

Wisborough Green Village Design Statement Character Area

G Newpound Lane – SO G Newpound Lane - DU
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Survey Sheet

Date:

14.12.12 SO 16.12.12 DU

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	Fields level with lane at Newpound end. Land falls away to one side and rises away on other at Fishers. Steep rise to banked field at Jays and drops away across fields to distant stream on other side – providing views. Land to either side remains higher than lane level nearer the village until housing levels it again.	
2.	Special features or habitats such as woodlands, watercourses, meadow, wetlands etc.	Some stretches are tree lined on one side – considerable native hedging on both sides. Stream River Arun tributary) crosses lane twice and floods regularly. Small areas of woodland nearby and in view. Fallow fields and unfarmed meadows alongside land and in views.	
3.	Presence of rural buildings within the landscape, relationship to landscape (backdrop/outline of landform behind).	Several barns – some converted to housing/garaging lie alongside or in view of the lane – Sussex style, timber and tile clad. Livestock shelters can be seen. Stabling, sand school (equestrian), converted granaries are also glimpsed in nearby landscape.	
4.	Describe views across the landscape and into the village	Views across fields/paddocks/farm land – vistas across stream to higher ground and from lane up bridleway. High hedges obstruct views across farmland at village end of lane opposite main row of housing.	
Village Townscape Character		Predominant Character	Variations

5.	Structure/Layout		
5.1	Road hierarchy (Main/Local Thoroughfare/access lane/cul-de-sac/footpaths)	Newpound Lane is the only access route to the village that is still essentially a lane – no centre markings and almost single carriage at some points. Several footpaths exit to the lane and gated field exits out onto lane for livestock and agricultural vehicles.	
5.2	Road/Street/Lane/Footpath Character: (Shape [straight or winding], width range, length, widenings and narrowings, banks, verges, pavements, hedgerows)	<p>The lane is winding with some hills and dips and 3 short straights. It has hedging along all its length other than when housing frontage precludes this. It has verges along both sides except for housing frontage or where hedging contracts lane – 3 points. The lane narrows at 3 points to almost single lane traffic slowing vehicles outside the school access in Newpound Lane and at the severe bend nearby.</p> <p>Dangerous bend by Champions Farm. Road markings at school. Only footpath is short stretch in front of Garmans. Few drainage ditches and narrow grass verges</p>	
5.3	Road junction types and positions/frequency	T junctions at both ends; at the Village end it is a crossroads. 3 small lanes leading to farms which include bridleways and footpaths. There are other gate openings into fields.	
5.4	Parking (on street/in defined areas/within building plots)	<p>Parking is mostly within the housing drives/garages. Some temporary parking arises outside the school in lane and on only the short distance of pavement opposite the school. Some parking directly on lane outside cottage opposite Bat & Ball Pub.</p> <p>Cars park along the road mainly by the crossroads at the village end for Cricketers or school.</p>	
5.5	Traffic (busy/tranquil/harmful to character)	Traffic is intermittent. It can be harmful to the character at certain times such as school run. Considerable verge erosion has contributed to speeding as traffic can now pass without slowing at several points due to the 'widening' effect of erosion. It is a Rat Run effect from B2133 to village.	Newpound end busier in summer due to FFP

5.6	Enclosure (building heights in relation to distance between them (spatial width of street).	Lane is narrow 2 carriage way with narrowing to 1 in some places. Rows of houses have regular spaced plots regardless of 2 or single storey. Single plots are mostly larger and some incorporate fields/paddocks. 3 pairs of semi-detached opposite school and 1 opposite Bat & Ball.	Garmans – small development of 6 affordable houses opposite school.
6	Significant identifying features	Identify/Describe	
6.1	Landmarks/focal points	Primary school building Commercial buildings – Bat & Ball and Fishers Farm Park.	

