

Wisborough Green Village Design Statement Character Area D:

Billingshurst Road

Survey Sheet

Date:

21st December 2012 KC

You only need to complete the sections that are relevant to the character area. Any other comments can be completed on a separate sheet.

Landscape Character		Predominant Character	Variations
1.	shape of the land; ridges, hills, valleys, plateau	Mainly flat	With slight undulations. Low lying land close to River Kird
2.	Special features or habitats such as woodlands, watercourses, meadow, wetlands etc.	Majority of the area is used for farming, with the River Kird flowing through the southern part fed by a number of small streams and surface drainage ditches	Area crossed by a number of popular footpaths and bridleways
3.	Presence of rural buildings within the landscape, relationship to landscape (backdrop/outline of landform behind).	Farm buildings and allotments	
4.	Describe views across the landscape and into the village	On the edge of the South Downs National Park with exceptionally fine views of the 13 th century parish church and towards the South Downs	
Village Townscape Character		Predominant Character	Variations
5.	Structure/Layout		
5.1	Road hierarchy (Main/Local Thoroughfare/access lane/cul-de-sac/footpaths)	The A272 east-west passes through this area with 3 small cul-de-sacs off.	

5.2	Road/Street/Lane/Footpath Character: (Shape [straight or winding], width range, length, widenings and narrowings, banks, verges, pavements, hedgerows)	Main road is curving with one lane each way. No change in width. Hedgerows on southern boundary of A272. Pavement with occasional grass verges on northern boundary of A272. Northern road is lined in part with mature trees	
5.3	Road junction types and positions/frequency	Standard T-junction for each cul-de-sac access	Plus access from some residences direct onto A272
5.4	Parking (on street/in defined areas/within building plots)	No public parking. Double white lines on carriageway. Resident parking is off-street on own land	One small lay-by
5.5	Traffic (busy/tranquil/harmful to character)	Quite busy, with morning and evening peaks. Seasonal increase in traffic volumes and can be exceptionally busy at weekends	
5.6	Enclosure (building heights in relation to distance between them (spatial width of street).	Mainly 2-storey detached properties, with proportionate height and distance between	Not high density
6	Significant identifying features	Identify/Describe	
6.1	Landmarks/focal points	The parish church. The allotments. Simmonds Bridge across River Kird.	
6.2	Important building groups		

6.3	Positive buildings and features that contribute to character	<p>Individually designed houses on good sized plots. 2 or 3 houses of significant age and character</p> <p><u>Listed Buildings</u> Farmgate (Farnagate) House TQ0539525593 Grade II - House. Probably C17. Two parallel ranges. Two storeys. Two windows. Ground floor red brick, above tile-hung. Tiled roof. Casement windows. Chimney breast on east wall of each range.</p>	
6.4	Negative buildings and features/opportunities	None	
6.5	Views and vistas from within Character Area	On the edge of the South Downs National Park with exceptionally fine views of the 13 th century parish church and towards the South Downs	
7	Grouping of Buildings	Predominant Character	Variations
7.1	Dispersed/scattered		
7.2	Grouped/clustered	Well-spaced, clustered towards the village (western) end of the area, mainly along the northern boundary of the A272	2 or 3 houses scattered to the south of the A272
7.3	Regular pairs/short terraces (semi-detached)	N/A	

7.4	Terraces	N/A	
8	Plot types	Predominant Character	Variations
8.1	Regular	Mainly regular, good sized plots	
8.2	Irregular/informal	N/A	
9	Plot Proportions	Predominant Character	Variations
9.1	Long and narrow (terraced houses and small semi-detached)	N/A	
9.2	Square (larger semi-detached and detached)	Mainly rectangular or slightly off-rectangular. Some odd-shaped.	(Not square, not long and narrow)
10	Relationship of Buildings to street	Predominant Character	Variations
10.1	Fronting on to street/ Right-angles to street/ Different irregular angles to street	Mainly right-angles to street	Several dwellings are screened from the A272 by high trees and grass verge with a single private access road
11	Set back from road/ presence of front gardens	Predominant Character	Variations

11.1	No front garden (building up to back of pavement/hard up to street/Small front gardens/Large front gardens	N/A	
12	Garden Character/Planting	Describe presence of and prominence in terms of character	
12.1	Front and rear gardens	Mainly large front and rear gardens. Mainly well-tended with borders and lawn	
12.2	Tree cover	Many local trees (unclustered) including some old oaks.	
12.3	Hard areas for car parking	Resident parking is off-street on own land – driveways and garages.	
12.4	Lawns	Many	
12.5	Borders (flowers/perennials)	Many	
12.6	Small Shrubs	Many	

