

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. 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: St. Mary's Street

Surveyor(s): JB

Date: 02/03/17

(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>1. Type of Street</p> <p>main traffic route traffic cut-through local route cul-de-sac</p> <p>two-way one-way</p>
<p>2. Pavements</p> <p>over-narrow over-wide decent width varying width dropped kerbs</p> <p><i>Note surface material(s):</i></p> <p>Stone and concrete slabs and tarmac</p> <p><i>Note condition:</i></p> <p>Good at top, poor further down hill</p>
<p>3. Lighting</p> <p>street lamps wall lamps</p> <p><i>Note quality/effectiveness:</i></p> <p>Appear good</p>
<p>4. Signs</p> <p><i>Note public signs (eg. traffic or pedestrians):</i></p> <p>None</p> <p><i>Note shopfront signs/hanging signs (if relevant):</i></p> <p>Hanging signs for Royal hotel</p> <p><i>Note visual impact (eg. intrusive, low key, out of context):</i></p> <p>Attractive</p>

<p>5. Street Furniture seats planters noticeboards bollards bins other (note)</p> <p>None</p> <p>Note condition/value:</p>
<p>6. Safety safe to cross safe to walk along safe in daytime safe at night</p> <p>Too little traffic to be any real problem</p>
<p>7. Parking on-street (almost) throughout on street in parts only none on-street</p> <p>car park for hotel</p>
<p>8. Proportion: <i>(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.)</i></p> <p>lot wider than high wider than high in top part (roughly) same width as height</p> <p>higher than wide lot higher than wide</p> <p>High flank wall going downhill, open on other side</p>
<p>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.</p> <p>Superb view across Wye valley from corner at top Views to church spire View to churchyard at one end</p>
<p>10. Building Heights one storey two storey three storey (Hotel) four storey other (add notes)</p>
<p>11: Building Frontages flat/parapet front gable facing street hipped (sloping back)</p> <p>Very varied, no pattern</p>
<p>12. Building Line <i>(This is about whether the buildings are right on pavement edge, set back, with front gardens etc.)</i></p> <p>on back of pavement set back from pavement with small open front</p> <p>set back from pavement with enclosed front garden/space</p> <p>set back from pavement with parking space in front</p>

<p>13. Variety</p> <p>very consistent style/character consistent style/character</p> <p>a few variations in style/character very varied style/character</p>								
<p>14. Uses</p> <p>residential shop office workshop store uncertain</p> <p>car park green space</p> <p>Royal Hotel</p>								
<p>15: Buildings</p> <p><i>Note range of wall, roof and window/door materials used:</i></p> <p>Stone, brick, render, tiled roofs , timber windows and doors (no obvious upvc)</p> <p><i>Note condition, quality, how well kept etc.:</i></p> <p>Very well kept generally</p>								
<p>16. Other spaces/features <i>(This is about any other features that do not fit above, eg. street trees, plaques, oddities over to you.)</i></p> <p>Pseudo medieval tower at corner along line of old town walls</p>								
<p>17: Ages <i>(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.)</i></p> <table border="0"> <tr> <td>Medieval</td> <td>Georgian/regency</td> <td>Victorian</td> <td>Pre 1st World War</td> </tr> <tr> <td>Inter-war</td> <td>1950s-1970s</td> <td>1970s-1990s</td> <td>1990s-now</td> </tr> </table>	Medieval	Georgian/regency	Victorian	Pre 1st World War	Inter-war	1950s-1970s	1970s-1990s	1990s-now
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<p>18: Distinctive Features Positive</p> <p><i>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).</i></p> <p>Royal Hotel, old walls and tower, flank wall on way down hill, views to valley</p>								
<p>19. Distinctive Features Negative:</p> <p><i>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)</i></p>								
<p>20. And? <i>Over to you – what else would you wish to comment on</i></p>								

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.

A very attractive street and area because it is relatively quite, the buildings are varied and interesting and there are great views across the Wye valley.

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'!)

In the Conservation Area so considerable attention needed to all details for any future changes.

Ross-on-Wye NDP
Town Centre Appraisals - St Mary's Street
Photos



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