

Wisborough Green Village Design Statement

Character Area

F Kirdford Road

Survey Sheet

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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	Wisborough Green is some 90 feet above sea level and the South Eastern end of Kirdford Road is probably one of the highest points of the village. Kirdford Road in this character area is mainly straight and downhill from the South Eastern end with blind bends at each end.	
2.	Special features or habitats such as woodlands, watercourses, meadow, wetlands etc.	Kirdford Road is characterised by open farmland interspersed with domestic housing, horticultural nurseries and agricultural buildings. There are woodland areas at the North Western end. A stream or tributary crosses under Kirdford Road whilst electricity crosses over the road in the form of high level cables on pylons one of which is located close to the road. There is also an underground stream that tends to surface, during heavy rain, halfway down the hill causing it to run down the road in flood.	
3.	Presence of rural buildings within the landscape, relationship to landscape (backdrop/outline of landform behind).	Scattered farm buildings, commercial nurseries with large greenhouses (one nursery derelict, the others no longer operational), livery stables and various agricultural buildings & wooden huts (part of a small business park - Ansells Yard).	100 years ago Kirdford Road would have been a collection of horticultural smallholdings, greenhouses, nurseries and a farm and few houses

4.	Describe views across the landscape and into the village	At the higher level there can be distant views to the east across meadows and farmland whilst to the west there are distant views towards Bedham Woods and beyond. There are no views into the village from this road.	
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Village Townscape Character		Predominant Character	Variations
5.	<b>Structure/Layout</b>		
5.1	Road hierarchy (Main/Local Thoroughfare/access lane/cul-de-sac/footpaths)	<p>As the name implies it is the main road to the village of Kirdford. It is a bus route with a 40 mph speed limit stretching from the village centre to Skiff Cottage in the North West. The road has become a very busy thoroughfare in recent years with the speed limit regularly ignored. Kirdford Road has no street lighting or footpath making it dangerous for pedestrians.</p> <p>The tee junction to Skiff lane is quite broad but as the road continues through woodland at this point it makes seeing cars coming from Kirdford quite difficult. There have been a considerable number of accidents at this point mainly caused by cars travelling along Skiff lane and failing to stop at the tee junction.</p>	The road has widened over the years caused mainly by lorries and tractors encroaching onto the grass verges.
5.2	Road/Street/Lane/Footpath Character: (Shape [straight or winding], width range, length, widenings and narrowings, banks, verges, pavements, hedgerows)	Kirdford Road is mainly straight and typically 5.4 metres wide with grass verges of varying width and height. There are no pavements and the grass verges are interspersed with large sunken drains providing difficult obstacles to pedestrians. Where no verge exists then high hedges line the edge of the road. Pedestrians, in general, have to use the road. At each end of the road on the two bends there are no verges and these are particularly hazardous to pedestrians.	

5.3	Road junction types and positions/frequency	At the westerly end of Kirdford Road there is a tee junction with Skiff Lane that is used to link Wisborough Green with parts of Loxwood.	
5.4	Parking (on street/in defined areas/within building plots)	Parking is not normally an issue in Kirdford Road as most properties have substantial drives, however visitors to Tanglewood Nursery have created unofficial lay-bys by cars parking on the grass verges.	
5.5	Traffic (busy/tranquil/harmful to character)	Kirdford Road has become a very busy and fast thoroughfare with the speed limit regularly ignored.	
5.6	Enclosure (building heights in relation to distance between them (spatial width of street).	Most homes are 2 storeys and have been extended over the years making them substantial; some bungalows have been extended into the roofs whilst 3 are still single story. Almost all homes are well set back from the road and being detached have space around them. Most have at least quarter acre plots.	
6	<b>Significant identifying features</b>	<b>Identify/Describe</b>	
6.1	Landmarks/focal points	Coming from the village centre, the three large commercial nurseries before the row of domestic housing form a good landmark. Similarly, coming from the Kirdford end, Ansells Yard could be considered a landmark.	
6.2	Important building groups		

6.3	Positive buildings and features that contribute to character	Other than possibly 3 houses all the current buildings have been constructed in the last 100 years some have replaced timber/asbestos bungalows some have been constructed where once greenhouses stood.	
6.4	Negative buildings and features/opportunities	The circus site is an eyesore as are the derelict greenhouses at one of the nurseries	
6.5	Views and vistas from within Character Area	Most front gardens have well established trees and shrubs so any views tend to be glimpses.	
7	<b>Grouping of Buildings</b>	Predominant Character	Variations

7.1	Dispersed/scattered	Kirdford Road has 22 homes in a ribbon development; all detached, mainly houses with 3 bungalows. The western side of the road primarily comprises a commercial nursery with groups of greenhouses (no longer operational), a dairy farm, a small business park (Ansell's Yard) with several small businesses (in what appear to be old agricultural buildings) and a livery stables interspersed with a few detached houses. On the Eastern side, there are two nurseries (one derelict and the other no longer fully operational) with large commercial greenhouses, a row of 11 varied domestic property (detached houses or bungalows), a small sewerage pumping station and a circus encampment complete with a collection of caravans and redundant old lorries (mostly concealed behind high hedges).	
7.2	Grouped/clustered	See above	Variations
7.3	Regular pairs/short terraces (semi-detached)	All detached	
7.4	Terraces	None	

8	<b>Plot types</b>	Predominant Character	Variations
8.1	Regular	No	
8.2	Irregular/informal	Yes	
9	<b>Plot Proportions</b>	Predominant Character	Variations
9.1	Long and narrow (terraced houses and small semi-detached)	Majority of plots are long and narrow (in relation to their length) even though all housing is detached.	
9.2	Square (larger semi-detached and detached)	Some houses (predominantly on the Western side) have square plots.	

