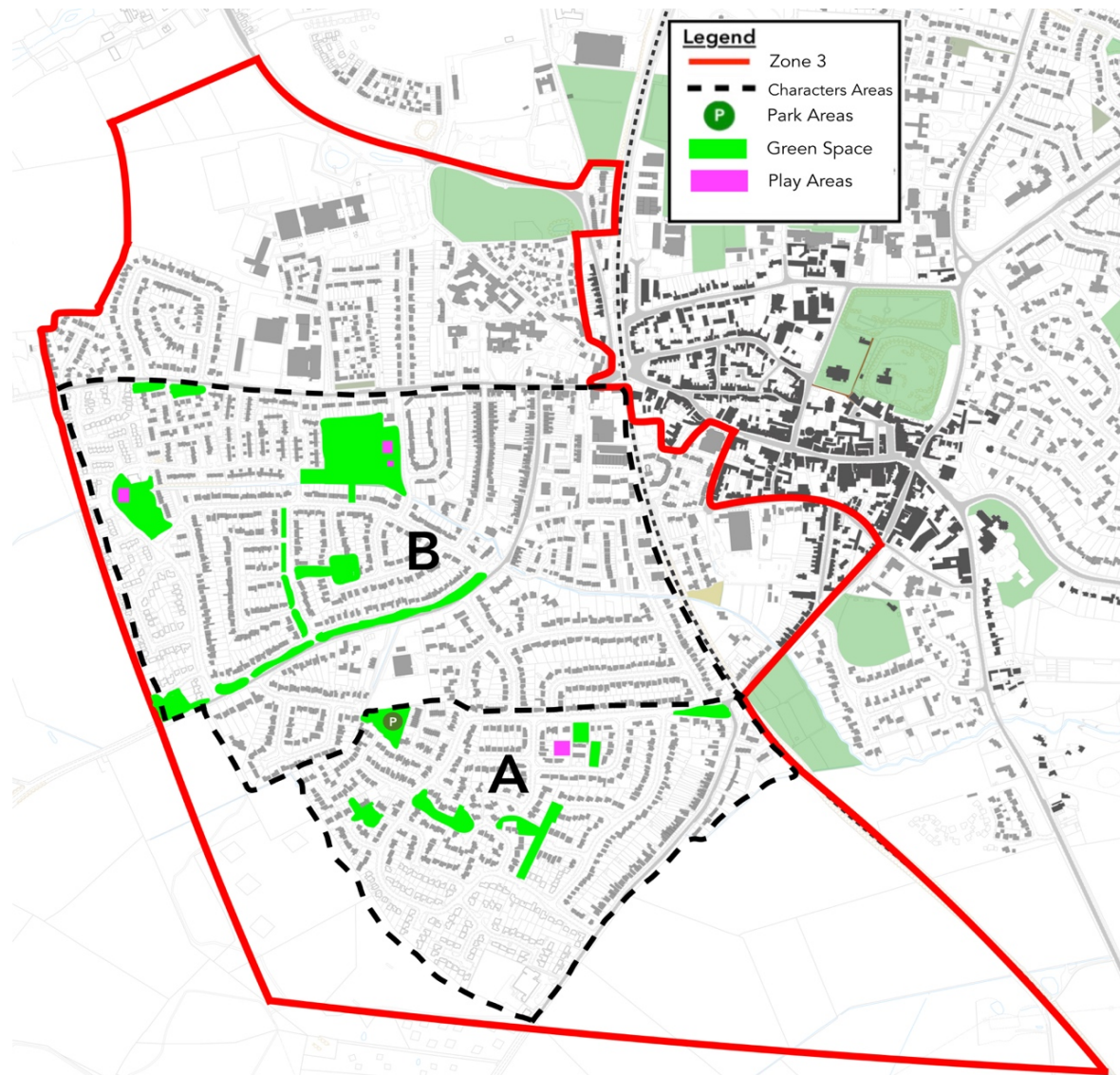


Figure 7: Annotated Map of Character Zone 3

4.3 Results of the Walkabout

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
Welland Way	Gradual slope. Flat and even surface with sweeping slow bends.	<p>Residential, slightly curved main road through the estate. Wide tarmacked road with tarmacked pavements. The northeast half of the way has lay-bys on both sides of the road, green verges and trees. Some areas of green spaces planted with trees.</p> <p>The western section of the street has a post box and bus stop. This is part of the route of the local hopper bus.</p> <p>There are a few litter bins, dog</p>	<p>A small area of green space for playing on, planted with trees and including a playground for ages 4-12. There is a feeling of space, with open views to the hills. The green spaces are not enclosed. Grassy walks between roads. Views of</p>	<p>Residential estates, a mixture of pale and dark brick-built bungalows, detached houses and semi-detached houses. Some have rendering or cladding. All have front and back gardens with off-road parking spaces, and some have hedges. Some gardens are paved drives with no grass. Some houses have solar panels.</p> <p>The 2000s houses on the site of the former Balmoral garage are terraced houses and semis with half brick and half render and</p>	No historical landmarks, but there are some beautiful large trees near the level crossing.	<p>Full, open views, including views to hills in the south and east, through gaps in the houses. Some garages block the view.</p>	<p>The western end of the estate would have been improved if there were more views of the countryside between the houses.</p> <p>There is an old traditional signpost near the level crossing which should be maintained.</p> <p>The fields to the south slope steeply and cause flooding to the gardens and fields.</p> <p>Solar panels could be incorporated in the roofs in future builds. There is a lot of congestion at the level crossing, and pollution caused by idling cars. Suggest the pollution is monitored. A sign asking drivers to turn off their engines would help. Traffic backs up</p>

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		waste bins and benches.	Brooke Hill over the roofs. The area near the level crossing has some large trees. Some houses have artificial grass.	there is a small lay-by for a few cars.			dangerously, restricting access from Brooke Road and Derwent Drive, causing congestion in those roads too.
Brooke Road	Mainly flat with a slight slope, but there is a steeper hill past the walk area	A route to the next village, partly residential, partly farmland. Narrow tarmacked road with tarmacked pavements. Green verges on both sides of the road. Litter bin. Post box. There are two short lay-bys, but they are only half-width.	There is farmland to the east of the road and views to Brooke Hill to the south. A feeling of spaciousness.	Residential, brick-built detached, semi-detached and terraced (attractive Edwardian) houses and bungalows and flats. One older house is stone-built, but its appearance is spoiled by recent brickwork renovation/extension to the rear. Apart	Some old houses built around 1900. Railway crossing.	The road has farmland to the east, and there are views across open countryside towards Rutland Water and towards Brooke Hill.	Parking on the narrow road causes problems. It is a busy road because of heavy traffic from the level crossing, school runs, and access to the estates. If the grass verges were turned into lay-bys, it would ease congestion. There is no capacity for further traffic from new developments using existing roads.

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		<p>Cars are parked on the pavements and the grass verge on the field side because of the narrow road. Brooke Hill Academy is at the south end of the road, and there are speed humps and a 20mph speed limit outside it.</p>		<p>from the flats, they all have front and back gardens. The older Edwardian terraced houses do not have off-street parking. The newer houses have off-road parking spaces, and many have hedges or brick walls.</p> <p>Brooke Road houses have a character unique to Oakham.</p> <p>No 167 has a carving to say it was built in 1901 and is one of the oldest houses, but maps show that Caxmir Cottage at number 203 was probably older.</p> <p>No 175 has a stone carving 1908EL – it was built in 1908 for</p>		<p>The rural aspect should be preserved, it adds to the character of Oakham.</p>	<p>There is a triangle of land adjacent to one of the Brooke Road social housing flats, the original line of Brooke Road before the level crossing was moved and the road realigned, which is currently screened by a tall Leylandii and was until recently for recycling containers. This appears to be inefficiently laid out. If combined with the flats property it could provide some additional off-road parking.</p> <p>On-street parking near the junction causes road-blocks at present.</p> <p>The level crossing barriers came down three times in the 10 minutes we were there and remained down for 4 minutes, but often they are down for over 10 minutes</p>

