

## **NEUTRAL FACTORS**

The following are a number of elements which do not significantly detract from the character of the area but where improvements could enhance its character.

### ***Crown Square roundabout***

The roundabout is a visually significant feature in Crown Square. Although reasonable well managed, improvements could be made to its character that could enhance the overall feel of Crown Square.

### ***Supermarket and Bus Depot***

The supermarket and bus depot on Bakewell Road are sited outside of the proposed extension but they are large structures whose outward appearance affects the character of the area. Currently their external form is rather blank and monolithic which presents a marketed contrast to the extension area.

### ***Causeway Lane and Firs Parade***

These areas lie adjacent to the proposed extension area. The quality of shop frontages and the physical form of Firs Parade do not reflect the quality of the character area and present a poor approach to the area. Improvements in these areas could enhance the overall character of the proposed extension.