

Character Area F: Kirdford Road

Summary

Kirdford Road commences shortly after exiting from the Conservation Area of Wisborough Green at the north-west border of the village green where the road rises to its highest point at Windmill Hill. Kirdford Road drops away down the hill and is mainly straight with blind bends at both ends, and glimpses of farmland to either side. It carries traffic from the village to Kirdford and to Skiff Lane which is another exit onto the B2133. There is no pavement and the straight section by the main housing is conducive to the speeding that is seen as an issue in this area. On the south side of the road there are a few individual houses, a redundant nursery site, a farm, a small business yard 'Ansells Yard' and a livery stables with a timber framed farmhouse and additional farm buildings. On the northern side there is ribbon development of residential housing in a range of styles, two redundant nursery sites, a Southern Water Pump Station and a Circus storage area. The road is bordered by mainly high native hedgerows except where verges, domestic gardens and driveways open up the rural nature of this route. It is not a popular pedestrian route despite a green lane that connects with Durbans Road.

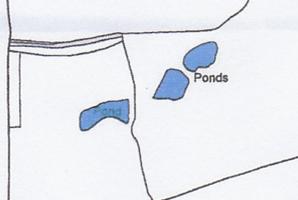
Landscape Character

This area is characterised by views of open farmland and wooded areas through the high hedgerows with glimpse of farmhouses and yards set back from the road. There are considerable woodland areas at the north western end and mature trees that border the road at intervals. A stream, or contributory, crosses under Kirdford Road and high level electricity cables cross overhead on large pylons, one of which is located close to the road. There is also an underground stream that surfaces in wet weather conditions causing flooding along the road. At the higher level there are views to the north across meadows and farmland and distant views towards Bedham Wood in the south. There are no views back into the village.

Main Characteristics

- Kirdford Road carries traffic that is fast moving despite speed restriction signage.
- There are two unofficial lay-bys created by parking on verges at one point.
- There is no pavement or street lighting and two blind bends contribute to the perception of the hazardous nature of this stretch of the road.
- There is some commercial activity with Ansells Yard, a dairy farm, livery stables and scattered agricultural buildings.
- Housing is predominantly large detached two storey properties with approximately quarter acre plots; most houses front the road with one noticeable exception on the southern side.
- Some originally single storey houses have been converted and extended into the roof space.
- Long well established gardens precede most houses with considerable hard standing parking and additional attached garaging.
- Substantial areas of large greenhouses across three nursery sites are unused and are derelict on one site creating an unattractive focal point at the village end of the road.
- The Circus storage area of redundant vehicles is an inappropriate feature of this rural environment.
- Pylons and electricity cables are highly visible at one point.
- Housing boundaries include a mixture of timber and wrought iron fencing with some brick or stone walls.
- Building materials reflect other areas of Wisborough Green with a predominant use of brick in a variety of shades, some tile hanging and some render with paint.
- Roofs are mainly gabled with steep pitch and clay tiled, there are single brick chimneys.
- Windows are mainly casement and dormer with double glazing evident; there are some larger windows and gazed doors on the lower level.
- There are no Listed Buildings.

Character Area G: Newpound Lane



KEY

- Character Area Boundary
- Listed Building
- Positive Un-Listed Building/Features
- Negative Building/Features
- Views
- Significant Trees/Tree Groups
- Street Feature
- Footpath/Bridleway
- Commercial Activities

Character Area G: Newpound Lane

Summary

Newpound Lane is a scenic route into Wisborough Green from the B2133 to the north-east, it connects Newpound with the village centre. This winding, sometimes narrow lane is bordered by native hedging and individual mature trees, overlooking farmland, meadows and paddocks in which a variety of livestock can be observed. The lane crosses an area of gentle, rolling, enclosed rural landscape, with a sense of unity conferred by small areas of woodland, streams and interesting views across more open fields with glimpses of traditional farmhouses. Small pockets of mainly residential development front onto the lane which are interspersed with more open fields and separate farmsteads accessed off the lane. The lane is a popular route with villagers and visitors alike and is well used by hikers, cyclists, holiday makers and dog walkers.

Landscape Character

Located within an area characterised by a scenic, undulating pastoral landscape of mixed geology, representing the western extent of the Low Weald. The area comprises gently sloping predominantly agricultural land enclosed by sometimes dense networks of hedgerows, hedgerow trees, and small sized woodlands. The lane is slightly sunken in places but levels out as it enters the village.