6.2	Important building groups	<p>As above plus 2 rows of detached houses of a range of architectural styles. Some larger houses and converted Sussex barns, traditional Sussex cottages and converted coach house. Listed Farmhouses and buildings are located on farms that gain access through Newpound Lane. Moonsbrook Cottage is a notable Listed cottage adjacent to the book and fronting the road.</p> <p><u>Listed Buildings:</u></p> <p>Champions Farmhouse TQ0543726080 Grade II - C17 or earlier timber-framed building, refaced with stone on ground floor and tile-hung above. Half-hipped tiled roof. Casement windows. The northernmost window bay is probably a modern addition in matching style. Two storeys. Five windows.</p> <p>Whites Farmhouse TQ0565426233 Grade II - C18. Two storeys. Three windows. Red brick and grey headers. Half-hipped tiled roof. Casement windows.</p> <p>Three Lanes End Farmhouse TQ0560926154 Grade II - L-shaped C17 or earlier building. Two storeys. Four windows. Now faced with painted brick on ground floor and tile-hung above. Half-hipped roof of Horsham slabs, partly replaced with tiles. Casement windows.</p> <p>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.</p> <p>Moonsbrook Cottage TQ0559126567 Grade II - C18. Two storeys. Three windows. Ground floor red brick, above faces with weather-boarding. Tiled roof. Casement windows.</p> <p>Fishers Cottage TQ0595126944 Grade II - C17 or earlier timber-framed with the timbering and plaster infilling exposed in the north west wall but refronted with painted brick on ground floor and fishscale tiles above. Tiled roof. Casement windows. One storey and attic. Two windows. Two gabled dormers.</p> <p>Orchard House TQ0584626872 Grade II - Once two cottages now one house. C18 or earlier. Two storeys. Two windows. Red brick and grey headers. Two gables. Casement windows.</p> <p>Part of Bat & Ball Public House Public house TQ0601426961 Grade II - The public house itself is a C19 red brick building but behind to the south west is an older residential wing. This is a C17 or older timber-framed building with plaster and some red brick infilling and curved braces on first floor. Tiled roof. Casement windows. Two storeys. Three windows.</p>
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6.3	Positive buildings and features that contribute to character	Variety and quality overall in the lane is attractive and well maintained. Range of architecture is sympathetic and representative of WG time line and history. Conversions are in character. Distant views of traditional Sussex farmhouses – attractive gardens. 18 th C charm of the listed cottages. All buildings seem to complement each other although they are of different styles and age.	
6.4	Negative buildings and features/opportunities	Garmans social development which is out of character with a rural lane. Its commercial paved frontage with parking and mini-railed front doors is more suited to an urban area. Fencing at Mulberry is also out of character. Telephone exchange next to the school. Pumping Station at Moonsbrook.	
6.5	Views and vistas from within Character Area	Across farmland, enclosed paddocks, small wooded areas. Through tree lined bridleways and footpaths, across sloping land and of livestock – horses, sheep and alpacas.	
7	Grouping of Buildings	Predominant Character	Variations
7.1	Dispersed/scattered	Sussex Farmhouses – tile hung houses Dispersed	Conversions
7.2	Grouped/clustered	Predominant Character 2 rows – no predominance – mostly 2 storey – 1 pre-war bungalow	Variations 1 re-developed as 4 brick built bungalows
7.3	Regular pairs/short terraces (semi-detached)	3 pairs of semi detached (modern social development) opposite school, 1 pair semi detached opposite Bat & Ball.	
7.4	Terraces		

8	Plot types	Predominant Character	Variations
8.1	Regular	Range of front garden size. Long back gardens.	
8.2	Irregular/informal	1 corner plot – more garden to side of cottage. 1 house with garden to front and side – no back garden.	
9	Plot Proportions	Predominant Character	Variations
9.1	Long and narrow (terraced houses and small semi-detached)	Majority long – not overly narrow	
9.2	Square (larger semi-detached and detached)	Some square/rectangular plots but with land (field) attached.	
10	Relationship of Buildings to street	Predominant Character	Variations
10.1	Fronting on to street/ Right-angles to street/ Different irregular angles to street	Mostly fronting onto lane	2 x pr semi detached side on to lane. Converted coach house – back onto lane.
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	3 semis by school – small front and back gardens. Most houses are set back from road with driveway. Most houses have a definite front and rear garden.	Converted coach house backs hard up to lane – most housing set back with large front gardens. Whitecroft designed with small front garden. Moonsbrook paved area at front only. Garmans no front gardens – communal paved area.
12	Garden Character/Planting	Describe presence of and prominence in terms of character	
12.1	Front and rear gardens	Front gardens planted to flower borders and shrubs. Rear gardens feature extensive lawned areas and flower borders.	
12.2	Tree cover	Some have mature trees – oak/ holy/ fruit trees/decorative maple/ some conifers/silver birch/weeping pear and willow etc.	
12.3	Hard areas for car parking	All housing has car parking both hard standing and garaging.	
12.4	Lawns	Extensive – well tended	
12.5	Boarders (flowers/perennials)	Widespread in all gardens of all types including rose, herbaceous, annuals etc.	

