

TOWN CENTRE CHARACTER ASSESSMENT

Street surveyed: BROOKEND STREET

Surveyor(s): J. DRAPER

Date: 3-9-16

(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.

1. Type of Street

main traffic route traffic cut-through local route cul-de-sac

two-way one-way

2. Pavements

over-narrow over-wide decent width varying width dropped kerbs

Note surface material(s): Tarmac mostly some paving.

Note condition: Reasonable

3. Lighting

street lamps wall lamps

Note quality/effectiveness: ← mostly against shop walls.

4. Signs

Note public signs (eg. traffic or pedestrians):

Note shopfront signs/hanging signs (if relevant):

mostly on fascia - a few hanging signs

Note visual impact (eg. intrusive, low key, out of context):

low key

5. Street Furniture

seats planters noticeboards bollards bins other (note)

Note condition/value:

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/s

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

Various heights & width of road

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)

Some 2 mostly 3

11: Building Frontages

flat/parapet front gable facing street hipped (sloping back)

Very varied + some of architectural interest, age
(photos 8, 9, 11)

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

mostly just pavement in front of shops - pavement varies in width.

13. Variety

very consistent style/character consistent style/character

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

Some of great age - historical interest - a few modern
eg. New Aldi supermarket

14. Uses

residential shop office workshop store uncertain

car park green space

Some housing off main road (Millbrook house) + Serendipity
meadows. (photos 2, 3, 4 + 5)

15: Buildings

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

Very varied. from lath + plaster to modern - some brick
faced or rendered.

Note condition, quality, how well kept etc.: ~~Extensive~~ Extensive

Reasonably maintained

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

Serendipity meadows is a small row of old cottages (photos 5)
The car park near entrance to swimming baths + The bowl
photo ① is uneven + pot-holed. entrance at 1a

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 1st World War

Inter-war 1950s-1970s 1970s-1990s 1990s-now

Modern block of flats next to modern Aldi Supermarket. Photos 2+3 but mostly very old characterful buildings

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).

Historic nature of buildings + variation of styles
Ancient alleyway between shops on East side. (Identified at photo 9a)

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).

Various widths of road + illegal street parking can be hazardous.

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.

Characterful, historic area of Ross town centre. which can be noisy balconies when clubs, pubs turn out. Could be more valued as a site for tourists if history of area was available & made known on Notice boards

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'!)

Maintain historic nature of the area.

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



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