Main Characteristics

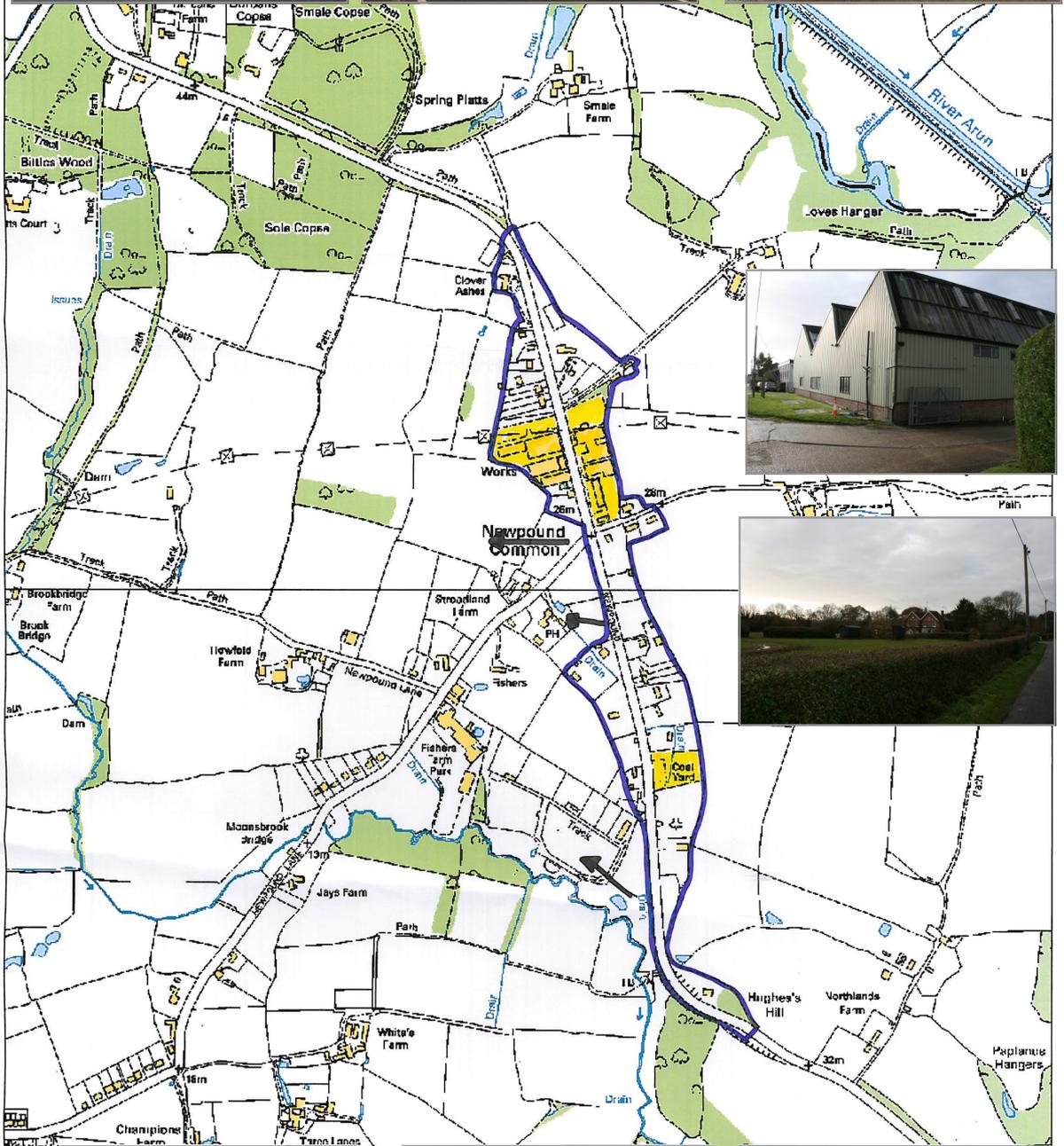
- Individual detached houses of diverse designs grouped in two separate rows fronting onto the lane and set back from the road, interspersed with fields and more isolated farms and some converted barns.
- A river Arun contributory stream crosses at the lowest point flooding across the lane above the bridge in wet weather conditions.
- There are views and vistas across sloping land to the stream and beyond and to rising farm land on either side, through footpaths, green lanes and bridleways.
- The lane narrows as it approaches the village and here the relatively high hedges on both sides, and lack of verges, create a sense of enclosure obstructing views over the surrounding farmland, contrasting with the more open character of the Lane as it exits the village towards the north-east.
- The buildings are predominantly residential with a few commercial buildings including Fishers Farm Park, the Bat and Ball Public house, Hawthorns Bed and Breakfast. The

main entrance to the local Primary School is situated near the village end of the lane.