10	<b>Relationship of Buildings to street</b>	Predominant Character	Variations
10.1	Fronting on to street/ Right-angles to street/ Different irregular angles to street	Mainly fronting onto the road	
11	<b>Set back from road/ presence of front gardens</b>	Predominant Character	Variations
11.1	No front garden (building up to back of pavement/hard up to street/Small front gardens/Large front gardens	Mostly long front gardens with drives.	
12	<b>Garden Character/Planting</b>	Describe presence of and prominence in terms of character	
12.1	Front and rear gardens	Trees and shrubs	
12.2	Tree cover	Westerly side substantial trees easterly side trees and shrubs	
12.3	Hard areas for car parking	Most homes have large drives	
12.4	Lawns	Front gardens all have large lawns	



12.5	Boarders (flowers/perennials)	Yes	
12.6	Small Shrubs	Yes	
12.7	Large Shrubs	Yes	
13	<b>Boundaries</b>	<b>Predominant Character</b>	<b>Variations</b>
13.1	Height: Low (1m or less), Medium (1 -1.5 metres) or High (over 1.5 metres)	Mixture of high & low	
13.2	Type: Informal shrubs and trees, formal hedges, closed timber fence, Open timber fence (picket/post and rail) Brick or stone wall	Mixture of trees and shrubs some post and rail fencing, some wrought iron fencing some brick and some stone.	
14	<b>Open/Public Spaces</b>	<b>Identify presence of/description</b>	
14.1	Village Green – Character (Formal or informal/trees/ buildings/uses/ relationship to surrounding buildings/roads)	N/A	
14.2	Village pond	N/A	

14.3	Recreational spaces	N/A	
14.4	Other community spaces (churchyard/school playing fields)	N/A	
14.5	Incidental spaces	N/A	
<b>Buildings Character</b>		<b>Predominant Character</b>	<b>Variations</b>
15	<u>Uses:</u> Residential, Retail/Shops Commercial/Offices/Workshops Community	Mix of residential, commercial (Ansell's Yard) and agricultural.	
16	<u>Building Period:</u> Medieval, Georgian, Victorian, Edwardian, Inter-War, Modern	3 very old cottages the remainder under 100 years old	
17	<u>Residential Building Types:</u> Detached large Houses, Detached Villas, Detached Cottages, Semi-detached Suburban, Terraced cottages, Short suburban terraces	Large detached	
18	<u>Commercial Building types:</u> Shops with residential above, small workshops/workshop units, large workshops/offices/other (describe)	Workshops arranged in a gated yard built from old corrugated metal sheeting with some wooden huts. Large commercial greenhouses (no longer operational).	

19	<u>Height</u> : Storeys (range and frequency)	Maximum 2 storey	
20	<u>Elevation proportions</u> : A square elevation, Horizontal emphasis (width greater than height), Vertical emphasis (Width less than height)	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)	Mostly brick in various shades with some tile hanging some timber clad and some render under concrete or clay tiled roofs.	
22	<b>Roof forms and materials:</b>	Predominant Character	Variations
22.1	Roof form (hipped/gabled/mansard)	Predominantly gabled	
22.2	Pitch (steep – over 30° /shallow – less than 30°/flat)	Approximately 30 degrees	

22.3	Material (tile/stone/slate/thatch/other),	Mainly tile, some stone	
22.4	Presence of dormers	Many house have dormers especially those that have been extended	
22.5	Decoration (decorative tiling/finials/weather vanes)	Some decorative tiling	
22.6	Eaves (height/overhang/ projection)	Eaves of 300mm	
22.7	Chimneys (positions and types)	Most homes have at least one chimney in the centre of the roof or at the end. Standard brick construction with a bird guard pot. Some Sussex chimneys with flat stone capping	
22.8	Gutters rainwater pipes (type [moulded/half-round/material/ colour/presence of features [hopper-heads])	Typically black or white featureless plastic half round	
<b>23</b>	<b>Windows and Doors</b>	<b>Predominant Character</b>	<b>Variations</b>
23.1	Pattern of window openings over elevation (formal/informal/ regular/smaller windows to upper floors/regular/irregular)	Mainly large picture windows to the ground floor some are made up from smaller panes and some have leaded lights	

23.2	proportions of window openings (square/tall/wide)	Typically wide rather than narrow.	
23.3	size in relation to overall elevation	Dominant	
23.4	type (sash/casement)	Casement	
23.5	materials (metal/wood/plastic)	Wood or plastic	
23.6	Surrounds (Mouldings/Arches/ Lintels)	Concealed lintels – windows of rectangular shape.	
23.7	Doors type (panelled/flush/ cottage style, size, proportions, decoration/detail, presence of porch/canopy?)	All different types no two are the same.	
24	<b>Garages and Extensions</b>	Predominant Character	Variations
24.1	Location (rear/side/front)	Front side and rear	
24.2	Extension size –Integrated or subordinate	Both	

24.3	Materials in relation to main building (matching/contrasting)	Both	
24.4	Impact on gaps between buildings/views	Getting smaller	
24.5	Garage relationship – attached/integrated to house or detached	All of these	