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
				Eli Beaver, a printer in the Crown Yard which was owned by his brother, the publican at the Crown Inn. No 177 has a stone carving 1908RL to show it was built in 1908 for R Lenk.			The fields flood in winter. Water drains down from Brooke Hill and various springs in the general direction of Brooke Road. The former allotments further down Brooke Road on the town side of the crossing could make a lovely country park if they are not converted back to allotments.
Trent Road	Gradual slope	Residential, curving road. Wide tarmacked road with tarmacked pavements and cul-de-sacs off. Wide grass verges with trees along part of its length. There is an area of grass, adjoining other green areas on the estate, used for playing, shortcuts, dog walking. There are litter bins and a	Grass verge along part of the road, green space joining other streets.	Residential estates. Pale and dark brick built detached houses and bungalows, some with wood cladding, in a variety of styles. They all have front and back gardens, most with garages and off-road parking.	No historical landmarks	Area of green space. Views across the open countryside at the end of the road.	None

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		post box. Some houses are set back from the road with turning space.					
Glebe Way	Mainly flat, with a slight slope. Wider than average.	Residential, fairly straight main road through the estate. Wide tarmacked road with wide tarmacked pavements and green verges in places as well as a large area of green space planted with trees. Some of the trees were planted for the Queen's Diamond Jubilee in 2012. There are roadside trees. There is a post box, and bus stops - this is part of the route of the local hopper bus. A stream runs along the northern end of the road.	A large area of green space for playing on, planted with trees and including a playground with a stream nearby. There is a feeling of space, with open views to the hills. The green spaces are not enclosed.	Residential estates, a mixture of pale and dark brick-built bungalows, detached houses and semi-detached houses. All have front and back gardens with off-road parking spaces, and some have hedges.	No historical landmarks	Wide, open views, including views to hills in the north-west.	Parts of roads off Glebe Way to the south suffer from flooding when rain runs off the adjacent hills.

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		There are litter bins.	A row of houses is set well back from the road, behind the green space.				
Lonsdale Way	Mainly flat with a slight slope	Residential road with a couple of bends, a main route through the estate. Wide tarmacked road with tarmacked pavements. Green verges in places, some trees. Litter bin.	The end of the road adjoining Glebe Way has a large open space.	Residential estates, a mixture of pale and dark brick-built detached, semi-detached and terraced houses. Apart from the terraced houses, they all have front and back gardens with off-road parking spaces; many have hedges, small wooden fences or brick walls.	No historical landmarks	At the Glebe Way end of the road, there are extensive, open views, including views to hills in the west.	A row of garages at the west end of Lonsdale Way would be improved by maintenance. Pavements are cracked and patched in places.
Churchill Road	Mainly flat	Mostly residential, straight road joining	Wide grass verge	Residential estate. Pale and dark brick	No historical landmarks	A large area of green	Redecorate shop.

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		Lonsdale Way and Braunston Road. Wide tarmacked road with tarmacked pavements. One side of the road has a wide grass verge along its length, which adds to the feeling of space. A convenience store with Post Office which was formerly a row of shops has a large parking area at the front and a large green space, which is used for playing, shortcuts, dog walking. There are benches, litter bins, a salt bin and dog bins.	along one side of the road, large green space at the side of the shop, extending into the next street (Digby Drive).	built semi-detached houses. They all have front and back gardens, mostly with small fences or hedges, and off-road parking. The shop has a flat roof		space with mature trees outside the shop.	Maintain paths, use weed killer. North entrance to the road has a rusty grey bin of sorts (Newspaper delivery box) Maintain a parking area by the shop. Residents say that the council mowers leave a mess and damage trees with strimmers.
Braunston Road	Slopes uphill	Residential, straight main road leading out of Oakham. The	The grass verge acts	Residential along this length, although there is a	No historical landmarks	Large grass verge is very attractive	Residents complain about the volume of traffic and would like a bypass road

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		<p>roads and pavements are tarmacked. There are chicanes on the main road, built in the 2010s to slow the traffic. There is a mini roundabout at the junction with Balmoral Road, with pedestrian crossing close by. There is a Pelican pedestrian entrance parallel to the primary school. The north side of the road is a feeder road, with a wide grass verge, planted with trees and flower beds (part of Oakham in Bloom). There are benches, litter bins and bus stops. Estate roads lead off it on both sides.</p>	<p>as open space.</p>	<p>Co-op convenience store at the east end on the north side. Brick-built post-war estate bungalows and houses on the north side, more individual houses on the south side, apart from a new densely-built estate built in the 2010s with communal parking. Some of the individual houses have larger than average gardens. Most front gardens have hedges and/or walls. There is a primary school pedestrian entrance off the south side.</p>		<p>with trees and flowers</p>	<p>to be built further up the hill.</p>

4.4 Views of Zone 3 (Character Zone 3A and 3B)



Two views of Trent Road and Don Close



The top end of Welland Way



Irwell Close



Welland Way Terraced Houses



Glen Drive Play Area



Brooke Road Flats



Brooke Road 1914 Houses



Brooke Road 1940s Houses



Brooke Road



Brooke Road Views to the SE



Brooke Road Parking



Alpine Close



New infill housing on Braunston Road



Braunston Road



Churchill Road



Glebe Way



Glebe Way Play Area



Hectors Way



Lonsdale Way



Lonsdale Way Open Space



Pentland Court

4.5 Considerations for development proposals in Character Zone 3

Siting and Layout

- 4.5.1 Development proposals in Zone 3 should replicate the layout predominantly present in the Zone, presenting large sized plots with the main building sitting comfortably in it and set back from the footway, leaving a good-sized front garden, back garden and space between properties. The plot and front garden should be large enough to leave space for a garage or paved driveway to permit off-street parking.
- 4.5.2 Plots should be arranged facing one of the main streets or around the existing or new array of winding streets and cul-de-sacs, although connectivity on foot and by bike between different streets should be promoted, creating public rights of way in between plots. Cycleways should be supported, as well as well-paved footways on both sides of the street and, where possible, separated from the carriageway through verges.
- 4.5.3 A few streets in the north-western part of the Zone present a different layout, with predominantly terraced houses or tight detached houses facing linear streets. Development proposals in such areas will need to replicate this character, with lower density and reduced (or absence of) space in front of the façade.

Density, scale, form and massing

- 4.5.4 Development proposals should present a density that replicates the average density of the street where they are located.
- 4.5.5 Development proposals in Zone 3 should be predominantly detached and semi-detached dwellings, either houses (maximum two storeys) or bungalows. In certain areas, terraced houses will be supported.
- 4.5.6 The area presents a mix of roof styles, predominately either gable or hip roofs. Dormers are not typical.
- 4.5.7 Front enclosed or canopy porches will be supported, as well as front garages, and either integral or separate garages will be supported. In certain parts of the zone, bay windows will be supported.

Detailed design and materials

- 4.5.8 Development proposals in Zone 3 should use pale and dark bricks as the predominant material. Rendering and use of wood for cladding will be supported in particular areas.
- 4.5.9 Development proposals in Zone 3 should use black or red roof tiles as roof surfacing.

Landscaping and streetscape

- 4.5.10 Development proposals in Zone 3 should present boundary treatment including hedgerow, fences, and low walls.
- 4.5.11 Development proposals in Zone 3 should maintain existing open spaces and verges in the Zone, and if possible, contribute to the creation of additional ones, especially in

between the carriageway and the footway. Block paving will be supported as a surfacing solution.

- 4.5.12 Development proposals in Zone 3 should have no detrimental impact on existing mature trees and hedgerows and existing landscaping solutions that incorporate the planting of new native trees.

5 Character Zone 4: Barleythorpe and Oakham Heights

5.1.1 Character Zone 4 is further subdivided into 2 Subzones, called Zone A, Zone B

- **Character Zone 4A:** The historic village of Barleythorpe on the west side of the B640, including Manor Lane, Pasture Lane.
- **Character Zone 4B:** The recently developed and partly under construction new neighbourhood known as Oakham Heights.

