

# **ROSS-ON-WYE TOWN CENTRE CHARACTER ASSESSMENT SURVEY FORM**

These are the stages to this survey:

1. Print off the overall guidance note, the form and map.
2. To complete a survey you will need to be ready with the form, a map, a camera and a pen/pencil. Some sort of clipboard is also useful.
3. Once you know which street you will be surveying, we recommend walking up and down with form in hand to familiarise yourself with both street and form.
4. Complete the survey on site, filling in the form and noting/numbering photo locations and directions on the map with a small dot and arrow. Add any other notes on the map if relevant.
5. If at all possible, please type-up your form notes in the original digital version and check that photos are numbered as per the map notations.
6. Send the digital form and photos to [jeff@placestudio.com](mailto:jeff@placestudio.com). Please pass the map (and any handwritten/non-digital form) to Melvin Reynolds.

There are three parts to the survey form:

- Part 1 is mainly **Description and Analysis**.
- Part 2 asks you to produce an overall **Summary**.
- Part 3 asks you to highlight key **Design Guidance**.

There is no right answer to any questions; please use your own judgement and do not get stuck just with our terms and prompts. Try to use ours as much as possible because they are based on nationally proven methods, but feel free to add your own. Do not feel you have to add notes to fill every box; keep it short and sharp.

We generally ask people to stick to around 10 photos.

**THE FORM STARTS OVERLEAF**

## **TOWN CENTRE CHARACTER ASSESSMENT**

**Street surveyed:**

**High St**

**Surveyor(s): Date:**

**4.12.12 Sue**

**Williams**

*(Please be sure to add the above information to your map!)*

## PART ONE: DESCRIPTION AND ANALYSIS

There might look to be a lot here, but much of it only needs a very quick response. On each aspect below, ring, underline, or highlight (eg. in bold) any term or terms that apply (it can be more than one term, eg. if building heights vary), add any others in the box and any other notes as suggested or as you think are needed.

<p><b>1. Type of Street</b> <b>main traffic route</b> traffic cut-through local route cul-de-sac</p> <p><b>B</b>two-way <b>A</b>one-way</p> <p>High St is very much 2 defined streets .The two way is only enabled by pull ins and both are main routes out of town</p>
<p><b>2. Pavements</b> <b>B</b>over-narrow over-wide <b>A</b>decent width varying width dropped kerbs</p> <p>Note surface material(s): <b>B</b> Concrete <b>A</b> Paved</p> <p>Note condition: <b>B</b> very poor <b>A</b> good width and condition <b>See photo</b></p>
<p><b>3. Lighting</b> <b>street lamps</b> wall lamps</p> <p>Note quality/effectiveness: <b>good</b></p>
<p><b>4. Signs</b></p> <p>Note public signs (eg. traffic or pedestrians): <b>Finger posts</b></p> <p>Note shopfront signs/hanging signs (if relevant): <b>See photos</b></p> <p>Note visual impact (eg. intrusive, low key, out of context): <b>Some very tatty and intrusive signs see photos</b></p>

--

**5. Street Furniture** seats planters noticeboards bollards bins  
other (note)

Note condition/value: **Bins and seats past their best / planters higher up the High St and sponsored so in better condition. Bollards around the Market House see photos**

**6. Safety** safe to cross safe to walk along safe in daytime safe at night

**7. Parking** on-street throughout on street in parts only none on-street

off-street for residents, businesses etc. car park

**Two laybys for loading in part A of the High Street. No parking for residents as not classed as residential**

**8. Proportion:** (This is about, in general, how wide the street is compared to its height, ie. the height of buildings along it. If very varied, add notes.)

lot wider than high wider than high (roughly) same width as height

higher than wide lot higher than wide

**9. Views**

Take photos and annotate on the map for any interesting/significant views (a) out of the street at either end and (b) from anywhere along the street. Add any notes.

**10. Building Heights** one storey two storey three storey four storey  
other (add notes)

**Varies on the side of the Street and with the age of the property**

**11: Building Frontages** flat/parapet front    **gable facing street**    hipped (sloping back)

**12. Building Line** (*This is about whether the buildings are right on pavement edge, set back, with front gardens etc.*)

**on back of pavement**    set back from pavement with small open front

set back from pavement with enclosed front garden/space

set back from pavement with parking space in front

**13. Variety**

very consistent style/character    consistent style/character

**a few variations in style/character**    very varied style/character

**14. Uses** residential    **shop    office**    workshop    store    uncertain

car park    green space

**All the residential space is above the shop or office**

**15: Buildings**

*Note range of wall, roof and window/door materials used:*

*Note condition, quality, how well kept etc.: **Tends to be those shopkeepers who are residents and independents who keep their properties in better condition***

**16. Other spaces/features** (*This is about any other features that do not fit above, eg. street trees, plaques, oddities ..... over to you.*)

**17: Ages** (It is difficult to be precise on this – not least because many current facades hide older main buildings. Do your best with the terms below, add if necessary. For shops, this is about the main building, not the shop or shopfront.)