- There are also a number of agricultural buildings including barns and livestock shelters, many converted in residential uses or garages. These are predominantly Sussex style and timber or tile clad.
- Evidence of farm diversification with new uses being accommodated including Fishers Farm Park and Jays Barn. Other non-residential uses include the Primary School at the village end of the lane and a Garden Centre.
- Verges provide some protection from passing traffic in some places but speeding is seen as an issue here.
- Buildings are predominantly two storey detached houses covering a range of periods and styles suggesting gradual growth through intensification of an area originally characterised by dispersed buildings and farms.
- Buildings with generous rectangular gardens mainly enclosed by soft hedging with some timber post and rail fencing with well tended lawns with borders, small and large shrubs and trees.
- There is a fairly simple palette of materials used on the buildings. The elevations are mostly red brick with some tile-hanging. Some converted farm buildings have weatherboarding. Some of the older buildings have exposed timber frames with brick infill.
- Roofs are mostly tiled and hipped with some gables and have relatively steep pitches with few dormers mainly located on the rear roof pitches. Most have brick chimneys, overhanging eaves and half-round cast iron gutters and downpipes.
- Front elevations are relatively formal with cottage style and panelled entrance doors fronting onto the Lane many with porches. Windows are predominantly casements with larger windows to the ground floor.
- There are 7 Listed Buildings within the character area. (See appendix).



Character Area H: Newpound



KEY

- Character Area Boundary
- Listed Building
- Positive Un-Listed Building/Features
- Negative Building/Features
- Views
- Significant Trees/Tree Groups
- Street Feature
- Footpath/Bridleway
- Commercial Activities



Character Area H: Newpound

Summary

The Newpound character area is situated on the B2133 Guildford Road and comprises two sections of residential housing separated by a commercial area. From the junction with the A272 the road rises steeply up Hughes Hill, descending in a curving sweep into two bends and a long straight stretch bordered on both sides by mainly detached houses. Just past the Newpound Lane junction are a range of commercial business premises including some industrial units, also to either side, these eventually give way to more properties. A row of semi-detached cottages, a single storey building and further individual houses on the south side and to the north some larger houses more hidden behind higher hedging. There are additional scattered individual houses as the road continues towards Loxwood with some timber frame farmhouses and barns glimpsed across rolling landscape that drops away to the right. Prior to the Durbans Road junction there is mature woodland on both sides. Several farm lanes, footpaths and bridleways exit on to the B2133 along this settlement stretch including a link with the Wey and Arun Canal. Fast moving traffic is perceived as a hazard, particularly along the straight stretch of road and the two blind bends before and after it. There is a pavement on the south side that runs from the Newpound Lane junction to the end of the row of housing.

Landscape Character

There are intermittent views over fields and through areas of woodland along this stretch of road with the land falling away gently to both sides after the lay-by at the top of Hughes Hill. Hedgerows are low in this section, as are the majority of property boundaries, giving scenic views of houses in a wide range of styles and their attractive mostly long front gardens. Some houses are partly screened by higher front hedges. The commercial section in the centre of the character area gives a greater feeling of enclosure due to the unit buildings which border, and in some places, abut the pavement. There are considerable areas of hard standing for vehicular parking in front and to the side of offices and business premises to the south and to the rear of one warehouse building on the northern side. There are narrow green verges with higher hedging and some individual mature trees as the road leaves the settlement area again with views to both sides, the land falling away revealing some timber framed farmsteads set in enclosed rural landscape. The road then descends again through a series of bends with vistas through bordering mature woodland.

Main Characteristics

- The B2133 road runs through the Newpound area carrying fast-moving traffic that is perceived as hazardous despite speed restrictions and road markings.
- There is a blind bend at the Loxwood end of the straight stretch which has been the scene of several accidents which contributes to the hazardous nature of the road in this

section.

- A pavement runs from the Newpound Lane junction past the commercial sector and terminates at the end of the row of housing to the south side.
- There is considerable commercial representation at the centre of this settlement area which includes offices, industrial units, warehouse storage, an auctioneers and garage premises.
- The wide range of housing styles include, one, two and three storey, semi and detached, four Grade 2 Listed properties, small cottages, some modern properties, three large houses and some farmhouses set back from the road along farm lanes.
- There is a network of junctions to farm lanes linking scattered houses and farms and various footpaths and bridleways with access to the Wey and Arun Canal, and to Wisborough Green village centre via Newpound Lane and Durbans Road.
- Most properties bordering the road to the south-eastern end have long front and rear gardens, properties to the north-western end however, are mostly closer to the road with smaller front gardens but with long, narrow back gardens. There is some conversion of front garden areas for hard standing for parking.
- Boundaries are mainly low native hedging but some are higher and partly screen properties. There is some timber fencing and use of brick walls.
- Barns and play equipment associated with Fishers Farm Park can be viewed from the road, as can various barns located in this rural landscape.
- Pylons are dominant where they cross the landscape, and the lay-by at the top of Hughes hill has a littering/fly tipping problem.
- Housing plots are mostly large and gardens irregularly shaped with the exception of one row of houses with long front gardens and most properties front the road, garages are a mix of detached and attached.
- Roofs are mainly steep pitches with some exceptions, notably the flat roof of the Arun garage building and the industrial buildings.
- Building materials again echo the other character areas with much use of local red brick and tile and some weather boarding and painted render. Chimneys are mostly single brick and windows a mix of sash, casement, lattice, and some modern double glazed units and use of dormers in single storey buildings.
- There are 4 Listed Buildings in the character area. (See appendix).

