

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: Station Road

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 main traffic route traffic cut-through local route cul-de-sac two-way one-way</p> <p>One of the main ways to exit the town centre</p>
<p>2. Pavements over-narrow over-wide decent width varying width dropped kerbs</p> <p><i>Note surface material(s):</i></p> <p>Concrete slabs and concrete blocks <i>Note condition:</i></p> <p>Mostly OK, not great</p>
<p>3. Lighting street lamps wall lamps</p> <p><i>Note quality/effectiveness:</i></p> <p>Good</p>
<p>4. Signs <i>Note public signs (eg. traffic or pedestrians):</i></p> <p>Just one at west end – ‘except for access’</p> <p><i>Note shopfront signs/hanging signs (if relevant):</i></p> <p>One or two shopfront signs and hanging signs Big entrance sign for Sainsbury’s</p> <p><i>Note visual impact (eg. intrusive, low key, out of context):</i></p>

No significant impact
5. Street Furniture seats planters noticeboards bollards bins other (note) None <i>Note condition/value:</i>
6. Safety fairly safe to cross safe to walk along safe in daytime probably safe at night
7. Parking on-street throughout on street in parts only, one side only none on-street off-street for residents, businesses etc. car park (off to side for Sainsbury's)
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> lot wider than high wider than high (roughly) same width as height slightly higher than wide – in general lot higher than wide Some variation along length
9. Views <i>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.</i> No view out to east. View at west end across to highly decorated local shop!
10. Building Heights one storey two storey three storey four storey other (add notes)
11: Building Frontages flat/parapet front gable facing street hipped (sloping back)
12. Building Line <i>(This is about whether the buildings are right on pavement edge, set back, with front gardens etc.)</i> All but one on 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

<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 (just off) green space</p>
<p>15: Buildings</p> <p><i>Note range of wall, roof and window/door materials used:</i></p> <p>Brick, render, stone, tiled roofs. Timber and upvc doors and windows Some plastic and metal</p> <p><i>Note condition, quality, how well kept etc.:</i></p> <p>Mostly very good and well-kept</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>None Very visually strong old warehouse halfway along, a real landmark</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> <p>Medieval Georgian/regency Victorian Pre 1st World War</p> <p>Inter-war 1950s-1970s 1970s-1990s 1990s-now</p>
<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>Old brick warehouse Great variety but also consistent because of being (almost) all at back of pavement</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>None</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.

This is a really interesting street with great variety of buildings heights, styles, colours and uses. The on-street parking is useful but also fairly discreet. The machine hire store at the east end is not that attractive but adds to the interest of the street.

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'!)

New buildings are unlikely but some improvement and conversion is possible. It will be important to continue the theme of variety and not try to copy anything that is there now – a contemporary addition would work well. The key thing is to keep to back of pavement.

Ross-on-Wye NDP
Town Centre Appraisals - Station Road
Photos



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