

Wisborough Green Village Design Statement Character Area

Newpound

Survey Sheet

Date:

06.03.13 LD / SO

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	To the south, the land rises up from the A272 before descending quite steeply with a relative long corner. The land to the east rises away. The road through the character area has a gentle decline until the industrial area and then inclines heading northwest before falling away at the end of the character area. The road falls away to the west side behind the properties. The land is gently undulating, falling away down to Paplands and Love Farms.	
2.	Special features or habitats such as woodlands, watercourses, meadow, wetlands etc.	Considerable native hedging on both sides. Small areas of woodland nearby and in view. Grassland fields in view.	
3.	Presence of rural buildings within the landscape, relationship to landscape (backdrop/outline of landform behind).	Barns and play equipment associated with Fishers Farm Park can be viewed from the road (access in Newpound Lane) Agricultural barn at road edge (screened) at Westlands farm entrance. Other barns located in rural landscape.	

4.	Describe views across the landscape and into the village	Gentle rolling, enclosed rural landscape with a mix of grass pasture and woodland. Pylons very dominant.	
<b>Village Townscape Character</b>		Predominant Character	Variations
5.	<b>Structure/Layout</b>		
5.1	Road hierarchy (Main/Local Thoroughfare/access lane/cul-de-sac/footpaths)	B2133 Guildford Road (main link from A272 to Guildford) Other lanes linking scattered houses and farmsteads. A network of footpaths and bridleways allows access.	
5.2	Road/Street/Lane/Footpath Character: (Shape [straight or winding], width range, length, widenings and narrowings, banks, verges, pavements, hedgerows)	After initial bends at the south it is then relatively straight through the character area heading north west. 40mph speed limit through the built up area. Large verges evident at start of character area and by Newpound Lane entrance. Pavement on Newpound Lane side left from Lane to industrial units. No pavement on the opposite side.	
5.3	Road junction types and positions/frequency	Farm tracks to: Westlands Farm Paplands Farm Loves Farm  Junction with Newpound Lane  Individual entrances to numerous properties on both sides of the road, as well as access to industrial units.	

5.4	Parking (on street/in defined areas/within building plots)	Parking within building plots. Car parking areas on both sides of the road for Belmans Auctioneers, and other industrial units. Lay-by at top of Hughes Hill (south of area) which has a littering problem.	
5.5	Traffic (busy/tranquil/harmful to character)	Speeding traffic, especially at peak times, can be harmful to the area, including heavy goods vehicles. 40 mph limit through build up areas.	
5.6	Enclosure (building heights in relation to distance between them (spatial width of street)).	Feeling of enclosure in centre of Character area due to industrial units, especially on south of the road - residential property and workshops up to pavement. Properties further back from road on north side.	Mature trees and overgrown hedges would give feeling of enclosure in parts.
6	<b>Significant identifying features</b>	Identify/Describe	
6.1	Landmarks/focal points	Dominant east-west pylon line Industrial warehousing and units give industrial feel to centre of area. Semi-derelict BT red telephone box – on edge of road in bushes. Newfields – house to left of Newpound Lane entrance – very dominant. Glenarm – dominant house opposite Newpound Lane. Bat & Ball (part of character area G) viewed over grass paddock.	
6.2	Important building groups	Industrial Units: North side - Belmans Auctioneers, Gander & White, Arun Cars South Side – West Sussex Timber, OCSL Ltd, industrial warehouse building and workshops.	