5.2 Overview Table of Character Zone 4

Character Zone	Zone 4A Barleythorpe
Age	Mostly 19th century with 21st century new estates. Horseshoe Close and Grooms Close.
Land Use	Business, residential, agriculture, woodland, natural or semi-natural, recreational.
Layout Type	A mixed, low-density layout of residential development. Residential development on the Main Street presents small gardens, or faces the footway, (ribbon development) directly. In Manor Lane and Pasture Lane houses sit in larger plots with large front gardens. There are quite a few examples of courtyard design.
Natural Features	Barleythorpe Brook, woodland in the King Centre. Countryside surrounds Barleythorpe on three sides with mature trees and hedgerows.
Open Spaces	King Centre's football grounds. Cycle path and walkway along Manor Lane. Large open field between Catmose College and Barleythorpe on the south of the village.
Services and Facilities	Café and football ground at the King Centre.

Character Zone	Zone 4A Barleythorpe
Landmarks	Barleythorpe Hall, Clockhouse Court, Manor Cottage, Manor House, the Old Coach House.

Character Zone	Zone 4B Oakham Heights
Age	The Larkfleet Phases 1/2/3 built between 2012/2018 residential estates to the North East of the Barleythorpe Village including properties along Barleythorpe Road. Maresfield Road/ The Avenue, the residential estate built by Bellway Homes. built between 2014/2018 Maresfield Road/ The Avenue, the residential estate built by Charles Church Homes. Built between 2014/2018
Land Use	Business (mostly offices, at Maresfield Road) and residential development.
Layout Type	Open aspect layout of mostly detached and semi-detached houses, with small or no front gardens opening on a network of winding roads and cul-de-sacs. Open aspect front gardens and open aspect grassed verges on the main roads provide a sense of openness. Building plots tend to be uniform and well proportioned.
Natural Features	Although very young, some trees have been planted with the intention of creating new woodlands, especially buffering the Main Street. Mature trees and hedgerow have generally been retained.
Open Spaces	The linear park, the Barleythorpe Brook, the allotments. A variety of other playgrounds and green areas have been built across the estate.
Services and Facilities	Aldi, Lidl, BP garage and a small hub of retail businesses on Marefield Road. Pub on Panniers Way.
Landmarks	Limited historical landmarks in the area.

Figure 8: Overview Table Character Zone 4

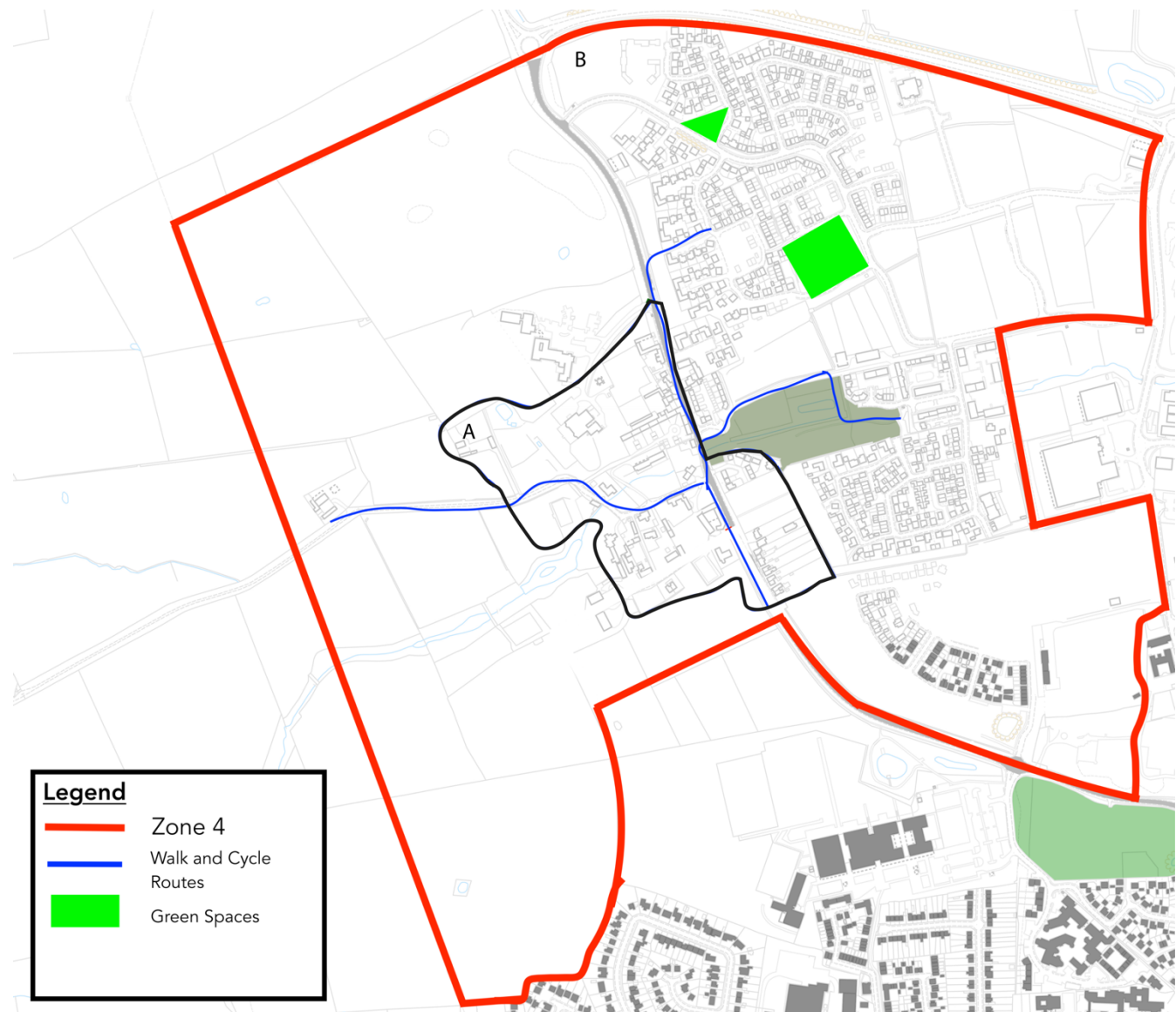


Figure 9: Annotated Map of Character Zone 4

5.3 Results of the Walkabout

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
Main Street	Apart from a slight declivity caused by Barleythorpe Brook, the village is essentially flat.	The verges are mostly not tree-lined. It is a busy through route with bus stops and a pedestrian crossing. Three small cul-de-sacs come off from Main Street with residential houses	Verges on the side of the road, in some cases particularly large and lined with mature trees and hedgerows The Barleythorpe Brook, the allotments and the linear park provide a sense of openness.	Mostly terrace houses face the street directly, with no hard boundary treatment. Predominant material is stone or red and yellow bricks (in some cases stone is used solely on the frontage). The roofs are gabled, the ridge parallel to the road. Black slates.	Historic houses facing the street directly, especially on the western side of the road	Views and vista looking north-west from the King Centre, with rolling hills and farmland stretching across Barleythorpe in the distance	None
Manor Lane	Flat road	A narrow road bordered by stone and	Agriculture fields to the west.	A mix of detached and semi-detached houses. Clock	Barleythorpe Hall, Clock	View over the village from	None

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		<p>brick walls Mature trees are present within private gardens. Clock House Close has massive hedgerows on one side.</p>		<p>House Stables presents a very elegant conversion of stables into terraced houses. Clock House Close presents large townhouses.</p> <p>Predominant materials are red bricks (Clock House Close) and stone. Some houses are rendered. There is a combination of hip and gable roofs present, with predominantly black tiles.</p>	<p>House and Stables. Coach House.</p>	<p>the end of Manor Lane.</p>	

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
Wheatfield Way, Cornfield Close	Predominantly flat	Tarmac road, houses opening up directly on to the footway. Avenue off the Main Road, Barleythorpe, has grass verges down both sides. The street pattern is mostly winding	Woodland park and footpath. Aintree Avenue and park with children's play equipment (4 pieces), bench, swings and a bin, surrounded by beech hedging, flower beds.	Detached and semi-detached houses, three-bedroom houses as well as 4-5-bedroom houses.	None	None	There was a general need in Oakham Heights for more off-street parking, but that should be combined in any future development with a general layout that allowed pedestrians more access routes between streets which would make the streetscape less monotonous.
Stud Road Blacksmith Avenue, and Groom Close	Predominantly flat	Houses opening directly on to the footway or presenting small front gardens.	Linear Park, Allotments, Buttercross Park.	Detached and semi-detached houses. Some townhouses with off road parking	None	None	The need for a doctors' surgery, dentist, parish hall, and primary school.