12.7	Large Shrubs	Many	
13	Boundaries	Predominant Character	Variations
13.1	Height: Low (1m or less), Medium (1 -1.5 metres) or High (over 1.5 metres)	Mainly over 1.5m, few 1m or less	
13.2	Type: Informal shrubs and trees, formal hedges, closed timber fence, Open timber fence (picket/post and rail) Brick or stone wall	Mainly formal hedges, some closed timber fencing.	
14	Open/Public Spaces	Identify presence of/description	
14.1	Village Green – Character (Formal or informal/trees/buildings/uses/ relationship to surrounding buildings/roads)		
14.2	Village pond		
14.3	Recreational spaces	Footpaths and bridleways	
14.4	Other community spaces (churchyard/school playing fields)		

14.5	Incidental spaces	Allotments	
Buildings Character		Predominant Character	Variations
15	<u>Uses:</u> Residential, Retail/Shops Commercial/Offices/Workshops Community	Residential	
16	<u>Building Period:</u> Medieval, Georgian, Victorian, Edwardian, Inter-War, Modern	Mainly post-1945	2 or 3 houses of significant age and character
17	<u>Residential Building Types:</u> Detached large Houses, Detached Villas, Detached Cottages, Semi-detached Suburban, Terraced cottages, Short suburban terraces	Detached large houses	1 large Victorian house converted to apartments. 3 single storey dwellings in one of the cul-de-sacs
18	<u>Commercial Building types:</u> Shops with residential above, small workshops/workshop units, large workshops/offices/other (describe)	2 small commercial yards behind residences. Small local Sewage works discreetly hidden within the southern landscape	
19	<u>Height:</u> Storeys (range and frequency)	Mainly 2-storey dwellings	3 single storey dwellings

20	<u>Elevation proportions:</u> A square elevation, Horizontal emphasis (width greater than height), Vertical emphasis (Width less than height)	All Horizontal emphasis	
21	<u>Walls, materials and colours:</u> Brick (Mostly brick/brick and other material/brick details only) - (potentially break down into different brick colours)/ Render (Mostly render/render and other material/render details only)/ Stone (Mostly stone/stone and other material/stone details only)/ Timber (Mostly timber/timber and other material/timber details only)/ Tile-hanging (Mostly tiled/tiles and other material/tile details only)	Mainly brick	Some with brick and tile-hanging. 1 with white rendered exterior
22	Roof forms and materials:	Predominant Character	Variations
22.1	Roof form (hipped/gabled/mansard)	Mainly gabled	Some hipped
22.2	Pitch (steep – over 30° /shallow – less than 30°/flat)	All Steep	
22.3	Material (tile/stone/slate/thatch/other),	All tiled	

22.4	Presence of dormers	5 or 6 dwellings have dormers	
22.5	Decoration (decorative tiling/finials/weather vanes)	Little roof decoration, except two old, character houses with decorative tiling	
22.6	Eaves (height/overhang/projection)		
22.7	Chimneys (positions and types)	Most properties have a single chimney - internal to the main building structure – usually towards one end	The character houses have chimneys built external to the main walls – more than one chimney
22.8	Gutters rainwater pipes (type [moulded/half-round/material/colour/presence of features [hopper-heads])	Various types – metal and plastic – half round and moulded – dark and white	
23	Windows and Doors	Predominant Character	Variations
23.1	Pattern of window openings over elevation (formal/informal/regular/smaller windows to upper floors/regular/irregular)	A wide variety of windows materials, sizes and spacing, tending towards formal	
23.2	proportions of window openings (square/tall/wide)	Mainly wide (not square or tall)	
23.3	size in relation to overall elevation	Proportionate to elevation	

23.4	type (sash/casement)	Mostly casements	Sash windows on Victorian building
23.5	materials (metal/wood/plastic)	Mainly wood or plastic	Few metal
23.6	Surrounds (Mouldings/Arches/Lintels)	Nothing unusual seen	
23.7	Doors type (panelled/flush/cottage style, size, proportions, decoration/detail, presence of porch/canopy?)	Mainly panelled approx. 6'6" by 3'0". No special detail. Most dwellings have some form of canopy or porch	1 or 2 doors are cottage style
24	Garages and Extensions	Predominant Character	Variations
24.1	Location (rear/side/front)	Mainly to the side or rear	Occasionally in front
24.2	Extension size –Integrated or subordinate		
24.3	Materials in relation to main building (matching/contrasting)	Mainly matching	Some timber built – Sussex barn style
24.4	Impact on gaps between buildings/views	None	

24.5	Garage relationship – attached/integrated to house or detached	Mainly Detached garages	
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