Medieval   Georgian/regency   Victorian   Pre 1<sup>st</sup> World War  
Inter-war   1950s-1970s   1970s-1990s   1990s-now

**18: Distinctive Features Positive**

Note any distinctive features that help to give a **positive** character to the street. These can be large (a major building) or tiny (a sculpted feature on a wall).

**Timbered properties – John Kyrle House**

**Market House   See photos**

**19. Distinctive Features Negative:**

Note any features that **detract from** the character to the street. These can be large (a poorly designed building) or small (a poor shop sign).

**Some awful signage eg Avellinos : derelict looking buildings in central part of town  
eg Fone Solutions: Very poor décor of take away Juboraj next to beautiful classic  
architecture.. See photos**

**20. And .....?** Over to you – what else would you wish to comment on .....

**See over for Summary and Guidance**

**PART TWO: SUMMARY**

Try to write 3 or 4 sentences that sum up the key qualities and character of the street, both positive and negative. Although you have been asked in earlier sections to give your opinion on things, this is where we really need to know what the street 'feels' like and what you think about its overall character.

Certainly 2 very separate areas to the High Street, I suspect many people don't realise they are one.  
The dereliction of part B will hopefully change when the Rosswyn is renovated BUT pavements are so narrow, not conducive to window shopping.  
Independent shops are varied and give a good choice of products

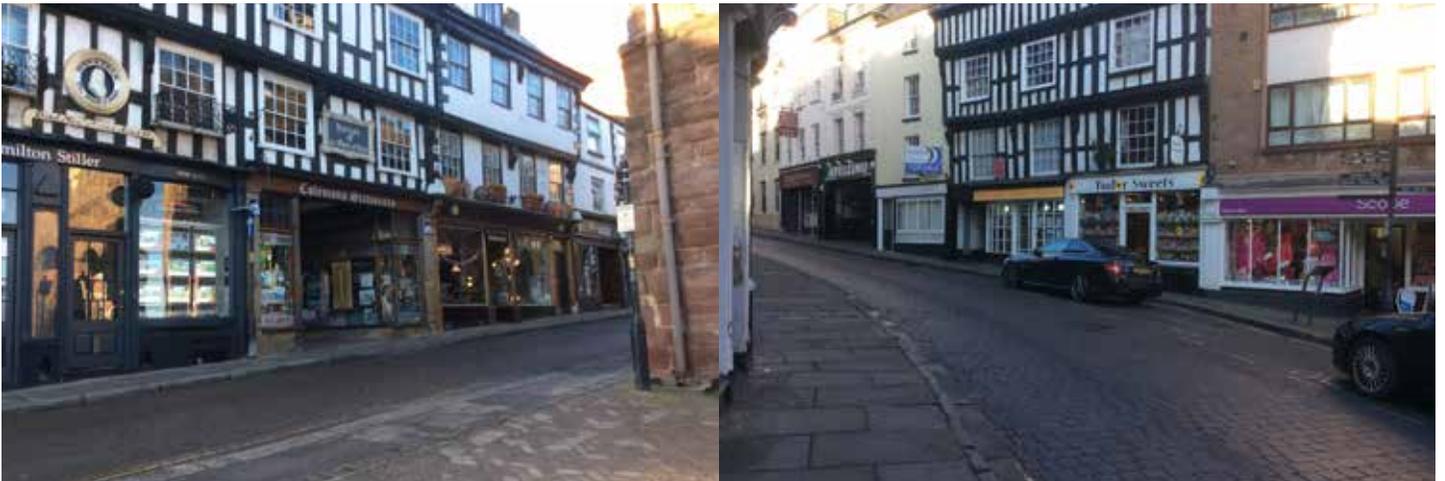
#### PART THREE: DESIGN GUIDANCE

*Make some brief notes here about what you believe to be the key things that any future designer should be aware of and respond to in order to ensure that their design respects and enhances the street's character. (NB. Avoid saying 'make it look just like the others'!)*

Signage should be monitored carefully and their colour especially on the listed buildings, don't know how some have got away with it.  
The traffic system is a huge problem also the type of traffic – agricultural and lorries are totally inappropriate for cobbled street.

I still feel that a register of landlords available to the public would be beneficial as they could be held to account for the maintenance of their buildings

Ross-on-Wye NDP  
Town Centre Appraisals - High Street  
Photos



Ross-on-Wye NDP  
Town Centre Appraisals - High Street  
Photos