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		Road and pavement are both tarmac and block paving.		present on Stud Road. Solar panels present on many houses.			

5.4 Views of Character Zone 4 (Character Zone 4A and 4B)



Clock House



Barleythorpe Hall



Courthouse, Barleythorpe Village Main Road



Main Road



Horseshoe Close



Clock House Court



Office Estate Between Stud Road and Land's End Way



Wheatfield Way



Wheatfield Way Estate



Bracken Close

5.5 Considerations for development proposals in Character Zone 4

Siting and Layout

- 5.5.1 Development proposals in Zone 4B should replicate the layout predominantly present in the Zone, presenting medium-sized plots with the main building sitting comfortably in it and set back from the footway, leaving a good-sized front garden, back garden and space between properties. The plot and front garden should be large enough to leave space for a garage or paved driveway to permit off-street parking.
- 5.5.2 Plots should be arranged facing one of the main streets or around the existing or new array of winding streets and cul-de-sacs, although connectivity on foot and by bicycle between different streets should be promoted, creating public rights of way in between plots. Cycle ways should be supported, as well as well-paved footways on both sides of the street and, where possible, separated from the carriageway through verges. Within housing estates, streets should be of an adequate size to create a feeling of openness and provide sufficient space for cars, cyclists and pedestrians.
- 5.5.3 New development should present an adequate number of open green spaces around which residential development should be located.

- 5.5.4 Development proposals for Zone 4A should fit well into the historical setting of the village and, in the case of brownfield sites and redevelopment, they should maintain the layout of the original buildings. Court layout is typical of the village.

Density, scale, form and massing

- 5.5.5 Character Zone 4A presents a rather high density, especially if compared with Zone 4B. New development proposals should present a density which reflects the surrounding environment.
- 5.5.6 Development proposals in Zone 4 should be predominantly detached and semi-detached dwellings, commonly two storey dwellings. In certain areas and cases, such as the redevelopment of old stables, terrace houses will be supported. There is a limited number of townhouses.
- 5.5.7 Roof style in the area is predominately gable, with the ridge parallel to the main road. Dormer may be supported in certain parts of the Zone.
- 5.5.8 Front enclosed or canopy porch will be supported. Bay windows will be supported as well.

Detailed design and materials

- 5.5.9 Development proposals in Zone 4 should use stone, yellow bricks and red bricks. Rendering and use of wood for

cladding are used in particular areas (e.g. Office Area off Stud Road) and will be supported in certain situations.

- 5.5.10 Development proposals in Zone 4 should use black or red roof tiles as roof surfacing.

Landscaping and streetscape

- 5.5.11 Development proposals in Zone 4B should not present hard boundary treatment such as walls, fences and hedgerows to maintain the open space layout approach. Such hard boundary treatment will be supported in Character Zone 4A.

- 5.5.12 Development proposals in Zone 4 should keep existing open spaces and verges in the Zone, and if possible contribute to the creation of additional ones, especially in between the carriageway and the footway. Block paving will be supported as a surfacing solution.

- 5.5.13 Development proposals in Zone 4 should have no detrimental impact on existing mature trees and hedgerows and existing landscaping solutions that incorporate the planting of new native trees.

6 Character Zone 5: Industrial Area & Oakham School

6.1.1 Character Zone 5 comprises the industrial area, the Oakham School estates in the northern part of the city and Oakham School sports fields.

6.2 Overview Table of Character Zone 5

Character Zone	Oakham Zone 5 Industrial Area and Oakham School
Age	Although some buildings (including the cemetery and some parts of Oakham School) were built in the late 19 th century, the industrial estates and sports fields are post-war and late 20 th century.
Land Use	The area is mostly used for light industrial, offices, storage and employment uses, with large parts dedicated to sport, recreation and education. The cemetery is located in this zone as well. At the end of Kilburn Road, some three-four storey townhouses circle a green area (including a playground).
Layout Type	The zone presents large open spaces comprised of the Oakham School sports fields, allotments and cemetery. The industrial area presents, large industrial buildings the majority of which occupy large plots, and a greater number of medium and smaller sized industrial units along both sides of the railway except where areas dedicated to parking are located. Kilburn End presents a dense array of townhouses facing a relatively large green area.
Natural Features	Mature trees and tall hedgerows bordering several industrial estates and forming a landscaped buffer.
Open Spaces	Allotments, sports fields and cemetery
Services and Facilities	Supermarket, car park, petrol station, Oakham School facilities including CCF building, playing fields, including two all-weather pitches/tennis courts, teaching blocks (Art & Design), Sports Hall, Swimming Pool, Fitness Centre and Brooke Priory Preparatory School.

Character Zone	Oakham Zone 5 Industrial Area and Oakham School
	Physiotherapy centre Police Station
Landmarks	Provender stores. Cemetery with Chapel and gatehouses