Character Area I: Rural Areas Outside SDNP

South of A272 Southern Low Weald North of A272 excluding areas covered in other appraisals

Summary

These two outlying rural character areas that surround and embrace the village settlement areas of Wisborough Green are broadly similar in that they feature undulating green landscape, with scattered houses and farms generally accessed from a network of lanes and tracks. Harsfold Lane leads directly south from the village crossing the River Kird and serving several properties including the manor and farm. Fittleworth Road is accessed from the the A272 on the western village boundary and serves Brick Kiln Common and Bedham. It also forms part of the boundary to the South Downs National Park. Durbans Road continues out of the village to the junction with the B2133 passing Naldretts Court, a prominent building set back and partially screened by woodland. All roads feature intermittent individual houses, some border the roads, and others are scattered around the landscape, often situated along the small, narrow lanes that exit onto the surrounding roads at fairly regular intervals. Malham Farm, Paplands Farm and Sparr Farm are all examples. There are a number of Listed properties across these areas.

Landscape Character

Numerous varied and attractive views and vistas can be seen across open countryside in both areas. The mostly tranquil lanes all have distant views as well as immediate rural scenery, their wide green verges give an impression of space and distance. There is a ridge to the north of the A272 after which the landscape is gently undulating with distinctive scattering of copses, individual mature trees, and some linear streamside woodlands. There are also more enclosed rural landscapes with a mix of grass pasture and arable fields within which farm dwellings nestle, often partially hidden by dips and hedgerows. To the south of the A272 lies a flat flood plain with associated wet grassland and habitat. A tributary joins the river Arun from the north and there are many natural ponds of various sizes dotted around in these areas hosting an abundance of native wildlife.