6.3	Positive buildings and features that contribute to character	<p><b>Listed Properties</b></p> <p><b>Daniels TQ0596627342 Grade II</b> - House. C1640, refronted in C18 when an addition of 1 bay and an outshut were added, altered in C20. Timber framed building refronted in brick in flemish bond to ground floor and tile hung above. Tiled roof with off central brick chimney stack. 3 modern casement windows with leaded lights and modern door with side lights. Rear elevation has C18 outshut with exposed framing to ground floor tile-hung above and 2 storey C20 brick extension. Interior has frame with mid rail on deep plinth, plain axial beam to central room and mainly plain floor joists. Cambered beam to open fireplace. Parlour has spine beam with 1 inch chamfer and lambs tongue stop. Queen post roof with collar beams clasped purlins and diagonal tension braces. 1st floor has a 3 plank oak door with old hinges and 2 plank cupboard door.</p> <p><b>Thayres Cottage TQ0598327370 Grade II</b> - Cottage. Probably C17. Two storeys. Three windows. Ground floor red brick, above tile-hung. Tiled roof. Casement windows. Two of the first floor windows have been enlarged to form gabled dormers. Chimney breast on south wall.</p> <p><b>Bees TQ0623226578 Grade II</b> - House. C17 or earlier timber-framed building with the timbering exposed at the back with plaster infilling, but refronted with red brick on ground floor and tile-hung above. Half-hipped tiled roof. Casement windows. Two storeys. Five windows.</p> <p><b>Cherry Tree Cottage TQ0621026761 Grade II</b> - House. C18 or earlier. Two storeys. Four windows. Painted brick. Tiled roof. Casement windows.</p>	
6.4	Negative buildings and features/opportunities	<p>Dominant east-west pylon line</p> <p>Coal yard – now used for builder’s storage.</p> <p>Industrial units.</p> <p>Lay-by at top of Hughes Hill – littering/fly tipping</p> <p>Industrial buildings for look, but positive in providing local employment.</p>	
6.5	Views and vistas from within Character Area	<p>At the south on high ground, views east to Billingshurst and views south to South Downs.</p> <p>In centre of character area, views south west (down) Newpound Lane and across pasture land.</p> <p>Westerly views across grassland to distant woodlands.</p>	
7	<b>Grouping of Buildings</b>	<b>Predominant Character</b>	<b>Variations</b>
7.1	Dispersed/scattered	Individual houses either side of the road through character area, and down Paplands and Love Farm Lanes.	

7.2	Grouped/clustered	Clustered at farms.	
7.3	Regular pairs/short terraces (semi-detached)	One pair of Semi detached on B2133 Semi detached cottages in Paplands Farm entrance. Semi-detached cottages at north end of character area.	
7.4	Terraces	No	
<b>8</b>	<b>Plot types</b>	<b>Predominant Character</b>	<b>Variations</b>
8.1	Regular	-	
8.2	Irregular/informal	Irregular/informal	
<b>9</b>	<b>Plot Proportions</b>	<b>Predominant Character</b>	<b>Variations</b>
9.1	Long and narrow (terraced houses and small semi-detached)	Long and narrow at north end of character area for 2 pairs of semi detached cottages.  Long and narrow at south end of character area for pair of semi detached cottages.	

9.2	Square (larger semi-detached and detached)	Irregular – properties generally well set back from the road.	
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	Mixed – fronting and irregular angles.	
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	Properties are generally surrounded by large gardens	Industrial units – areas adjacent to road used for parking. Property opposite garage side on road – Newfields - dominant building.
12	<b>Garden Character/Planting</b>	Describe presence of and prominence in terms of character	
12.1	Front and rear gardens	Yes	
12.2	Tree cover	Yes	
12.3	Hard areas for car parking	Yes	

12.4	Lawns	Yes	
12.5	Boarders (flowers/perennials)	Yes	
12.6	Small Shrubs	Yes	
12.7	Large Shrubs	Yes	
13	<b>Boundaries</b>	Predominant Character	Variations
13.1	Height: Low (1m or less), Medium (1 -1.5 metres) or High (over 1.5 metres)	Generally native hedgerow – rural nature	Build up and industrial in centre of character area
13.2	Type: Informal shrubs and trees, formal hedges, closed timber fence, Open timber fence (picket/post and rail) Brick or stone wall	Informal rural hedgerow Some post and rail fencing Some closed timber fencing – out of keeping High brick entrance to Milestone Cottage	
14	<b>Open/Public Spaces</b>	Identify presence of/description	