Figure 10: Overview Table Character Zone 5

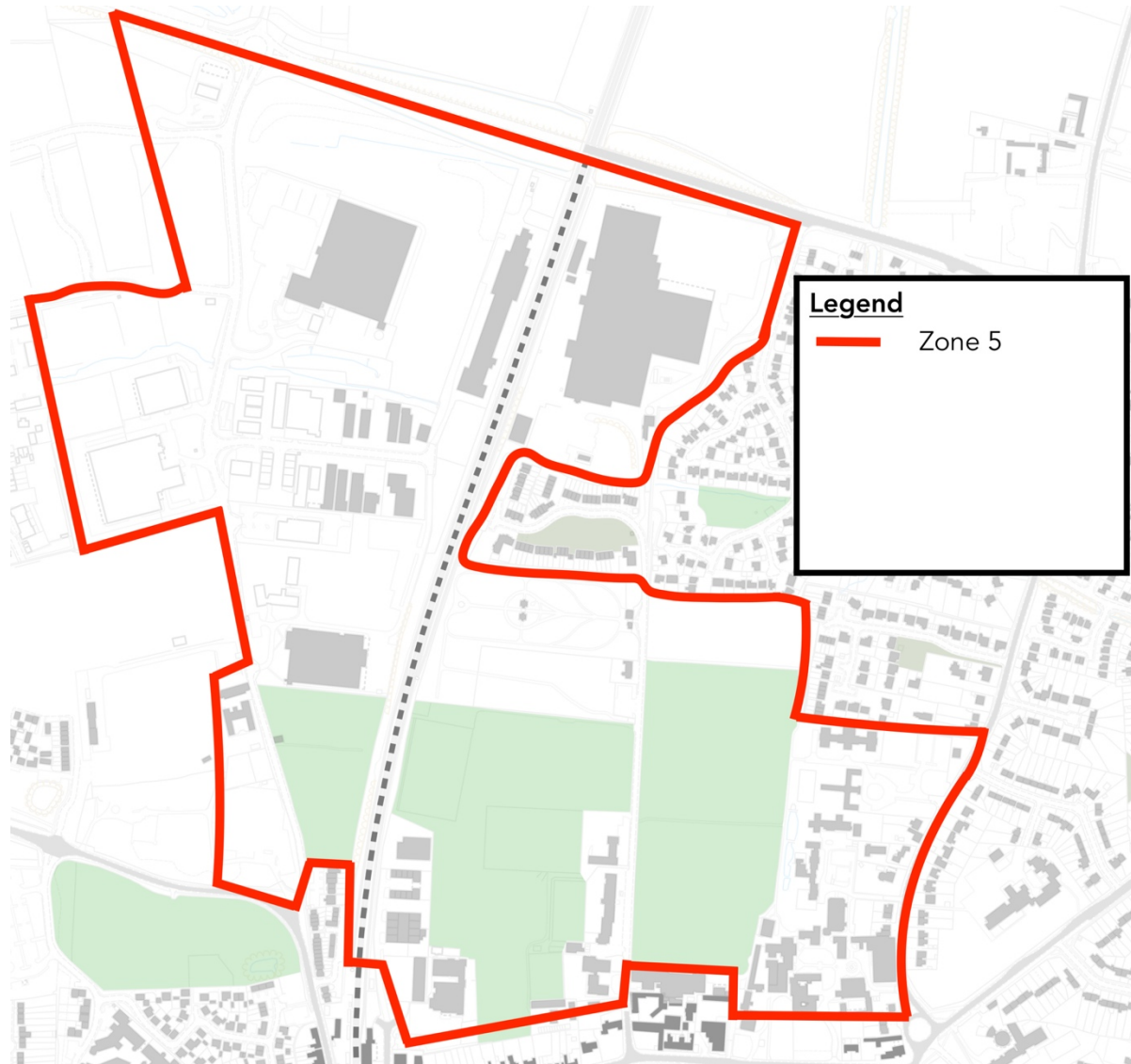


Figure 11: Annotated Map of Character Zone 5

6.3 Results of the Walkabout

Area	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
Oakham School	<p>The land is on a gentle slope, becoming level ground. The underlying geological formation is reasonably free-draining, clay-rich Marlstone rock, which is ideal for the school playing fields, which form the largest area within this sector. What was the Oakham to Melton Canal is visible for a</p>	<p>Roads in this sector are Station Road, Kilburn Road and Ashwell Road.</p> <p>On Station Road to the west of Kilburn Road, school buildings are limited to terraced buildings, with driveway leading to school maintenance yard next to Estates Office.</p> <p>The overall appearance around Kilburn Road is pleasing to the eye, with plenty of green, and buildings of a different age that complement (not</p>	<p>Either side of the Kilburn Road are playing fields, primarily for rugby, hockey and cricket, and some tennis courts belonging to Oakham School and not accessible to the public.</p> <p>Bordering the playing field to the east is a short section of disused canal. This is currently being renovated.</p>	<p>The oldest known building in this sector is the former public house on the corner of Station Road and Ashwell Road. This is stone built and dates back to 1787 (or earlier). Other stone buildings are the cemetery, chapel and gatehouses (dating to 1860), the former workhouse, dating to 1837, and the former Weights & Measures building. The other buildings</p>	<p>Visible to the public within the Oakham School grounds, only the former workhouse can be seen. There are some landscaped gardens and works of art not visible to the public. The cemetery buildings can be seen as part of the panorama of Oakham and are attractive to the eye.</p>	<p>Looking down on Oakham from the hills, it is only the cemetery buildings that stand out. From Kilburn Road, the views of the school buildings and playing fields are attractive. There are also attractive views of other school buildings and landscaped gardens. However, these cannot be seen by the public.</p>	<p>Overall, Oakham School has a good sense of responsibility with the ongoing development of its land and buildings. It is of concern that there is no information on what will happen to the former public house; however as this is owned by the school, its use is of no direct relevance to the public. Any development must take account of its Grade II listed status. It is considered that much could be done to improve the interactive relationship between the school, local</p>

Area	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
	short length to the east of the playing fields	<p>conflict with) each other.</p> <p>On Station Road to the east of Kilburn Road is a row of terraced houses, built at the end of the 19th century, being refurbished by the school for residential use (one is a privately owned residence), a small building built around the same time as a Weights & Measures office, now used for physiotherapy (not part of Oakham School), a new Police Station (not visible from road), a former police station, built in the 1990s, now used as the</p>	<p>Between buildings accessed from Ashwell Road, but not visible from the street, are some gardens. These green spaces are not open to the public, as they are on private land.</p>	<p>are brick-built, dating from late Victorian times up to the present day.</p> <p>These are all of brick construction.</p> <p>All other buildings are of post second world war construction, built more for practicality than attractiveness. Most recent buildings are the two supermarkets and petrol station, all built within the last five years. There is land allocated for</p>	<p>The cemetery, whose Grade II buildings date to 1860.</p> <p>Surviving elements of former Oakham Gaol (dating from 1805-10) on the corner of Kilburn Road and Station Road.</p> <p>School buildings (some of which were formerly hunting lodges, and are not visible from the street) and a Grade II listed</p>		<p>government, and the general public. In particular, the use of the school theatre would provide an additional cultural facility to the local community, and possible use of the school's car parks in holiday periods would help ease the town's parking problems. During term times, there is insufficient off-road parking for all the school's staff, thereby taking a proportion of the limited unrestricted street parking from the town's community.</p>

Area	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		<p>school medical centre.</p> <p>Visible on Ashwell Road, are a series of mainly 20th century buildings, including 2 shops, residential houses (mainly owned by the school), and entrances to other school buildings, not clearly visible from the street, including the School theatre and Music School, Dining Hall, 3 school boarding houses, and driveway to schoolhouse for day pupils and large school car park.</p>		<p>commercial/industrial development. It is understood that the developers have requested a change to residential use.</p> <p>Some buildings are stone constructed, and amongst the oldest in Oakham. Those of brick construction are mainly pleasing to the eye. Newer buildings have been mainly built to blend in with surrounding, more established buildings. The exception to this</p>	<p>building with outbuildings, including stables, which was formerly a public house, currently unoccupied, but owned by Oakham School</p>		

Area	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
				is not visible from the street.			
Industrial Quarter	Land on a gentle slope, with landscaping around Lands' End. Barleythorpe Brook runs east to west, north of Pillings Road. The underlying geological formation is the same as in the Oakham School area.	The main road in this sector is Lands' End Way. Halfway along on the east side is Pillings Road comprising commercial and retail units. There are two new roads to the left which lead to the new residential development in Oakham Heights. Part of the Oakham Bypass borders the Industrial Sector to the north. There is a railway line which provides a border to the east. There is a chemical/packaging works, which lies to the east of the	There are no green spaces accessible to the public. There are green spaces in three units. There is a stream visible on the east side of Lands' End Way near the top.	By far the oldest buildings in this sector are the former Midland Railway Provender Stores, built in 1902, and the buildings constructed around the same time, now used as offices in the voluntary sector.	The only building of interest is the Provender Stores, an asset of industrial archaeological interest.	Looking down on Oakham from the hills, the Provender Stores stands out as a landmark. Unfortunately, the large steel chemical storage tanks on chemical/packaging works can also be clearly seen. The industrial area is well screened from the by-pass by well-developed trees, and landscaped lawns. Overall, this sector cannot be clearly	The current site on Lands' End Way that is allocated for commercial/industrial development should not be allowed to change to residential development. Without extending beyond the bypass, there is no viable alternative. There are several potential opportunities for businesses and services to relocate to this area from arguably unsuitable locations. The builder's merchant on the corner of Lands' End Way and Pillings Road provides an

Area	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		<p>railway line, next to the bypass.</p> <p>At the southern end of Lands' End Way on the west side is a recently constructed supermarket and car park. Beyond the supermarket are offices, built before the First World War, used for community support. Beyond land being developed for residential use are two well-established medium-sized industrial units. Beyond this is a new industrial unit under construction (as a second unit for one of these established units), and land designated for commercial/business use. At the top end of</p>				<p>seen from a distance.</p>	<p>ongoing traffic hazard because of lack of suitable lorry access.</p> <p>There needs to be the facility for more parking, particularly on Pillings Road.</p> <p>Access to the supermarket at the south end of Lands' End Way has the potential for congestion at the junction with Barleythorpe Road.</p> <p>The footpath from the bypass around the perimeter of the chemical/packaging works is a hazard without proper maintenance of hedges and bushes near the entrance.</p>

Area	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		<p>the west side of Lands' End Way (next to the bypass) is a petrol station, with a supermarket on an adjoining plot, both constructed within the last five years.</p> <p>At the south end of the east side are allotments then two medium-sized units, both with surrounding lawns, a builders' merchant (on the corner of Pillings Road). Beyond Pillings Road is a large warehouse, offices and shop, set in large landscaped lawns and mature trees.</p>					

6.4 Views of Character Zone 5



Station Road – Oakham School



Ashwell Road – former workhouse



Provender Stores



Pillings Road

6.5 Considerations for development proposals in Character Zone 5

Siting and Layout

- 6.5.1 Development proposals for industrial development in Zone 5 should present a large plot, accommodating off-street car park serving the staff members of the companies.
- 6.5.2 Residential development proposals in Character Zone 5 should sit comfortably in large plots and present large front gardens and driveways promoting off street parking

Density, scale, form and massing

- 6.5.3 Character Zone 5, due to the large tracts of open space, has an overall low density, but the developed areas tend to present quite high density.
- 6.5.4 Development proposals for industrial development should be maximum 3 storeys tall. For development within the school estate, development proposal should be in keeping with the surrounding development, generally two storeys tall and maximum 3 storeys tall.
- 6.5.5 Residential development proposals in Zone 5 development should be predominantly for detached and semi-detached houses, while townhouses (maximum 3 storeys) will be supported in certain areas.