12.6	Small Shrubs	Widespread in all gardens of all types.	
12.7	Large Shrubs	Widespread in all gardens of all types.	
13	Boundaries	Predominant Character	Variations
13.1	Height: Low (1m or less), Medium (1 -1.5 metres) or High (over 1.5 metres)	Medium – 1.5 m Mixture	Some high, some low
13.2	Type: Informal shrubs and trees, formal hedges, closed timber fence, Open timber fence (picket/post and rail) Brick or stone wall	Formal hedging – some timber fence and post and rail.	
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	-	

14.4	Other community spaces (churtyard/school playing fields)	-	
14.5	Incidental spaces	-	
Buildings Character		Predominant Character	Variations
15	<u>Uses:</u> Residential, Retail/Shops Commercial/Offices/Workshops Community	Mainly residential	Bat & Ball Garden Care – commercial Fishers Farm - commercial
16	<u>Building Period:</u> Medieval, Georgian, Victorian, Edwardian, Inter-War, Modern	Inter war. Old part of Bat & Ball – Victorian and Elizabethan Mixture of all periods from 18 th C to modern	2 x modern (60's) houses 1 x modern bungalow 1 x new build (barn style from road) 8 old houses/cottages – beamed and tile hung
17	<u>Residential Building Types:</u> Detached large Houses, Detached Villas, Detached Cottages, Semi-detached Suburban, Terraced cottages, Short suburban terraces	All represented in lane with exception of Surburban, Terraced cottages. Garmans considered short suburban terrace. 2 pairs semi-detached.	A few single storey bungalows 4 sets of semis

18	<u>Commercial Building types:</u> Shops with residential above, small workshops/workshop units, large workshops/offices/other (describe)	Fishers Farm Park – range of buildings including single storey office, cafe, shop, animal barns and theatre space, and accommodation Howards Garden Care – small workshops Jays Barn – storage sheds with separate accommodation. Barn Kitchen Catering run from this site. Hawthorns B&B plus living accommodation	
19	<u>Height:</u> Storeys (range and frequency)	Mostly 2 storey	A few single storey bungalows
20	<u>Elevation proportions:</u> A square elevation, Horizontal emphasis (width greater than height), Vertical emphasis (Width less than height)	Mixture of all 3 The larger the plot the more 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 red brick. 1 timber and stone 1 rendered building 2 x timber frames with brick facing Many tile hung Old timber frame with brick infill 1 timber frame	1 asbestos style bungalow 2 barns with lighter brick ground floor and weather boarding 1 set of semis opposite Bat & Ball painted brickwork (white) with tiled roof Timber-framed/plaster infill with painted bricks and hung tiles. Tiled roof.

22	Roof forms and materials:	Predominant Character	Variations
22.1	Roof form (hipped/gabled/mansard)	Gabled and hipped	At least 2 shallow
22.2	Pitch (steep – over 30° /shallow – less than 30°/flat)	Steep – mostly over 30 -42 degrees	
22.3	Material (tile/stone/slate/thatch/other),	Mostly tiled	One stone roof
22.4	Presence of dormers	Few dormers – mostly at rear of housing	
22.5	Decoration (decorative tiling/finials/weather vanes)	At least 2 finials	
22.6	Eaves (height/overhang/projection)	Mostly overhang A few eaves	
22.7	Chimneys (positions and types)	Brick – range of positions – some open fire, some boiler flues	
22.8	Gutters rainwater pipes (type [moulded/half-round/material/colour/presence of features [hopper-heads])	Predominant half-round	

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)	Regular/formed to front of housing – some smaller windows to upper floors. Irregular informal Most houses appear to have larger windows to ground floor	
23.2	proportions of window openings (square/tall/wide)	Mainly wide to lower and square to upper	
23.3	size in relation to overall elevation	Normal	
23.4	type (sash/casement)	casement	
23.5	materials (metal/wood/plastic)	All	
23.6	Surrounds (Mouldings/Arches/Lintels)	Lintels and arches	
23.7	Doors type (panelled/flush/cottage style, size, proportions, decoration/detail, presence of porch/canopy?)	Panelled and cottage style. Possible stable door. Majority of housing has porches. Mix of doors but in keeping with the age of the houses.	
24	Garages and Extensions	Predominant Character	Variations

24.1	Location (rear/side/front)	Side	
24.2	Extension size –Integrated or subordinate	Integrated	
24.3	Materials in relation to main building (matching/contrasting)	Matching	
24.4	Impact on gaps between buildings/views	None	
24.5	Garage relationship – attached/integrated to house or detached	Examples of each	