

Character Area.....

Assessor(s)..... Date, day and time.....

1. Topography & Zones
Describe the landscape setting/gradient of the local area (flat, sloping, valley, plateau, hilltop, etc). Is it in the Flood Zone, Green Belt, Conservation Area?
2. Land uses
How is the land used? Residential, retail, leisure, recreation, commercial, employment, community?
3. Layout
What is the relationship between buildings, spaces and routes, and how are these elements arranged in relation to each other? What size are the building plots (wide, narrow, long, short, etc.). It may help to divide the assessment area into separate zones, or treat each street individually.
4. Buildings
Describe the buildings. Mention building heights (storeys), arrangement (detached, semi-detached, terraced or apartments), materials, construction era, roof types, window types, distinct/predominant architectural features, general condition, etc.
5. Streetscape
Describe the streetscape. Lamp posts, benches and seating, street surfacing material, signage, boundary treatments (wall, fence, hedge, open), road markings, grass verges. Is lighting adequate?
6. Road use (non-motorised)
Describe the footpaths, cycle paths, shared surfaces, rights of way, pedestrian short-cuts, alleyways, bridleways, etc. Consider ease of use for pedestrians, cyclists, people with prams, wheelchair users, people with limited mobility, eg are there lowered kerbs, is it easy to cross the road?
7. Traffic and parking
Consider the traffic routes and availability of parking. Describe how the road is used by motorised traffic, eg main road, cut-through, cul-de-sac, etc. Is it busy or quiet? Is it easy or difficult to park? Are there parking restrictions? Highlight any issues, such as congestion, speeding traffic, etc.
8. Green and natural features
Describe any trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc.
9. Views
Are there important views in and out of the character area (record location of viewpoint, and direction and extent of view).
10. Spaces
Describe open spaces, eg parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc.
11. Landmarks
Describe any distinct and instantly recognizable local features, including buildings, statues and monuments, and other locally significant features of the local area, both built and natural.
12. Summary of key defining characteristics/other observations
Please add your overall impression of the street(s), and any other observations you think might be relevant, such as details of local issues, comments on what works and what is inappropriate.