- 6.5.6 Industrial development presents a mix of roof styles, predominantly flat roofs and gable roofs. School buildings tend to present hip and valley styles.

Detailed design and materials

- 6.5.7 Industrial development in Zone 5 could present a variety of materials; however, materials should be used that is in keeping with the character of the residential developments surrounding the industrial estates. These include bricks, rendering, wood cladding etc.
- 6.5.8 Other forms of development in Character Zone 5 should predominately use stone, red and yellow bricks, and rendering for detailing. Development proposals in Zone 5 should use black or red roof tiles as roof surfacing.

Landscaping and streetscape

- 6.5.9 Development proposals for industrial development in Zone 5 should present landscaping solutions to minimise the noise and air pollution around the site, including large green buffer zones, hedgerows and tree planting.
- 6.5.10 Development proposals in Zone 5 should have no detrimental impact on the outdoor sports facilities available in the area and other green spaces, such as the allotments.

Development proposals in Zone 5 should have no detrimental impact on existing mature trees and hedgerows and present landscaping solutions that incorporate the planting of new native trees.

7 Character Zone 6: Oakham Town Centre

7.1.1 Character Zone 6 includes the following streets: High Street, Church Street, Northgate, Melton Road, Dean Street, Westgate/John Street, New Street, Gaol Street, Mill Street, South Street, Penn Street, Brooke Road.

7.2 Overview Table of Character Zone 6

Character Zone	Oakham Town Centre.
Age	The Town Centre of Oakham is the oldest part of the Town, and the High Street has been Oakham's main east-west thoroughfare since the eleventh century. The Town Centre developed and changed through the centuries, leaving a variety of heritage assets from different ages. Most recent developments from the early 21 st century.
Land Use	Residential and town centre uses, including retail, food and beverage, recreation, tourism etc. Community services such as education and healthcare services are also available in the Town Centre, as well as locations for community assembly and leisure. Public sector uses are present as well.
Layout Type	There is a high density of buildings fronting the main streets or the Market Place directly. Lower density and larger spaces between buildings and the walkway in the more residential streets such as Station Road.
Natural Features	Mature Trees protected by TPOs and within the Conservation Area.
Open Spaces	The Castle grounds, Churchyard, Cutts Close Park, Oakham Library Garden, Victoria Hall, the Market Place.
Services and Facilities	Public Car Parks, Oakham Library, Rutland County Museum, Oakham Castle, Victoria Hall, Bus and Railway Stations
Landmarks	Conservation Areas, a high number of Listed Buildings and Scheduled Monuments, as well as some buildings of local historical and architectural importance (see Landmarks in the next section)

Figure 12: Overview Table Character Zone 6

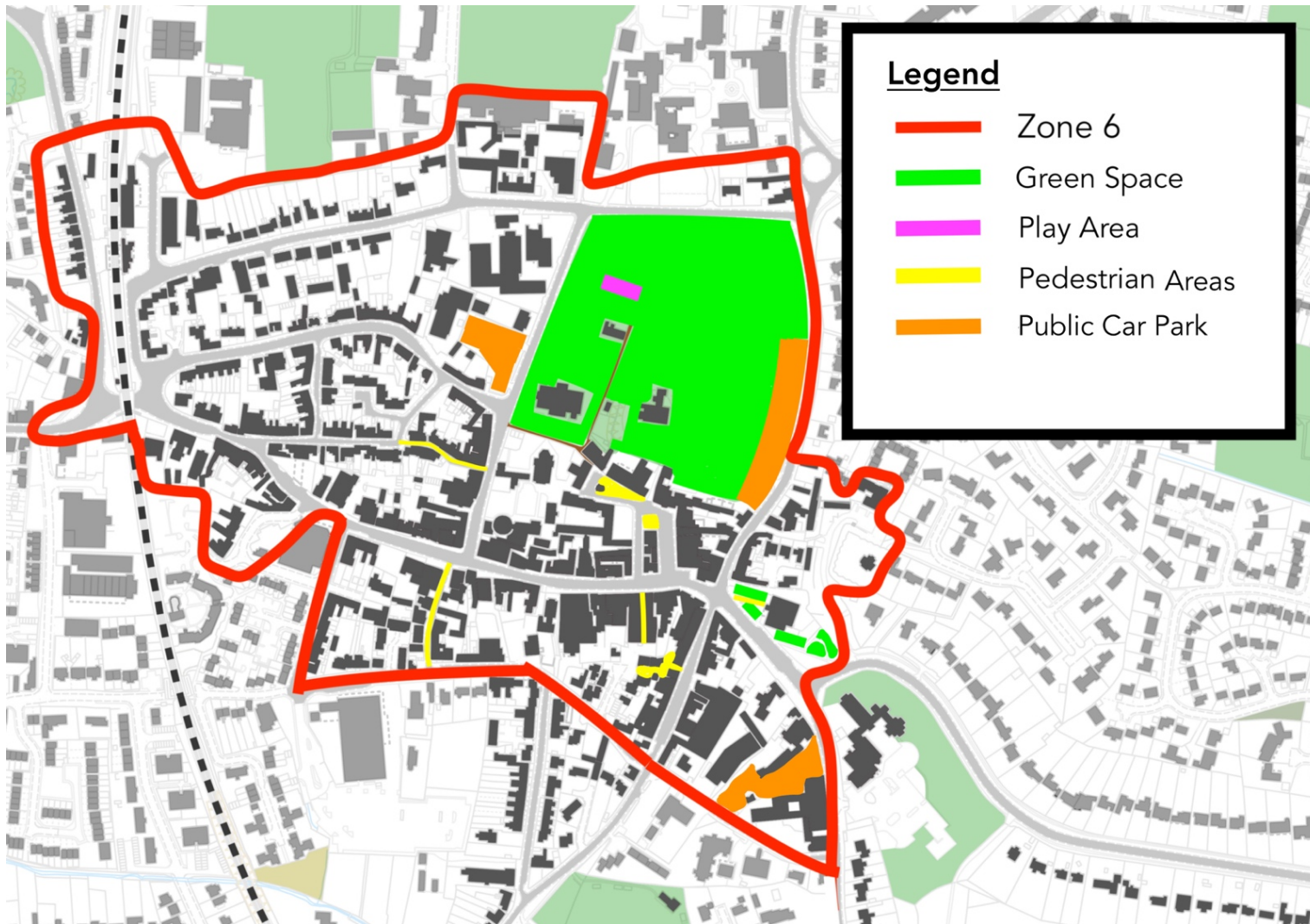


Figure 13: Annotated Map of Character Zone 6

7.3 Results of the Walkabout

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
High Street	There is a very gentle slope downhill from Church Street towards the crossroads with Burley Road and Mill Street. N.B.: All these changes of level are very subtle and experienced more by the foot than by the eye.	<p>Oakham's main shopping street. The pavements are wide from Market Place up to Flore's House but need repair in places. There is on-street parking on one side of the road. Some shop frontages require renovation, and there is some inappropriate and intrusive shop and direction signage.</p> <p>There are benches, a telephone box and a waste bin outside the Congregational church and further benches outside Citizens' Advice and next to the "Captain Noel</p>	There is very little open space apart from the Congregational church which is set back from the pavement and, further west, the "Admiral Hornblower" gardens.	Mainly pre-twentieth century houses converted into shops or built as such. A fair number of these are listed buildings, mostly Grade II. Post-1945 developments vary – some of it is unobtrusive, but Wilkinsons and the Gaol Street corner property are respectively 1980 and 1955 clichés. Flore's House is an important Grade II* medieval building; the Congregational church dates from 1861, the Victoria Hall from 1858.	Flore's House (late-fourteenth century to 1914), Victoria Hall (mid-nineteenth century), Citizens Advice (1924), H.S.B.C. bank, three-storey building on the north side on the corner with Burley Road.	The general appearance of an attractive but not overly pretty High Street. As one travels west from Church Street, the shop Mermaid on the corner with Westgate terminates the view.	A signpost at the junction with Market Street is out of date, pointing to a Post Office which is no longer in use. Some shop frontages needed renovation, for instance, number 9, now Timpson's and dated 1884. The sundial of number 11, (corner with Market Street) could be repainted. The street signs around that junction are cluttered. Pavements would be safer if made from the sort of brick pavers used in Dean Street.