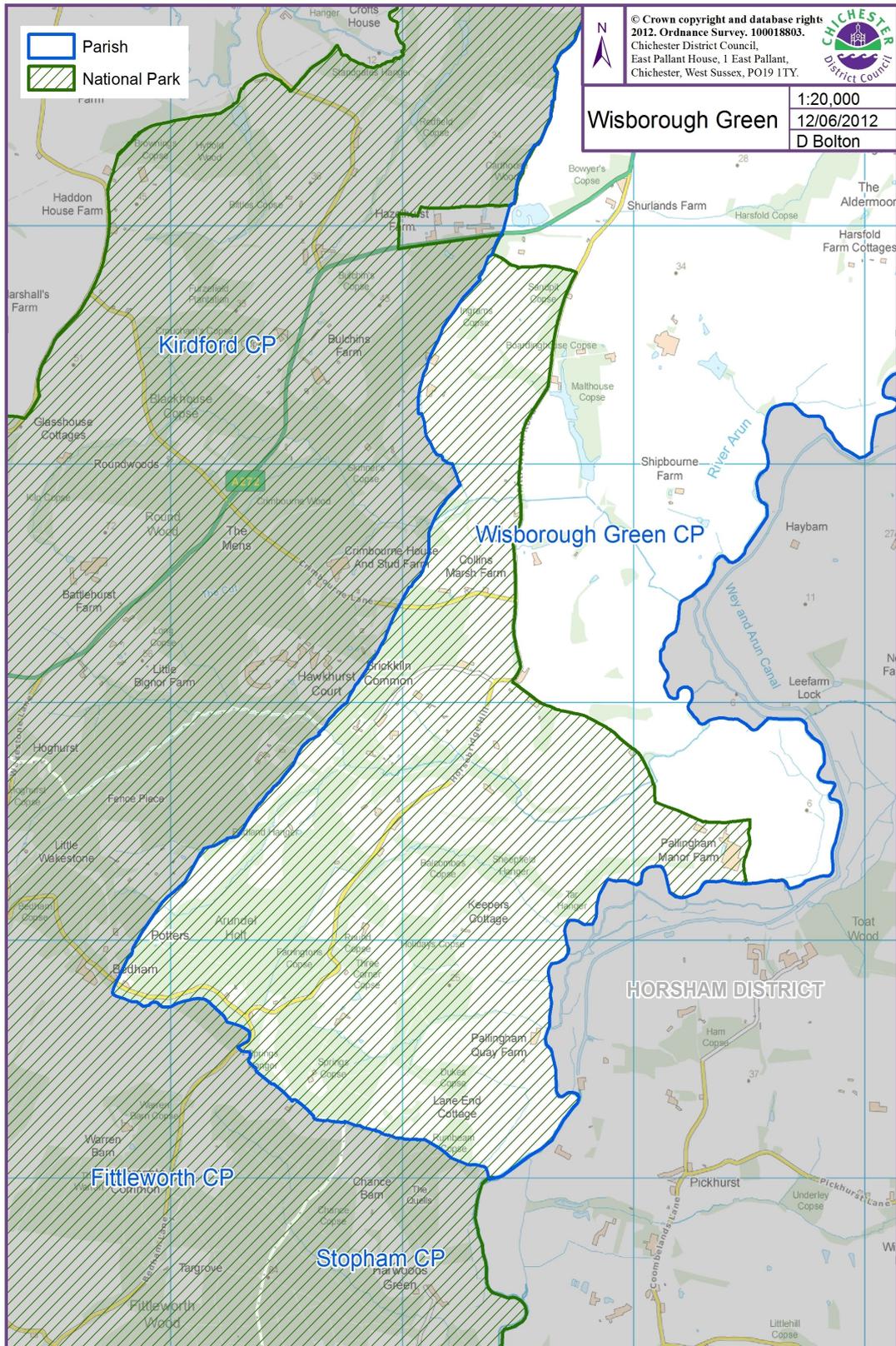
Main Characteristics

- Properties situated in these rural areas are mostly older houses, many are related to agricultural purposes. Some are timber framed, and many sit alongside barns and other agricultural buildings or related dwellings.
- Individual properties are situated in larger plots, often accessed from the network of lanes that connect the surrounding farmland.
- The rural landscape features a mix of arable fields and enclosed pasture land providing a wealth of scenic views and vistas typical of

this West Sussex area. It is gently undulating with distinctive scattering of copses, individual mature trees, and some linear streamside woodlands.

- Mature and native hedgerows predominate throughout but there is some post and rail timber fencing and stock fencing.
- There is the occasional pair of semi-detached cottages such as those in Harsfold Lane and Fittleworth Road, where there is also a short terrace of cottages 'Brickyard Cottages'.
- Most properties front onto their access roads with some exceptions such as Harsfold Manor and Paplands Farm.
- Garden sizes vary, often according to the property size but are in general larger; many cannot be seen from the main roads due to their access from the lanes.
- Wharf Farm on the A272 features residential and retail units and a horsebox storage area, there are some light industrial/retail units located at Lowfold Farm in Fittleworth Road, and similar units with workshops at Malham Farm on the B2133.
- There are self-catering cottages at Lower Sparr Farm.
- Materials used throughout these areas are in keeping with the rural nature of the environment, mostly local brick and tile with some stone walls and Sussex stone roofs. There is some weatherboarding or timber cladding.
- Roofs are mainly hipped and gabled with the steep pitches familiar to the area.
- Garages are generally separate from the properties and placed to the side.
- Windows are the usual mix of sash and casement, doors are also in keeping with the rural environment, Brickyard Cottages feature arches for doors.
- Chimneys feature on all properties, some have more than one and they are large and numerous at Harsfold Manor.
- The Wey and Arun, partly restored, canal runs through the area of the southern low weald featuring many scenic locks and bridges, and contributing additional views of countryside across water. It is un-restored and filled in through Orfold Farm and is accessed by Wey South Path.
- The east-west pylon line is dominant where it crosses the landscape.
- There are a number of Listed Buildings within the Character Area (see appendix).

Character Area J: Rural Areas in the SDNP



A small section of the Parish was included in the South Downs National Park created on 1 April 2011, as shown.

Character Area J: Rural Areas in the SDNP

Summary

This part of the Parish lies within the South Downs National Park (SDNP) and takes two different forms. At Shurlands Corner, the Fittleworth Road departs the A272 on a sharp bend as it leaves Wisborough Green en route to Petworth, heading for the village of the same name which is its destination. The road gently curves between low rolling ground marked by pasture fields edged by hedges with native trees occurring intermittently along their lengths both parallel to the road and at right angles. There are no pavements or lighting. The lane crosses a very small tributary of the river Arun before heading up over Bedham. To the east of the road the river Arun reaches its highest tidal point at Pallingham Quay. Along its length there are far views of woodland. However, approaching Bedham the ancient wood of the Mens takes over to the west of the road such that the whole panorama is then dominated by woodland; this is regarded as the least disturbed part of England. The return journey from Fittleworth to the village has mossy covered banks alongside the lane topped by beech trees thus providing a similar experience to entering a tunnel. At one point there is a wonderful view of the low lying land but it is brief, short-lived and comes as a bit of a surprise!

