



ROSS-ON-WYE CHARACTER AREA SURVEY

The Character Area surveyed (its number): Area 7 Merrivale

The survey team included: Caroline Utting

Date of survey: 9.01.17

General

1. What's the general pattern of the roads and blocks of buildings? If there are a few, can you show the different ones on the map?

(Regular, irregular, straight, curved, small blocks, large blocks, narrow, wide open, contained, spacious etc.)

- A series of minor roads and culs-de-sac weave through Merrivale. With increased through traffic it has become a bit of a rat-run during rush hours, providing an alternative route for vehicles travelling from the north east side of Ross to the south and vice versa.
- There are several distinct areas of development within it.
- A mixture of curved and straight roads.
- Despite narrow roads the area feels spacious due to generous front gardens in most cases.
- There are 4 notable green spaces
 1. a field used for horse grazing
 2. a large communal grassed area with a lake at Merrivale Farm
 3. a small green between Lakeside Drive and Merrivale Crescent notable for its willow trees.
 4. A small green with trees in Merrivale Crescent.

2. What's the general mix of buildings?

(All residential, some mixed, commercial, industrial, other? If you can, mark any non-residential uses on the map.)

- An exclusively residential area.

Houses

3. Are they all on one building line or does that vary?

(On pavement, with small front gardens, with large front gardens, well set back etc.?)

- The majority of houses are set back from the road with gardens.
- A few C19th (and earlier) cottages on Alton Street are close to the pavement and have only a few steps to separate them from the road.

4. Can you guess when all (or different ones) were built?

(Try: medieval, 19th century, inter-war -1918-1839, post war - 50s/60s, later 20th century - 70s/80s, more recent 90s to today.)

- The map indicates building ages (best guess, some maybe a decade out)
- The area was rural in the C19th with a few dispersed cottages, larger houses and a farm.
- The inter-war period saw a spurt in development as did the 1960's.

5. What heights are they?

(All one height on each house or varying per house or in stretches, or are there extensions etc. that are different?)

- A mixture of 1 and 2 storey dwellings fairly evenly segregated.

6. Would you call the houses very small, small, medium-sized, large, very large (or a mixture)?

(Your guess!)

- Mostly medium sized homes.

7. What are the main building materials used?

(On walls, roofs, chimneys, windows etc.)

- Brick with one or two Old Red Sandstone (Merrivale House & Cottage) and render.
- Most have chimneys
- Roofs are tiled apart from the older buildings which are slate.
- Windows vary from wooden to metal to plastic.

8. Are front gardens open or closed in?

(If open, just grass or bushes etc.? If closed, low walls, high walls, hedges, full of greenery, paved etc.? Well maintained?)

- Most of the gardens have low walls or fences. There are a few hedges.
- They have a variety of small trees, shrubs and herbaceous plants.

9. Any idea about back gardens (if you can see them)?

(Big, small, fenced, with walls - low/high, heavily greened or just grass, paving, decking? Well maintained?)

- Back gardens are fenced, hedged or walled.
- It's not possible to see much.

10. What are the parking arrangements?

(On the street, pull-off spaces, single garages, double garages & some of each? Any way to tell if the garages are actually used for cars & most aren't?)

- Most properties have driveways but there is on street parking in Aton Road – Pre – C20th terraced cottages and maisonettes in Merrivale Lane and The Gresleys.
- Workers use the town end of Merrivale Lane for parking.

11. Are there major trees in front or back gardens?

(On their own or in lines? Do those lines of trees go off into the surrounding areas? If so, try to show those on the map.)

- There are a number of mature trees in the area. Most notably the avenue of trees at The Avenue end of Eastfield Road. Also in Merrivale Crescent and Lakeside Drive, Merrivale Farm and some of the gardens in Alton Street.

Roads and Public Areas

12. What are the roads like?

(Wide, narrow, about right? Is there on-street parking? Does that limit access/movement? Well maintained?)

- They are fairly narrow which causes a problem where there is also on-street parking.
- They are in a reasonable state of repair.

13. Are there always pavements to walk along? Well maintained?

- There are pavements throughout the area, in Alton street they are narrow.
- Most of the pavements are reasonably well maintained apart from Alton St where vehicles often mount them and have caused damage.

14. Are there other footpaths that link through the area or into other areas?

(Try to use the map to show where.)

- Yes. See map.
- The Town and Country Trail runs the length of the south easterly border to this area.
- There is a path behind some houses in Merrivale Crescent linking to Eastfield Road.
- Two paths link Eastfield Road to Merrivale Lane.

15. Are there street signs?

(Lots? Just a few? Necessary? Too many?)

- Just a few.

16. Is there street lighting? Is it obtrusive or low key?

- There is new LED lighting throughout.

17. Do you think it is entirely safe here? At night? Would children feel/be safe?

- It feels safe.

Now some Broader Judgements!

18. Are there any features, additions, oddities (from any covered above or others) that detract from or damage the character of the area?

