

TOWN CENTRE CHARACTER ASSESSMENT

Street surveyed: Edde Cross Street

Surveyor(s): Jeff Bishop

Date: 19/01/17

(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>2. Pavements over-narrow over-wide decent width varying width dropped kerbs</p> <p>Note surface material(s): some tarmac, some small concrete slabs</p> <p>Note condition: mostly OK, some a bit patchy</p>
<p>3. Lighting street lamps wall lamps</p> <p>Note quality/effectiveness: quite adequate</p>
<p>4. Signs Note public signs (eg. traffic or pedestrians): Several road route signs</p> <p>Note shopfront signs/hanging signs (if relevant): N/A</p> <p>Note visual impact (eg. intrusive, low key, out of context): not bad</p>
<p>5. Street Furniture seats planters noticeboards bollards 1 bin other (note)</p> <p>Note condition/value: unobtrusive (tucked away)</p>
<p>6. Safety safe to cross safe to walk along safe in daytime safe at night</p>

Bit of care needed to cross
7. Parking on-street throughout on street in parts only none on-street off-street for residents, businesses etc. car park
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 in places higher than wide lot higher than wide Some small gaps and varied heights
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> Important view north across the (currently) green field of Cawdor Arch field Important view to south to the church spire
10. Building Heights one storey two storey three storey four storey other (add notes) Three at upper end, mostly two at lower end
11: Building Frontages flat/parapet front gable facing street hipped (sloping back) Very varied, some feature buildings
12. Building Line <i>(This is about whether the buildings are right on pavement edge, set back, with front gardens etc.)</i> 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

<p>14. Uses</p> <p>residential shop office workshop store uncertain</p> <p>car park green space</p> <p>Hotel, church</p>
<p>15: Buildings</p> <p>Note range of wall, roof and window/door materials used: Render, brick</p> <p>Note condition, quality, how well kept etc.: Varying condition, nothing really bad</p>
<p>16. Other spaces/features (This is about any other features that do not fit above, eg. street trees, plaques, oddities over to you.)</p> <p>Plaque to Nelson's visit on hotel, few interesting features (bays, balconies)</p>
<p>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.)</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>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).</p> <p>Old hotel at very top, hotel halfway down, notable trees halfway down on left</p>
<p>19. Distinctive Features Negative:</p> <p>Note any features that deduct from the character to the street. These can be large (a poorly designed building) or small (a poor shop sign).</p> <p>Nothing much</p>
<p>20. And? Over to you – what else would you wish to comment on</p>

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.

The street feels rather dead; it is neither clearly a residential street or a commercial street. That is probably mainly because it is a relatively significant through traffic route. Looking carefully there are in fact some quite interesting buildings, and a good variety – larger at the top, smaller lower down

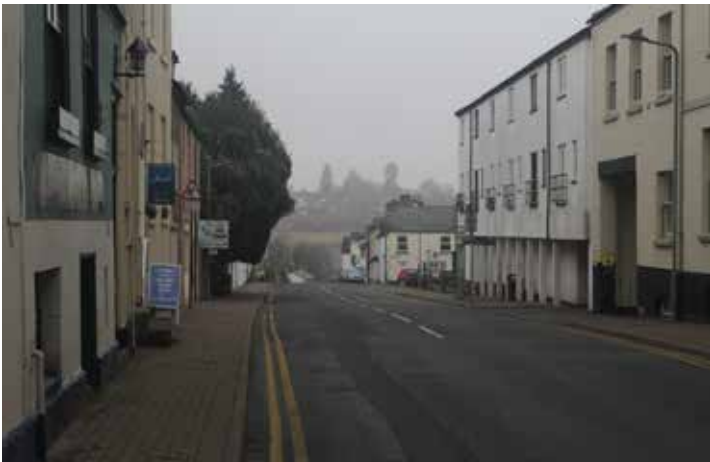
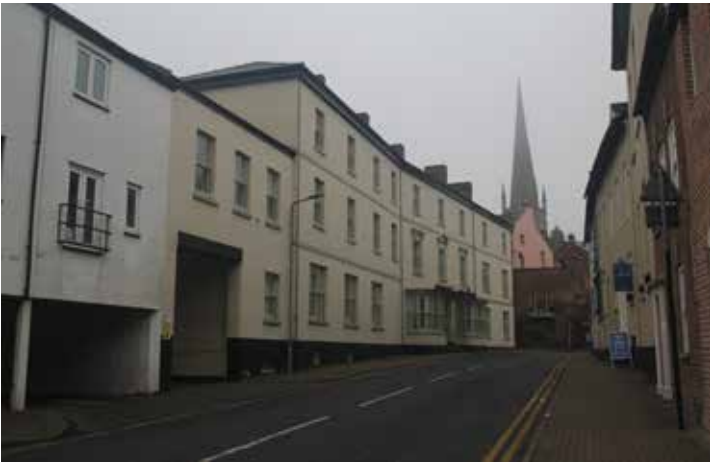
PART THREE: DESIGN GUIDANCE

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'!)

Any emerging site likely to be small, care needed to draw guidance from the immediate surroundings. Important to keep to front of pavement as building line. Use of render probably most appropriate (very few buildings in brick).

Watch out for possible new church building!

Ross-on-Wye NDP
Town Centre Appraisals - Edde Cross Street
Photos



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