Landscape Character

There are intermittent open views of pasture to both sides with well maintained hedges and occasional blocks of woodland plus a plantation of trees interspersed by intermittent tracks to isolated farmhouses joining the road. Mature trees dot the horizon as well as the hedgerows. There are no views back into the village nor onto the South Downs rather, after the road links back to the A272 past Hawkhurst Court, the views are enclosed by or directly of, ancient woodland. Some of this is common land administered by the Association of Bedham Commoners in association with the woodland's owner, the Sussex Wildlife Trust. The fact that this area remains wooded is a tribute to the active vigilance of local residents who firstly in the 1960s dissuaded the owners from clear-felling it all and secondly in the 1970s got the route of some pylons diverted to avoid damaging the habitat of a very rare beetle.

Main Characteristics

- Fittleworth Road is derived from a lane which used to serve a variety of isolated farmhouses. It carries consistent traffic but speeding along this section is an issue.
- Sections of the verge are recorded as Notable verges supporting species such as Primrose, Early Purple Orchid and others.
- Residential housing is predominantly comprised of detached farmhouses, two storey in height in a range of styles although some occasional residences are single storey. Very occasionally a house fronts the lane.
- Most garages are detached on older properties and attached on newer properties and there are some dispersed areas of hard standing.
- Some agricultural buildings and industrial sheds are hidden at the end of tracks including businesses such as Champions Caterers.
- Roofs are mainly gabled, some hipped, and tiled with steep pitches and overhanging eaves.
- Properties have mainly single brick chimneys with some metal flue chimneys evident.
- Windows are a mix of sash and casement and some original windows have been replaced.
- Materials used on properties throughout tend to reflect the mellow reds of local brick and tile, there are some rendered and painted houses.
- Important building groups include Pallingham Quay, Bedham Common and Ingrams and Redlands farms and barns.
- Materials used on properties throughout tend to reflect the mellow reds of local brick and tile, there are some rendered and painted houses
- Important building groups include Pallingham Quay, Bedham Common and Ingrams and Redlands farms and barns.
- There are a 13 Listed Buildings within the Character Area (see appendix).

The Past—Materials & Architecture Detail

Wisborough Green enjoys a wide range of architecture that is visually attractive and evidence of its historical time line across the centuries. Most of the historic buildings in the Conservation Area are built using traditional local materials and details that can be widely seen across West Sussex and other counties in the region.

Georgian and Victorian architecture are both represented, as are some early timber framed buildings from the 17th century and stone buildings from the 18th century. Some properties situated on the Petworth Road provide typical examples of 16th and 19th century housing. Two small estates, linear developments and some individual houses are 20th century additions to the village.

Much of the housing in and around the village is in the vernacular architecture, they are houses and cottages built for local people before the end of the 19th century. They were built of locally available materials in distinctive building traditions and styles that are still valued and appreciated by local people today. This type of housing provided for the simple demands of family life and farming or land worker ways. The opposite of the grander manor houses that can also be seen in Wisborough Green.

The Parish has XX Listed building buildings scattered throughout the central and outlying areas. There are 3 public houses of differing historical periods which all feature the local handmade red clay tiles typically used for the steeply pitched roofs traditional in this style of construction, as well as the centuries old exposed oak beams.

The Future— Materials & Architecture Detail

At the consultation event held in May 2013 in the Village Hall, the community was consulted on many different aspects of design to understand what resident's believed would be most appropriate for future developments in the village.

Residents were asked to look at photographs of developments in other local villages which gave an example of urban and rural styles, and indicate which designs they considered most appropriate for Wisborough Green.



Conclusions

Public consultation identified that local opinion strongly favoured the continued use of traditional local style and materials in all aspects of future development in Wisborough Green. Contemporary exterior design and materials were seen as undesirable and out of character. Sensitivity to all traffic issues, in particular car parking requirements, was seen as a major priority.

The Future— Materials & Architecture Detail

Height

Feedback is unanimously in agreement that 3 storey buildings would be out of character and would be inappropriate within the village. It is notable that positive comments which have been recorded have included dormer windows near the wall line or features very shallow dormers set back in the roof. This made the height less obvious and gave a more traditional visual impression. There was also stated concern that the height of 3 storey development could compromise existing views and vistas and possibly obstruct light for any nearby buildings. Three storey was felt to be mostly urban in design other than some Victorian / Edwardian semi-detached cottages on the outskirts of the village which are considered attractive and popular.



Terraces

Feedback identified that to be acceptable within new development, they should be preferably red brick and tile hung with differentiated use of window and door design. Alternative use of part clay tile hanging and white weatherboarding was also seen as contributing to individuality in properties together with breaking up roof lines with varied height and pitch changes. It was felt that staggered terraces gave visual interest and that kerbside car parking directly in front of housing detracted from this visual element. White painted render and brick was popular, particularly when combined with a contrasting brick. Careful use of window and door design was seen as essential to blend terraces into the rural nature of the village. Only short, low-profile terraces, with good use of design detail and materials to break-up the frontage were seen as appropriate.