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		Newton” inn. At the western end, the trees outside Wilkinsons soften a little the effect of its ugly architecture which contrasts with the early nineteenth-century Jermyn Terrace on the eastern side of New Street.					
Market Place	A slight rise from High Street. York stone pavement provides a point of interest.	Market Place, Castle Lane and Church Passage Part of the L-shaped area known as the Market Place is used on Wednesdays and Saturdays for the retail market but at other times for car parking. Old buildings are used as shops, restaurants and	A wide area of paving outside the sorting office is sometimes used as an outside eating area for one of the cafés. Oakham Castle is surrounded by the	Off the Market Place, Oakham Castle is a nationally significant c.1180 manor house with nineteenth and twenty-first-century additions, Grade I Listed and a Scheduled Ancient Monument. In the Market Place are the seventeenth- or eighteenth-century buttercross, the covered pump, the 1953 former Post Office built in a mid-seventeenth	Oakham Castle, Buttercross, pump, ex-Post Office, School House.	Advancing westwards in the northern part of the Market Place, All Saints' steeple appears beyond Church Passage. Oakham Castle in its grounds. School House	The pavements need a thorough repair, not botched as e.g. at the entrance to Church Passage. The pump's stilts are rotting, The site currently the subject of planning application for Listed Building Consent for the repairs

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		<p>inns, and Oakham School buildings front the western part of the Market Place and also Market Street. The 1950s Post Office is now empty, but one end remains in use as the sorting office and post office vans are kept in its yard. Oakham in Bloom maintains the tubs outside the building, where the benches are unobtrusive, and a café puts out seating on clement days. Castle Lane leads from the Market Place through a fine gateway into the castle grounds. The lane has recently been relaid with a combination of Yorks stone and</p>	<p>green space of its inner bailey</p>	<p>century style, Oakham School's 1855 School House and eighteenth- and nineteenth-century buildings which are now shops or inns. There are moulded brick date "stones" for 1890 and 1892 above the former Santander bank and the Cancer Research charity shop respectively. Most of the earlier buildings have traditional Collyweston slate roofs.</p>		<p>with its garden.</p>	

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		<p>granite setts, but the setts in the western arm of the Market Place were rather poorly laid some 20 years ago with granite setts. The pavements and the open area in front of the former Post Office are laid with York paving, some of which is damaged. Church Passage's combination of paving and setts is attractive. The Buttercross and stocks (both Scheduled Ancient Monuments), pump and view of All Saints' church are the subject of many postcards.</p>					

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
Church Street	A slight rise from High Street to Northgate but a similarly slight dip north of there where the road crosses the line of the main sewer which runs through the town's park which is called Cutts Close.	A street of two halves – the northern section between its junction with Northgate and Station Road was cut across the former outer bailey of the Castle following enclosure in the 1830s. South of Northgate there is a mixture of shops, plus a School building frontage; to the north are the town's most central car park, a three-storey block of flats (The Cloisters) and School buildings on the western side and Cutts Close, together with the Anglican church and churchyard, on the eastern. The park has mature	Cutts Close park merges into the churchyard .	N/A	All Saints' church. Oakham Castle inner bailey wall as seen from across the churchyard and Cutts Close.	Views across Cutts Close.	The county council needs to keep its parking policy under review as regards length of stay, charges and on-street parking for which there might be scope to expand.

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		lime trees and earthworks; greenery visible in the School's College House grounds and The Cloisters' car park softens the scene.					
Northgate	A slight rise from east to west, with a bend in the road near the eastern end.	There is a mixture of houses some still used as residences and some converted into shops, but the latter are off the beaten commercial track so change hands frequently and some of them are often not open. The presence of some interesting historic buildings adds to the attractiveness of the street scene, especially at its eastern end. Almost all the lamps are on	The junction with Barlow Road. None otherwise, except insofar as the street widens out at its western end to join Station Road and Melton Road.	There are thatched cottages at the eastern end and a variety of styles and periods to the west. Many of the buildings in the eastern part are Listed, all at Grade II. The telephone exchange opposite the junction with Barlow Road, though set back from the road, is an unattractive 1960s building in need of redecoration. Brick flats built in 2002 halfway along are not to everyone's taste, nor is the c.1980 Purdy Court at the north-western	Nothing in particular.	All Saints' as seen from the eastern end.	The telephone exchange is an eyesore; if British Telecom does not paint it, they should plant shrubs to screen it.

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		the northern side of Northgate, which is an inconvenience at night for people with impaired vision or who are unsure of foot. A mature horse chestnut redeems somewhat the telephone exchange's dilapidated appearance. The rear entrance to SAPS (frontage in Melton Road) disrupts what is now a largely residential scene.		corner. At the south-western corner is an 1888 brick terrace, with nearby the unobtrusive 1997 Methodist church. The former "Three Crowns" inn is now residential.			
Melton Road	There is a slight downhill slope from the railway crossing to the Baptist church thanks to a culverted streamlet	A mixture of shops, houses, offices, Baptist church, petrol station and bar, some of which appear rather shabby and run-down. Greenery on either side of the	At the western end next to the railway there is an open space in front of the Georgian	There is a cluttered cluster of old shops around a bend at the Westgate end of Melton Rd. What is now Efficient Portfolio but was for long the "White Lion" inn is a three-storey building which	Efficient Portfolio building as seen from the level crossing and vice versa. Footbridge over the	None	The zebra crossing near the level crossing would be safer if it were to be moved further east, away from the Station Road junction. The shops on the bend are

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
	which then veers off to the south, so the main route through the town centre thereafter rises to its highest point within Melton Road.	railway improves the workaday scene. Bench near the railway. "Hayne House" next to the railway and the 1880s house across the zebra crossing from it provide such dignity as the street can offer.	'Hayne House'.	forms a pinch-point with the c.1760 thatched cottage across the road. Many of these buildings are Grade II Listed. West of them come the 1870 Baptist church, a row of c.1900 shops with late-nineteenth-century terraced housing opposite and the Grade II* Listed Georgian building, Hayne House, west of the shops.	railway and the signal box (both Listed Grade II-Hayne House).		unattractive. If the garage ever closes, the council should consider creating a green space there.
Dean Street	Declines slightly from west to east.	Mostly residential with some pleasant-looking older houses at the narrow eastern end and views into domestic yards, but with little scope for parking. New development adjacent to the yard of the "Merry Monk" an eyesore and out	None	This street is mostly comprises of terraced houses in a variety of styles from the nineteenth and earlier twentieth centuries, with older buildings at the eastern end where there is a three-storey brick one.	None	None	Is already a good example of what can be done with what, before partial pedestrianisation, was as unremarkable as Melton Road is now.