14.1	Village Green – Character (Formal or informal/trees/ buildings/uses/ relationship to surrounding buildings/roads)	Not in area	
14.2	Village pond	Dotted natural ponds	
14.3	Recreational spaces	Not in area	
14.4	Other community spaces (churchyard/school playing fields)	Not in area	
14.5	Incidental spaces	Bat & Ball fields. Fields at top of Newpound Lane. Paddocks on north side of B2133 and builders' yard.	
<b>Buildings Character</b>		<b>Predominant Character</b>	<b>Variations</b>
15	<u>Uses:</u> Residential, Retail/Shops Commercial/Offices/Workshops Community	Industrial and commercial units and offices located in the centre of the character area. All other residential. Holiday self catering accommodation at Milestone Cottage.	
16	<u>Building Period:</u> Medieval, Georgian, Victorian, Edwardian, Inter-War, Modern	Mix Houses sympathetically extended.	



17	<u>Residential Building Types:</u> Detached large Houses, Detached Villas, Detached Cottages, Semi-detached Suburban, Terraced cottages, Short suburban terraces	Generally detached but 4 pair of semi detached cottages	
18	<u>Commercial Building types:</u> Shops with residential above, small workshops/workshop units, large workshops/offices/other (describe)	West Sussex Timber – timber clad workshop. OCSL Ltd – 60's style flat roofed building. Tile and painted rendering. Vacant – warehouse. Metal clad – walls and roof. Belmans – warehouse & offices – brick and metal clad. Flat and pitched roof. Gander & White – warehousing and offices Arun Cars – servicing workshops, office and retail area – internal and forecourt display areas. Car washing facility. Tyre repairs – workshop and car parking area behind. All have associated signage.	
19	<u>Height:</u> Storeys (range and frequency)	Residential 2 Centre of area industrial unit more dominant.	
20	<u>Elevation proportions:</u> A square elevation, Horizontal emphasis (width greater than height), Vertical emphasis (Width less than height)	Mixed – many properties located away from the road and behind hedges so not visible. Horizontal emphasis for industrial warehouses.	

21	<p><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)</p>	<p>Varied local building materials of stone, brick, weatherboard and half timber.</p> <p>Warehouses – variations of brick and metal clad. Pitched and flat roofs.</p> <p>Garage – forecourt display. Painted brick and plastic fascia – flat roofed.</p> <p>Gander &amp; White – Painted brick – flat roofed.</p>	
22	<b>Roof forms and materials:</b>	Predominant Character	Variations
22.1	Roof form (hipped/gabled/mansard)	Hipped and gabled. Industrial – some flat roofs.	
22.2	Pitch (steep – over 30° /shallow – less than 30°/flat)	Mix	
22.3	Material (tile/stone/slate/thatch/other),	Tile apart from industrial units Slate on Glenarm – visible house at junction.	
22.4	Presence of dormers	Yes	

22.5	Decoration (decorative tiling/finials/weather vanes)	Yes – in keeping with character and style of older properties. Discs on Newfields – circles on wall – think it is to do with reinforcing – what are they called?	
22.6	Eaves (height/overhang/projection)	Mixed.	
22.7	Chimneys (positions and types)	All apart from industrial units. No fixed locations.	
22.8	Gutters rainwater pipes (type [moulded/half-round/material/colour/presence of features [hopper-heads])	Mix	
23	<b>Windows and Doors</b>	Predominant Character	Variations
23.1	Pattern of window openings over elevation (formal/informal/regular/smaller windows to upper floors/regular/irregular)	Mix	
23.2	proportions of window openings (square/tall/wide)	Mix	
23.3	size in relation to overall elevation	Mix	

23.4	type (sash/casement)	Mix	
23.5	materials (metal/wood/plastic)	All	
23.6	Surrounds (Mouldings/Arches/Lintels)		
23.7	Doors type (panelled/flush/cottage style, size, proportions, decoration/detail, presence of porch/canopy?)	Doors in keeping with rural nature	
24	<b>Garages and Extensions</b>	Predominant Character	Variations
24.1	Location (rear/side/front)	Some garages – generally separate to side.	
24.2	Extension size –Integrated or subordinate	Subordinate	
24.3	Materials in relation to main building (matching/contrasting)	Matching – in keeping with rural environment	
24.4	Impact on gaps between buildings/views		

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