Semi-Detached

The feedback demonstrated semi-detached buildings to be acceptable particularly when differentiated with individual details such as part tile hanging or weatherboarding and when roof lines are broken up by different heights and pitches with a range of window styles. Most popular are those with integral garaging or with separate garaging to the side, or with no visible garaging—being at the rear of properties. Additionally, off road parking to the side was seen as advantageous. Again, the style most valued is a reflection of traditional design incorporating individual features with a rural identification.



Roofs and Chimneys

Feedback determined that red clay tiled roofs were most popular and slate roofs also acceptable. The steeper style of pitch, which echoes existing village housing, gained most votes, with hip, barn and gable ends seen as favourable. Roof details such as inset windows identified velux windows as not liked and opinion was even with regard to dormer windows with some preference for pitched roof dormers. Linking features such as exterior chimneys built to the side of housing was seen as attractive. Working chimneys were seen as essential in this area where there is reliance upon electricity, and no fake chimneys was a repeated comment. Long roof ridges were preferred, as were differentiation in roof height and pitch. There was strong opinion that photo-voltaic panels should be incorporated into new development but not placed on roofs.



The Future— Materials & Architecture Detail

Porches

It was clear from the consultation responses that a mix of styles was thought to be acceptable providing it complimented the style of the property. It was seen to be important to get this type of feature right in terms of design having dominant visual impact being on the front of houses. Public opinion emphasised the wish for traditional rural, rather than modern urban design, in both style and material, eg, the use of tile or slate rather than lead or zinc. Full length porches and tiled canopies over full length newel posts were preferred to suspended canopies. There was also support for pitched tiled roof porches.



Boundaries

Consultation feedback was clearly in favour of natural options for boundaries with native hedging being most popular (11 specific comments). Reasons given were their advantage as wildlife habitat and screening for privacy, as well as the link to existing housing. Many were in favour of wooden fencing types, particularly when in conjunction with hedging, this being seen as providing maximum privacy in terms of screening and maintain a country character. Wooden fencing in picket or palisade style were most popular. There were some votes for black metal railings if combined with green shrubbery planting, but there were also written comments to the contrary describing railings as too urban. There was some positive opinion of brick walls and a combination of both brick and wooden fencing. Other forms of fencing such as grey/silver metal were not popular and one example of looping rope through wooden posts described as too fancy.



Building Materials

Feedback was consistent in the choice of building materials preferred for future development. Red stock bricks were popular and clay tile hanging, often with the use of club tiles for patterning. Opinion was positive for white painted render with contrasting red brick detailing such as exterior chimneys on side of housing and soldier rows and/or corbels. The use of slate tiling was seen as acceptable and a cobble/brick mix was seen as attractive to some. Overall, a good range of materials was favoured but with maximum use of local brick and tiles. Part-weatherboarding was acceptable but only when painted in white or a soft palette of colours to emphasise the rural nature of the village.



Windows

The importance of light in modern development was stressed with narrow windows considered undesirable. It was also seen as positive to have a range of window styles to avoid a uniform urban look and that windows should be sensitively placed to avoid overlooking current dwellings. The windows most popular were those which echo some existing architectural eras in the village such as Georgian and that incorporated interesting and individual details such as contrasting brick soldier courses above or below windows, bay windows and other brick detailing.



The Future— Materials & Architecture Detail

Vistas

Residents clearly preferred street vistas that incorporated wide roads, open green spaces and attractive visual planning of shrubs and trees. They were most positive about off-road parking that did not compromise the view or potentially obstruct narrow access roads. Vistas that incorporated parking restriction and traffic calming features were most popular. The vistas that consisted of only hard landscaping were not liked and deemed unsuitable.



Parking and Garaging

Consultation feedback identified that a priority for all new development should incorporate sufficient off road parking to avoid increasing current parking issues across the village to which lack of foresight in previous development has contributed. The poor public transport provision also prioritises the need for private transport in this area.

It was felt that building design should incorporate hidden off road parking where possible and recognise fully the needs for both resident and visitor parking. There was some preference for garages, either separate or conjoined, set between properties with parking space on the resulting frontage. Separate off road parking running the length of the housing with the access road in between as well as attached garaging and individual driveway parking was popular. Where houses had garage blocks at any distance from the properties, it was felt use should be restricted to vehicle parking (not alternative such as storage) to avoid subsequent additional roadside parking. Conspicuous parking areas to the front of properties was seen to be urban in nature and not visually commensurate with the rural character of Wisborough Green.



Appendices

APPENDIX 1: LISTED BUILDINGS

Character Area A: Conservation Area

Conservation Area - Billingshurst Road

The Three Crowns Inn TQ0501825921 Grade II - Public house. The centre portion is a C17 or earlier timber-framed building, refaced with painted brick on ground floor and tile-hung above. Tiled roof. Casement windows. The projecting wings were added in the C18. Two storeys. Five windows in all. Modern addition of three windows in red brick to the west.