- On-street parking.
- Narrow pavements combined with heavy goods lorries and tractors make walking in Alton Street unpleasant.

19. Are there any features, additions, oddities (from any covered above or others) that help to create a clear and positive character for the area?

- The street trees in Eastfield Road.
- The open spaces
- The backdrop of Penyard and Chase Hills.
- Generally regular, well spaced building.

20. If you had to pick just one or a few of all the aspects above that most help to shape the character of the area, what would they be?

- Distinct areas of uniformity of height and style of buildings.
- Edge of town, closeness to open countryside.
- Generally regular, well spaced building.

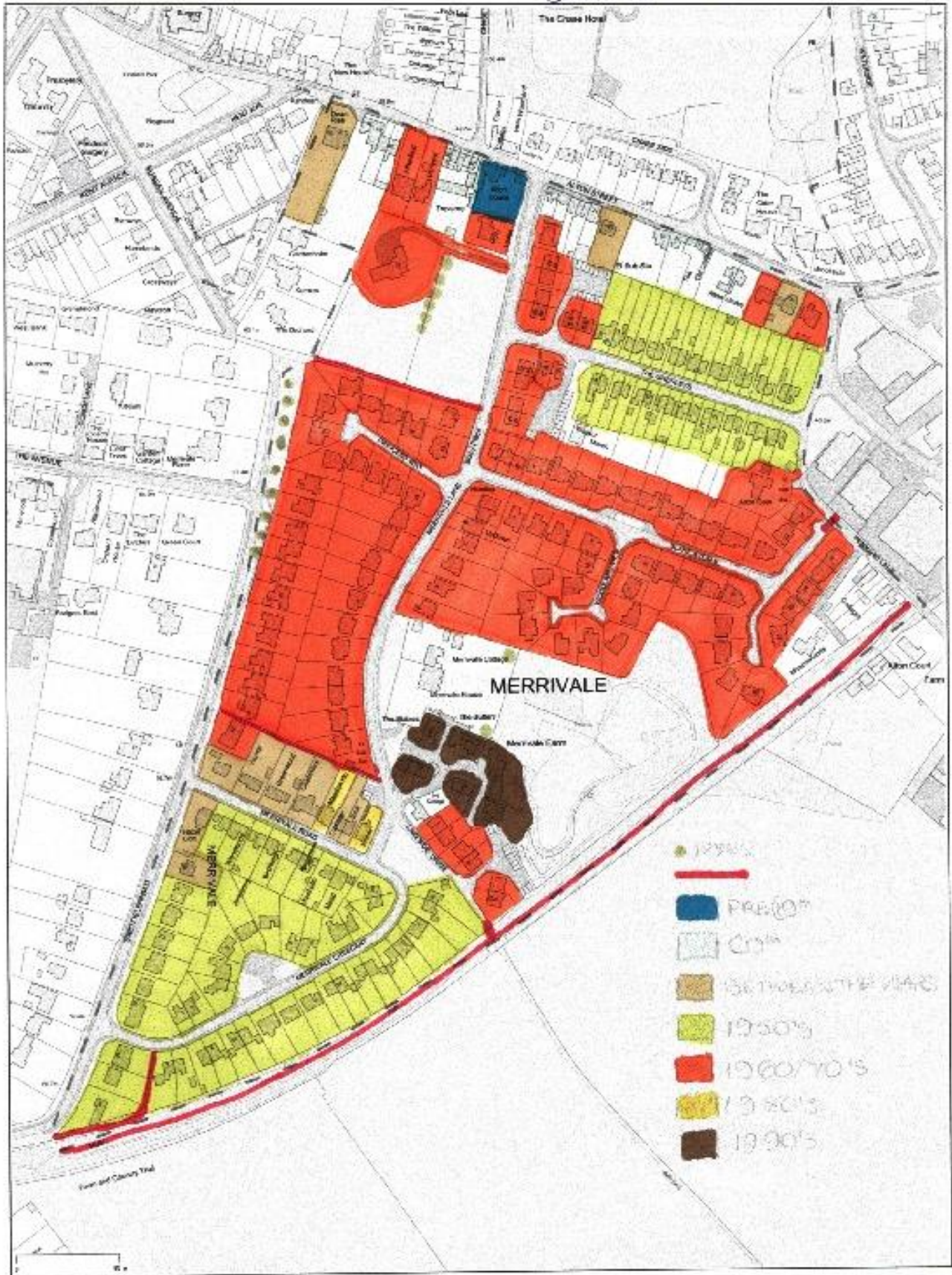
21. Any other comments, things we and the form have missed?

22. Is this a distinct area? Are the boundaries sensible? Looking at the overall map, should it be combined with others? Should it be sub-divided?

- Yes this is a distinct area.

Merrivale

Caroline Utting
9.01.17



Ross-on-Wye NDP
Character Area 7 - Merrivale
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