

ROSS-ON-WYE CHARACTER AREA SURVEY

The Character Area surveyed (its number): 11 Tudorville & Fernbank Road

The survey team included: Caroline Utting

Date of survey 22.12.16

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.)

- Walford Road cuts through the middle of this area. It is a main route in and out of Ross-on-Wye, taking traffic from or down the wye Valley.
- Other roads are culs-de-sac coming off it.
- There are several clearly defined areas of development within Area 11. Worker's cottages were built along Walford Road, Chapel Road and Tudor Street during the C19th. There is later mixed infill along these roads. Purland, Tudor Rise, Churchill Place and Walford Avenue comprise local authority housing built after WWII. Okell Drive C1990, The Vine Tree Farm estate C2000, the Vine Tree mobile home park. Fernbank Road has detached houses and bungalows built at various times from the C19th onwards.
- Green space:
 1. Tudorville recreation ground by Tudorville Community Centre.

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.)

- Mostly residential but including a post office/general store and fish and chip shop, Veterinary Practice and Tudorville & District Community Centre.

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 greatly from one road to the next. Older, terraced cottages along Walford Road for example have no front gardens. However, the majority of dwellings have front gardens and are set back 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.)

- Fernbank Road – the oldest buildings are Fern Bank House and Fern Bank Cottages C19th. The rest are more modern dating from the inter-war period to 2000.
- Okell Drive - 1990's
- Woodmeadow Road - 1970's
- Chapel Road & Tudor Street – Some C19th cottages but infill throughout the C20th and C21st.
- Purland, Tudor Rise, Churchill Place and Walford Avenue -1950's
- Woodedge – 2000's
- Vine Tree Estate – 2000's
- Walford Road – C19th to 2000'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 buildings – mostly 2 storey.

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

- A mixture.

7. What are the main building materials used?

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

- Brick, local Old Red Sandstone, render and some wood or tile cladding.
- Wooden or plastic window frames
- Slate and tile
- Most of the 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?)

- Those that have front gardens are generally fenced or hedged. The older properties have walls and some have railings.
- Many of the properties have well maintained gardens but a significant percentage don't – 30%.

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 quite generous in most instances although some of the smaller, terraced cottages have a yard rather than a garden.
- They are mostly fenced.

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?)

- On street in areas. The older properties (C19th) and local authority built housing (Purland, Tudor Rise, Churchill Place, Walford Ave, Woodedge) did not originally have off road parking although some owners have created parking in their front gardens.
- There are garage blocks in Walford Ave and Tudor Rise.
- Privately built developments have driveways and garages.

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.)

- Generally speaking no although some of the houses in Fernbank Road have mature trees growing in their gardens.

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?)

- Quite narrow apart from Walford Road. On street parking makes movement difficult in places.
- The surfaces are in good order for the most part.

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

- Only some roads have pavements.
- They are in reasonably good condition.

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?)

- Just a few.

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

- There is little street lighting in Fernbank Road, Chapel Road and Tudor Street
- Other areas are better served.
- It is low key.

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?

- Some of the properties are poorly maintained and have untidy gardens
- On street parking, rather haphazard in places, detracts from some areas.

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 Post Office and Fish and Chip Shop, Community Centre, Outdoor Gym and Playing field create a village feel.
- Some older buildings have interesting architectural features. See photos.

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?

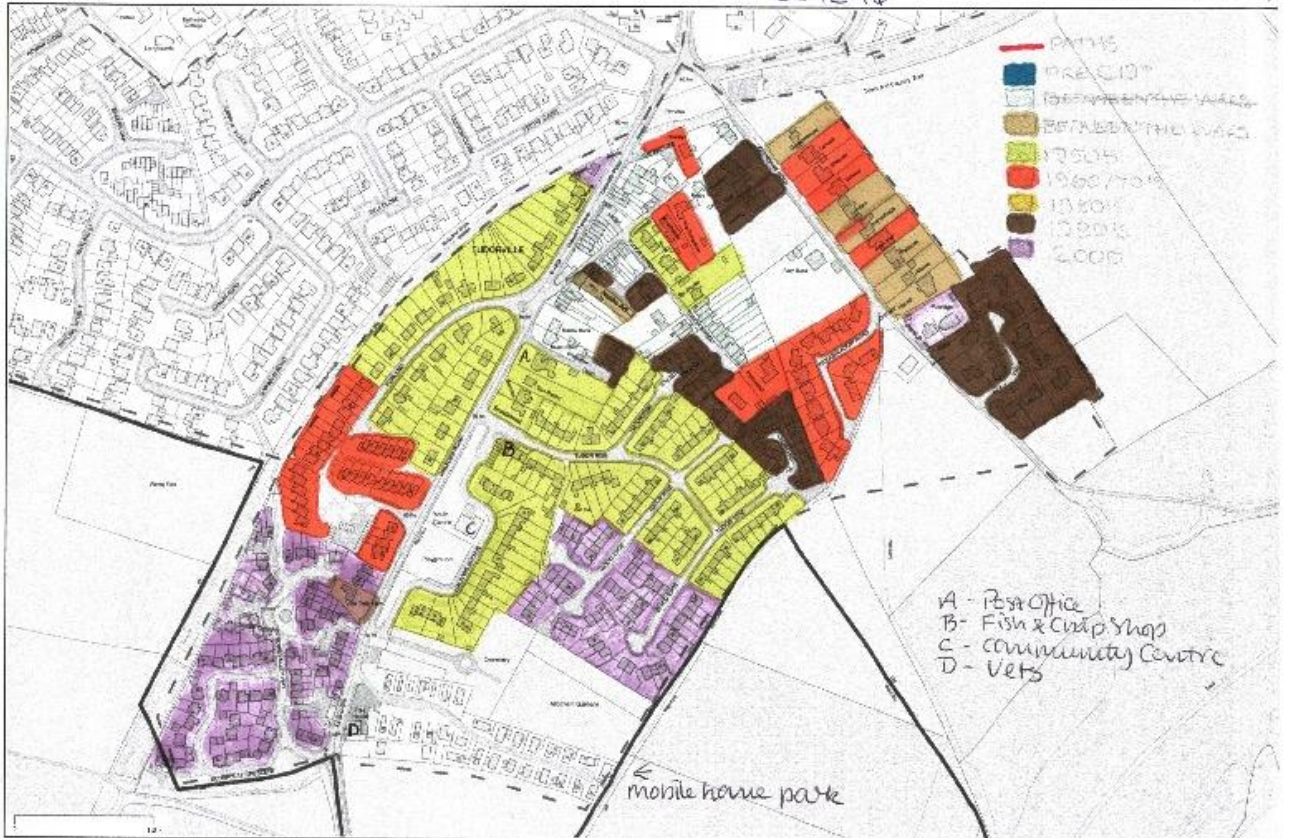
- Local authority housing
- Haphazard infill.
- Distinct areas of development.

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

- No. Not that I can think of.

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?

- Fernbank Road forms the north east boundary to this area but feels quite different to the rest of it. It has more in common with Area7 Merrivale.



Ross-on-Wye NDP
Character Area 11 - Tudorville and Fernbank Road
Photos



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