Glebe Barn (currently listed as Barn occupied by E P Clark, Landscape Gardener), Billingshurst Road TQ0508625873 Grade II - Barn. C18 building faced with tarred weather-boarding on a stone base. Hipped tiled roof.

Crossways Cottage TQ0540026314 Grade II Once two cottages now one. Probably C17. One storey and attic. Four windows. Three gabled dormers. Red brick and grey headers alternately. Half-hipped tiled roof. Casement windows. Modern porch. Chimney breast on east wall.

Knights Cottage, Billingshurst Road TQ0495525906 Grade II - House. Mid C19 in the Georgian tradition. Two storeys. Three windows. Red brick and grey headers alternately. Tiled roof. Windows with venetian shutters and glazing bars intact. Two modern curved bay windows on ground floor. Doorway between these in fluted architrave surround with flat hood over on brackets.

The Old Mill TQ0498225834 Grade II - Windmill, now house. This windmill was built about 1820 as a smock mill on a stone base. It worked until 1910, when the upper portion was demolished. The derelict remainder was converted into a house after 1960. What remains is the original octagonal base of two storeys, which is of stone with red brick dressings, and the lower portion of the smock which forms one extra storey faced with weather-boarding. This has been finished off with a modern projecting cornice over. One casement window in each side.

Old Mill Cottage TQ0497325886 (Formerly listed as Old Mill Bakery) Grade II - Millhouse. C18. Two storeys. Three windows. Coursed stone. Tiled roof. Casement windows. Doorway in moulded architrave surround with flat hood over on brackets.

Barton TQ0500425878 Grade II - Cottage. Early C19. Two storeys. Three windows. Red brick. Tiled roof. Glazing bars intact. Later gabled porch. Matching later addition of one window-bay to west.

The Clock House TQ0503725861 Grade II - At one time two houses, of which the east house was called Hammond, but now one house. C17 or earlier timber-framed building with plaster infilling and curved braces the easternmost window bay wholly refaced in painted brick. Horsham slab roof. Casement windows, some with small square panes. Coaching clock (without hands) attached to the facade. Two storeys. Three windows

Appendices

APPENDIX 1: LISTED BUILDINGS

Conservation Area - Petworth Road

Yew Trees TQ0489525886 Grade II - House. Early C19. Two storeys. Three windows. Red brick. Tiled roof. Glazing bars missing. Porch with narrow fluted columns.

Yew Tree Cottage TQ0488825886 Grade II - Cottage. C17 or earlier timber-framed with painted brick infilling and curved braces on first floor. Tiled roof. Casement windows. Two storeys. Two windows.

Jasmine Cottage, Petworth Road TQ0487025886 Grade II - Cottage. C18. Two storeys. Three windows. Red brick. Modillion eaves cornice. Slate roof. Glazing bars missing. Doorway with flat hood over.

Albion House, Petworth Road TQ0485725888 Grade II - House. Early C19. Two storeys. Three windows. Red brick. Modillion eaves cornice. Tiled roof. Glazing bars intact. Wide porch with pediment containing round-headed doorway with semi-circular fanlight and door of six fielded panels.

Coed Afal (Formerly listed as Neighbours), Petworth Road TQ0481525886 Grade II - Cottage. Early C19. Two storeys. Three windows. Red brick and grey headers alternately. Tiled roof. Casement windows with latticed panes.

Chapel House TQ0477725865 Grade II - Cottage. Early C19. Two storeys. Two windows. Red brick and grey headers. stringcourse. Tiled roof. Casement windows. Doorway with flat hood over and door of eight fielded panels.

The Zoar Chapel TQ0477725865 Grade II - Chapel. Founded in 1753, enlarged or rebuilt in 1820, with date-stones of these two dates. Two storeys. Two windows. Red brick and grey headers. Gable end over. Glazing bars intact. Round-headed windows on first floor.

Chapel Cottage TQ0476425863 Grade II - Cottage. L-shaped C17 or earlier building, refaced with stucco. Tiled roof. Casement windows. Two storeys. Two windows. Modern addition in red brick to the south.

Milland Cottage TQ0474525865 Grade II - Formerly two cottages, now one house. C17 or earlier timber-framed building, refaced with stucco. Half-hipped tiled roof. Casement windows. Two storeys. Four windows.

South Lodge, Petworth Road TQ0477625920 Grade II - Cottage. Early C19. Two storeys. Three windows. Red brick. Eaves cornice. Hipped slate roof. Glazing bars intact. Later gable porch.

Thornton Cottage, Kirdford Road TQ0483825936 Grade II - Cottage. C18. Two storeys. Four windows. Stuccoed. Horsham slab roof. Casement windows.