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		of scale with the period cottages opposite. Pedestrianisation has encouraged the use of planters in a narrow street, which is attractive. Modern heritage street lighting is appropriate.					
Westgate / John Street	Nearly level around the Wilkinsons store and towards the Westgate car park and also towards the former John Street Chapel.	A mixture of retail and residential surrounding the Wilkinsons store, adjoining which is the bus station. Access to the Westgate car park as well as to the sheltered housing complex of the Saint John & Saint Anne charity.	None	Westgate is a mix of late nineteenth century commercial buildings and residential properties of various dates, curving around the brick c.1980 Wilkinsons building. The western part of John Street has late 1970s small brick houses while its eastern part is 19th century with the former John Street Strict Baptist chapel, now	Chapel of St John and St Anne	None	None

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
				residential, at its extremity.			
New Street	Slopes gently down southwards towards South Street.	Modern (late twentieth century) complex of small terraced houses in the southwestern angle of John Street and New Street, late nineteenth-century terrace on the eastern side.	None, although the Wilkinsons building is set back from the road with several trees on the pavement.	Late 1970s brick housing with car parking areas behind on its western side, late nineteenth-century terrace on its eastern side.	None	None	None
Gaol Street	Barely noticeable decline towards South Street.	Pedestrianised street linking High Street and South Street, and with much footfall to and from the Tesco supermarket and its car park. Largely retail with a small shopping yard through an arch on its eastern side,	A small open space with a bench outside the Friends' Meeting House.	Buildings range from a few late nineteenth century terraced houses mirrored on the other side by similar recent buildings to a mid-twentieth century former garage, now a funeral parlour. Modern stereotypical shop fronts on the retail premises.	Meeting House of the Society of Friends	None	None

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		also the Co-op funeral parlour. Some residential housing at its southern end.					
Mill Street	Nearly level.	The second most important shopping street in the town with a variety of mostly small retail outlets and eating places. Parking down both sides but wide enough for two lanes of traffic.	None, although the fact that it widens in its middle section gives an illusion of space	An interesting mix of brick and stone buildings, many of which are Grade II listed, including some thatched properties, mostly two-storey. They include a former fire station and a substantial three-storey brick building towards the northern end, as well as a former Catholic church.	None	None	None
South Street	Minimal change of level throughout its length.	A very mixed street but principally residential with residents' roadside parking. At its western end, near the railway and an	There is a feeling of openness by the Tesco supermarket because	The main focus is on residential. The western section, towards the railway, has mid and late twentieth-century housing, including access to multi-storey	None	None	None

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		<p>unattractive metal footbridge leading to the Braunston Road part of town, there are 1970s buildings on its northern side, a few mid-20th-century houses on the south which are next to the original 1920s cinema building (derelict). Between New Street and Gaol Street on the southern side there is the Tesco supermarket set back from the road with a bus and taxi bay in front and its large car park behind, and housing on the northern side, including access to the rear of the "Admiral</p>	<p>it is well set back from the road. The open area adjacent to the Catmose Club is spacious but deceptively so because it is usually full of cars. At the back of this stands a huge silver birch tree, in the garden of Flore's House. Similarly, the eastern section of the street</p>	<p>blocks in the inappropriately-named The Sidings. The early 1920s corrugated iron cinema building, Oakham's first such establishment, is a rare survival here, though in poor condition (currently for sale). East of a mini-roundabout stands the Tesco supermarket, opposite some mostly small late nineteenth-century terraced houses but also a good thatched stone barn (Grade II Listed) adjacent to the rear entrance of the "Admiral Hornblower" and additional modern houses. The Friends' meeting house, also Grade II Listed, stands on the corner with Gaol Street. Further east there are a few twentieth-century</p>			

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		<p>Hornblower" public house and hotel. Between Gaol Street and Penn Street it is mainly residential on both sides, a mix of mostly late nineteenth and mid-twentieth century houses, but with the 1970s Catmose Club and open ground used for parking opposite Penn Street. From here to the Mill Street junction it is residential but with a private pedestrian right of way belonging to the Congregational church forming a much-used link to the High Street. Along the southern part of that right of way and on the</p>	<p>feels more open because most buildings are set back from the road.</p>	<p>detached houses opposite another late nineteenth-century terrace. Next comes a stone barn currently being converted into accommodation opposite a brick terrace of 1897. There is a small 1980s block of flats for older people with its parking area opposite the Catmose Club. From Penn Street onwards, there is a variety of mainly nineteenth-century houses although a few smaller properties date from before the end of the eighteenth century. Beyond the junction with Mill Street stands the modern fire station opposite a modern clothing store. The mid-nineteenth century Poultry Hall, a low brick building now part of the</p>			

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
		<p>southern side of South Street east of Penn Street are two of the town's surviving earthen walls. There is access to the rear of commercial High Street properties, used for deliveries, as well as Crown Street which gives similar access to further High Street properties and also to Mill Street via The Maltings. Beyond the Mill Street traffic lights, South Street leads past the fire station, the modern sheltered housing of Saint John & Saint Anne charity, the South Street car park and the rear of the Rutland County Museum.</p>		<p>Rutland County Museum, faces the modern brick accommodation blocks of the Hospital of Saint John & Saint Anne charity.</p>			

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
Penn Street	Slopes gently down from its junction with South Street but with a steeper slope as it nears Brooke Road.	An entirely residential street, apart from the Drill Hall at its southern end, with new access to a large new-build sheltered housing complex situated behind the Tesco car park. The road is narrow, with residents' parking down one side.	None	Both sides are lined with mostly brick terrace houses although there is a little stone. One block has three storeys. The brick drill hall at the foot of the road is a typical "Queen Anne" style building provided for the Territorial Army at the beginning of the twentieth century.	None	None	None
Brooke Road	Slopes down gently at first as it continues southwards from Mill Street, then more steeply to its junction with Penn Street and Cricket Lawns, then levels out	Continues south from Mill Street past a car park, a small sheltered housing complex and the cricket ground on its eastern side, then the junction with Cricket Lawns, a couple of houses and the derelict former allotments (privately owned). The western side is	The cricket ground in the angle of Brooke Road and Cricket Lawns is an extensive open green space. The now-disused allotments	This has a mixture of larger houses of various nineteenth and twentieth-century dates at its upper end, followed by a brick terrace running up to the stream, and then several further individual brick houses opposite the former allotments.	None	None	None

Street	Topography	Street Scene	Open Spaces	Buildings	Landmarks	Views & Vistas	Improvement Ideas
	towards its crossing over the tributary of the River Gwash before rising steeply again towards the level crossing.	a mixture of detached and terraced houses. This is a busy road to housing estates beyond the railway, and subject to frequent traffic hold-ups due to the operation of the level crossing	remain a green space, though overgrown, pending resolution of their future.				

7.4 Views of Character Zone 6



High Street (1)



High Street (2)



Market Place (1)



Market Place (2)



Northgate



B640 Fork to Dean Street & High Street



Dean Street (1)



Dean Street (2)



Church Street (1)



Church Street (2)

7.5 Considerations for development proposals in Character Zone 6

Siting and Layout

- 7.5.1 Development proposals in Zone 6 should reflect the existing layout of the town centre, with buildings opening up directly on the footway with very short or no front gardens, promoting an active relationship with the street
- 7.5.2 Plots should be relatively small and tight, getting larger (as does the distance between houses) as they get further from the key streets of the town centre.
- 7.5.3 Development proposals for Zone 6 should fit well in the historical setting of the Town Centre, and in case of brownfield sites and redevelopment, they should maintain the layout of the original buildings.

Density, scale, form and massing

- 7.5.4 Character Zone 6 presents a relatively high density, and as a consequence development proposal in Zone 6 should be predominantly terrace houses, townhouses, or otherwise two storey buildings with shops and retail use at the ground floor; three storey buildings will be supported in certain circumstances.
- 7.5.5 Roof style in the area is predominantly gable, with the ridge parallel to the main road, although there are

several examples of hip and valley roofs. Dormer is typical of the area and will be supported.

- 7.5.6 Front enclosed or canopy porches and bay windows will be supported. Hard boundaries, such as short brick or stone walls, will be supported as well.

Detailed design and materials

- 7.5.7 Development proposals in Zone 6 should predominantly use stone, red bricks and rendering. Windows and doors should present a high-quality level of detail, in line with existing developments.
- 7.5.8 Existing shop frontages should be retained, and new ones should be promoted, using traditional materials (e.g. wood) and design.
- 7.5.9 Roof material should predominantly use red or black tiles or slate (in particular Collyweston slate). Any existing thatched roof should be preserved.

Landscaping and streetscape

- 7.5.10 Development proposals in Zone 6 should not present hard boundary treatment such as walls, fences and hedgerows to maintain the open space layout approach. Such boundary treatment will be supported in Character Zone 6.

7.5.11 Development proposals in Zone 6 that promote the greening of the Town Centre through tree planting, the creation of flower beds etc., will be supported. Development proposals in Zone 6 should have no detrimental impact on existing mature trees and

hedgerows and present landscaping solutions that incorporate the planting of new native trees

7.5.12 Alternative paving, such as stone, block paving and brick paving will be supported if it can be demonstrated to be wheelchair friendly.

Oakham and Barleythorpe Neighbourhood Plan

2018 – 2036

Address of the Town Council

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Website of the Parish Council

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