

ROSS-ON-WYE CHARACTER AREA SURVEY

The Character Area surveyed (its number): Area 10 Roman Way and Lincoln Hill

The survey team included: Caroline Utting

Date of survey: 21.12.16

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 meandering spine road (Roman Way), gently rising from its junction with Archenfield Road at the west end to Walford Road at its east end, with avenues and culs-de-sac on both sides.
- Spacious and open.
- There are 5 notable green spaces:
 1. Green with trees and a stone at Duxmere Drive
 2. A park with children's equipment at the junction with Archenfield Road
 3. A Kick-about area accessed Redwood Close and Watling Street.
 4. A small green with trees in Juniper Place.
 5. A small green in Sycamore Close

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.)

- The estate is entirely residential.

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 building line varies in some places but in general all the buildings are set back from the road with open gardens at the front and driveway parking.

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.)

- Mostly 1981/2

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?)

- There is a mixture of single and two storey dwellings. Some roads are exclusively single storey (Vectis Close, Corinium and Danum) and others exclusively two storey (Redwood Close, Silver birches, Broadleaves, Beeches, Rowan, Bakers Oak, Tintern, Goodrich, Lincoln, Sycamore and Laburnam).
- Many properties have had conservatories added and some have extended. There are a number of garage conversions to living space.

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

(Your guess!)

- There is a real mixture from starter homes to large family homes.

7. What are the main building materials used?

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

- A mixture of brick (mostly light in colour) and tile or wood cladding detail. The Redwood Avenue area on Lincolns Hill includes mock Tudor type beams and rendering.
- Roofs are tiled.
- Windows were originally wooden framed but many have plastic replacements now. The frames are predominantly white, although the modern taste for grey is beginning to appear in replacements.
- Only some properties have chimneys.

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?)

- The gardens are mainly open and grassed with shrubs although some have been hedged in. One or two are fenced.
- For the most part they are well maintained. Some owners have taken the trouble to landscape their front gardens.
- The smaller, densely built properties are sometimes less well looked after.

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?)

- Most rear gardens have 6' wood panel fencing, which makes them difficult to see into. It wouldn't seem to be unreasonable to assume for the most part the condition of the front garden reflects the condition of the back garden. From my experience of canvassing the estate I can confirm many of the rear gardens have patios or decking.
- The size of garden general reflects the size of the house. There are some larger corner plots.

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?)

- Almost all the properties have parking provision. Mostly driveways and garages. Some terraces and the maisonettes have separate garage blocks. Some of the larger properties have double garages. The increased number of vehicles per household results in some on-street 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 few mature trees on the estate. Those that are there tend to be of smaller varieties such as prunus or birch.
- Lincoln Hill house has some big firs growing around it.

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?)

- Roman Way is wide and all the houses along it have off road parking although the number of vehicles per property is sometimes greater than the available parking space so there is some on-road parking. It seems the estate is popular with trades people/owners of transit vans and in places there is vehicle crowding, particularly noticeable at weekends.
- The roads are generally in a good state of repair.

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

- There are well maintained pavements throughout apart from one or two roads where a driveway leads to multiple properties.

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.

15. Are there street signs?

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

- A few, road names and speed limit.

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

- New LED lights were installed in 2016. They direct light downwards and are not intrusive.

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

- The area feels safe and there is little reported crime.

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?

- Apart from one or two poorly maintained properties, overall this is a well cared for estate, if a little bland.

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?

- There are some nice green spaces for community use. See map.

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?

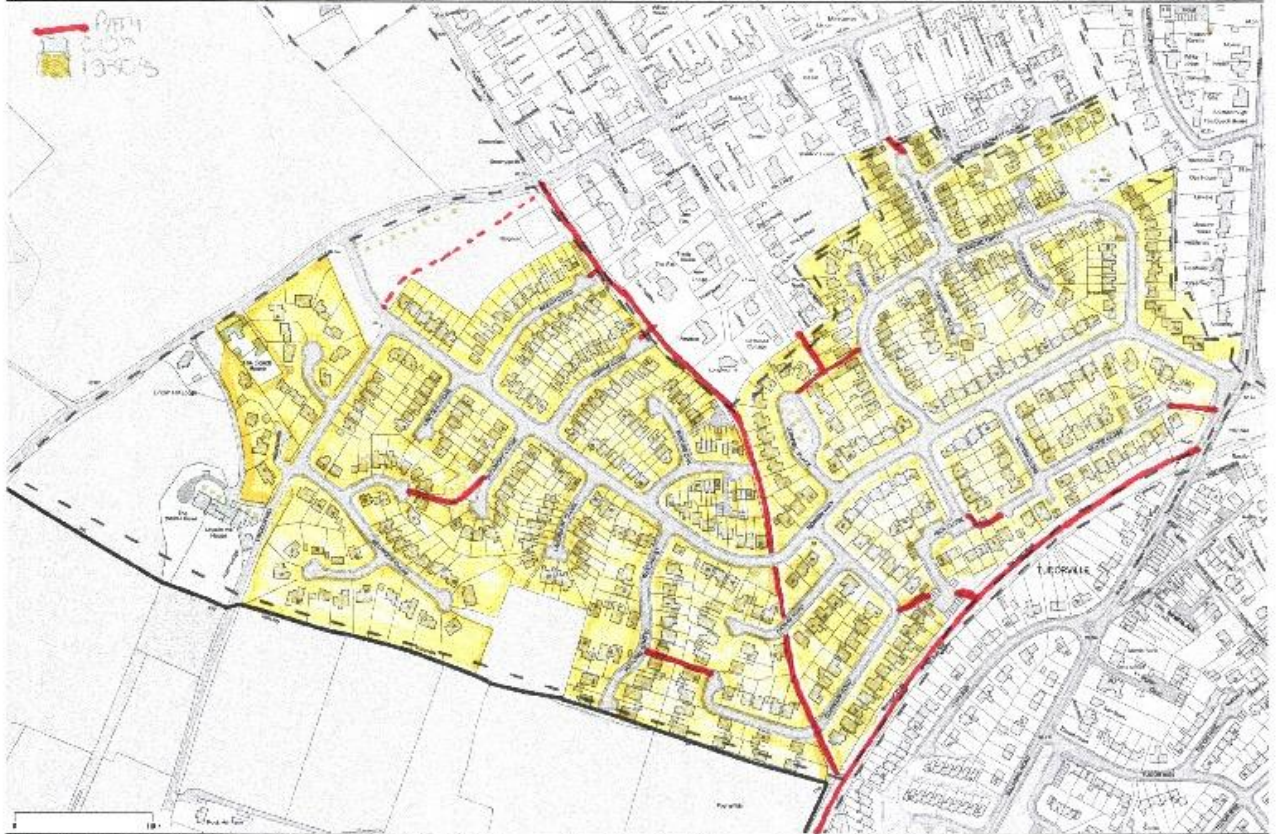
- Uniformity of building style, materials and height of buildings.

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

- A mature estate.
- The open green space in Duxmere Drive contains a group of very old trees (5, one dead) and a stone that is marked on C19th maps. Don't know what the significance is, however.

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.



Ross-on-Wye NDP
Character Area 10 - Lincoln Hill and Roman Way
Photos



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