

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: The Crofts

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>Mostly pedestrian path, part opening into the end of Hill Street.</p>
<p>2. Pavements</p> <p>over-narrow over-wide decent width varying width dropped kerbs</p> <p>Note surface material(s):</p> <p>Note condition:</p> <p>Not applicable</p>
<p>3. Lighting</p> <p>street lamps wall lamps</p> <p>Note quality/effectiveness:</p> <p>Old fashioned style but perfectly adequate</p>
<p>4. Signs</p> <p>Note public signs (eg. traffic or pedestrians):</p> <p>None</p> <p>Note shopfront signs/hanging signs (if relevant):</p> <p>None</p> <p>Note visual impact (eg. intrusive, low key, out of context):</p> <p>None</p>
<p>5. Street Furniture</p> <p>seats planters noticeboards bollards bins other (note)</p>

None

Note condition/value:

None

6. Safety

safe to cross safe to walk along safe in daytime safe at night

Completely safe in daytime, maybe uncertain at night

7. Parking

on-street throughout on street in parts only none on-street
off-street for residents, businesses etc. car park

Not applicable

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.

Very constrained, no views out

10. Building Heights

one storey **two storey** three storey four storey other (add notes)

One three storey house

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 footpath 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 green space</p>								
<p>15: Buildings</p> <p><i>Note range of wall, roof and window/door materials used:</i></p> <p>Brick and render walls, tiled roofs, timber (occasional upvc) doors and windows</p> <p><i>Note condition, quality, how well kept etc.:</i></p> <p>Mostly very well looked after</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>Opens out into large turn-round area where it joins the end of Hill Street</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 style="width: 100%; text-align: center;"> <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 1 st 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>One higher building</p> <p>Terrace at right angles halfway along</p> <p>Footpaths off, eg. into Sainsburys</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>Uncertain ownership/control of area at bottom of Hill Street.</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.

**Really interesting, tucked-away but well (pedestrian) trafficked area
Pleasant Victorian houses, nice front gardens (but probably not back gardens or parking)**

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'!)

Probably no space for anything new

Ross-on-Wye NDP
Town Centre Appraisals - The Crofts
Photos



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