

TOWN CENTRE CHARACTER ASSESSMENT

Street surveyed: Rope Walk

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

Pedestrian Access only.

2. Pavements

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

None

Note surface material(s):

Tarmac/Concrete

Note condition:

uneven - damaged - rutted in places - see photos 3 & 4

3. Lighting

street lamps wall lamps

Note quality/effectiveness:

4. Signs

Note public signs (eg. traffic or pedestrians):

Note shopfront signs/hanging signs (if relevant):

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

5. Street Furniture

seats 2 planters noticeboards bollards bins 4 other (note)

Note condition/value:

Seats in reasonable condition
Bins are new

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

none

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

Narrow pathway

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.

Views towards River + countryside beyond.

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)
varied / individual see photos 1, 2 + 7.

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

13. Variety

very consistent style/character consistent style/character

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

Some very old cottages

14. Uses

residential shop office workshop store uncertain

Public house

car park green space

15: Buildings

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

Tide / slate roofs
Brick - Stone built - rendered
Note condition, quality, how well kept etc.:

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

Trees - plaque (blue) on one cottage + side of slope +
Anchor P/M

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

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).

Community maintained garden behind Kope + Anchor P/H.
2 Blue plaques

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).

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.

Attractive open aspect across flood plain towards countryside which is well used by dog walkers visitors & the community. Is used by community for events.

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'!)

Historic nature of area & open aspect.
Flood plain so building is not advisable.
Improve planting sustainability to enhance public enjoyment. Create environmentally friendly insect bee habitats for sustainable biodiversity.

Ross-on-Wye NDP
Town Centre Appraisals - Rope Walk
Photos

