

SETTLEMENT ASSESSMENT PROFORMA

Surveyors(s):

Character Area: ...Ebley Road – East of Horsetrough roundabout....

Date:Feb 2016.....

Weather:Cloudy.....

- Look through all the questions before starting.
- For almost all the questions on Pattern and Buildings just ring a word (or two) in each box that best fits what you know/see and, as necessary, add some notes about quality, condition etc. in the space below.
- The final Summary questions include their own instructions.
- Leave any questions that do not seem to apply.
- Take a form, clipboard, map, camera and a pen or two with you when you go out.
- Take any photos you think are useful (often more useful than some words) and add any photo names/numbers in the right hand boxes once you get back to 'base'.

1. PATTERN

Character Element	Photo(s)
<p>A. Topography:</p> <p><i>Ebley Road is mainly flat.</i></p>	
<p>B: Layout:</p> <p><i>Ebley Road is linear. Most buildings are set well back from the road with long front gardens bounded by walls, hedges and some fences. Older buildings tend to have plots that are wide and long, with gardens on the south side of Ebley Road backing onto the canal. There is some secondary development in the back gardens of houses on the north side. Dove Hill is a new development off Ebley Road with a grid like layout and small gardens.</i></p>	
<p>C: Spaces:</p> <p><i>There are large spaces between some of the houses and large fields to the south of Ebley Road stretching down to the canal. There are also some industrial buildings with spaces around them such as Xograph. There are two communal play spaces at Dove Hill and some open space with limited public access.</i></p>	
<p>D: Green and Natural Features:</p> <p><i>Doverow Hill and the views towards the canal and Selsley do provide a green backdrop to the area. Many of the houses have mature trees and hedges on their boundaries.</i></p>	
<p>E: Wildlife and Ecology:</p>	

<p>Some of the fields leading down to the canal are used for horses. The canal attracts wildlife including birds such as kingfishers but it is unclear if the wildlife strays up to the busy Ebley Road. .</p>	
<p>F: Roads, Streets and other Movement Routes:</p> <p>Ebley Road is quite wide and has a pavement on the north side only. The road is busy but traffic speed is limited by traffic calming measures. It was the main road heading towards Stroud but it not usually congested at this point as most traffic now uses the Ebley bypass. There is a bus route and bus stops on the road.</p> <p>All the houses have driveways and off road parking. However parking seems to be an issue on the new Dove Hill development which has limited visitor parking spaces.</p>	
<p>G. Landmarks:</p> <p>Selsley church with its distinctive tower is clearly visible and beyond it the open space of Selsley Common. The wooded Cotswold escarpment is also an important landmark.</p> <p>The Horsetrough at Horsetrough roundabout is visible from the bottom of Ebley Road.</p>	
<p>H: Views Out:</p> <p>The most notable views out are south towards the Cotswold escarpment, Selsley Common and Selsley church. It is also possible to look north to Doverow Hill from some locations.</p>	
<p>I: Views In: Are there places around* where it is possible to get views into this area? (* You will need to go round and about to spot these.)</p> <p>It is possible to view the area from Selsley Common and from Doverow Hill.</p>	

2. BUILDINGS AND DETAILS

<p>A: Predominant Building Shape and Heights:</p> <p>Ebley Road is a mixture of many different housing types ranging from old, large Victorian detached properties to the new modern mixed development of flats, terraced and detached houses at Dove Hill. There are some 1930's properties with bay windows and also several bungalows, several of which have been converted to chalets/houses.</p>	
<p>B: Roofs:</p>	

<p><i>Most houses have pitched tiled roofs but the exact style varies depending on the age and style of the house.</i></p>	
<p>C. Predominant Materials:</p> <p><i>There is no predominant style of building material although most of the houses are red brick but some have been rendered. Boundaries are mainly brick walls, hedges and some fences. Most properties have a front garden and off street parking.</i></p>	
<p>D: Details:</p> <p><i>The properties vary in detail depending on their age and style – there is no common theme.</i></p>	

3. SUMMARY

A: In a few words or a sentence or two, what are for your group the key positive features about this area? What makes it special?

Ebley Road has some very attractive properties. The open views towards Selsley are its most attractive feature together with the access to the canal for properties on the south side.

B: In a few words or a sentence or two, what are for your group the key negative features about this area? What detracts from it?

The speed of traffic. The area is not purely residential with a number of industrial uses and a car wash that detract from the semi-rural outlook. It also has the feel of a no-mans land as it is not closely connected to either Stonehouse or Stroud.