

### Neighbourhood: Zone 3. Oakham SW. Area enclosed by Welland Way, Brooke Road and Trent Road

This walk took place on Saturday 25 August 2018 at 10.00am to 12.30pm. It was attended by:

Janet Hughes, Paul Dowse and Adam Lowe of the Oakham Neighbourhood Plan Steering Group, accompanied by local residents Jenny Hughes, Joy Clough, Tim Clough, Monica Stark, Nigel Stark, Sally Andrews and Christopher Moloney.





## Appendix A: Neighbourhood Overview Table

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Age	<p>The 'Rivers' estate is predominantly post war, 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 70s 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 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 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 70s for the new housing estate, but has been significantly extended in recent years.</p>
Land Uses	<p>Wholly residential. Two primary schools off the walk area.</p> <p>The fields and woodlands to the south-west of the area used for predominantly for grazing and leisure but also for outdoor education by Brooke Hill Academy.</p>
Layout types	<p>Numerous cul-de-sacs and one grid road branching from three main roads round the neighbourhood.</p> <p>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 footpath.</p>
Natural Features	<p>Stream running alongside Southern edge of the neighbourhood.</p> <p>A woodland has been planted to the south of the area, off Brooke Road</p>

<p><b>Open Spaces and Recreation</b></p>	<p>Some small green spaces where there are houses with communal parking.</p> <p>A larger green space between Forth Close and two of the cul-de-sacs off Tyne Road.</p> <p>Between Welland Way and Glen Drive there is a children's playground and green space.</p> <p>A small children's play area close to Catmose Primary school.</p> <p>Green edges to some roads.</p> <p>The open spaces and walkways are frequently used by walkers to access the fields and woodlands to the south west</p>
<p><b>Services and Facilities</b></p>	<p>The two schools just outside the area act as a focal point 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.</p> <p>Recycling area next to the level crossing.</p>
<p><b>Landmarks</b></p>	<p>Children's playground.</p> <p>Level crossing on Brooke Road.</p>