

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	A ridge to the north of the A272, then gently undulating. Overall character that of the north western low Weald.	
2.	Special features or habitats such as woodlands, watercourses, meadow, wetlands etc.	Distinctive scatter of isolated semi-natural copses, woodlands and linear streamside woodlands. Scattered natural ponds.	
3.	Presence of rural buildings within the landscape, relationship to landscape (backdrop/outline of landform behind).	Durbans Road - Naldretts Court - prominent building on landscape Other scattered farmsteads and dwellings generally well hidden in landscape.	
4.	Describe views across the landscape and into the village	Gentle rolling, enclosed rural landscape with a mix of grass pasture and more open larger arable fields.	
Village Townscape Character		Predominant Character	Variations
5.	Structure/Layout		

5.1	Road hierarchy (Main/Local Thoroughfare/access lane/cul-de-sac/footpaths)	B2133 Guildford Road (main) Durban's Road – local road. 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)	The roads are generally straight with gentle curves, with verges and natural hedgerows.	
5.3	Road junction types and positions/frequency	B2133 in the main road leading through the character area, with smaller lanes linking to this.	
5.4	Parking (on street/in defined areas/within building plots)	Parking within building plots.	
5.5	Traffic (busy/tranquil/harmful to character)	Tranquil, although all lanes experience more traffic at peak times.	
5.6	Enclosure (building heights in relation to distance between them (spatial width of street).	All lanes give distant views with some wide verges and rural nature give feeling of space. The dwellings are generally 2 storey, but most are away from the road.	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	Naldretts Court Naldretts Farm Malham Farm Paplands Farm Loves Farm Sparr Farm  Dominant east-west pylon line
6.2	Important building groups	Naldretts Court Naldretts Farm Malham Farm Paplands Farm Loves Farm Sparr Farm

<p>6.3</p>	<p>Positive buildings and features that contribute to character</p>	<p><u>Listed Properties</u></p> <p><b>Malham Farmhouse TQ0618928706 Grade II</b> - C18 front with an older portion behind. Three storeys. Four windows. Red brick. Steeply-pitched hipped tiled roof. Some casement windows, but mostly sash windows with glazing bars intact. Porch with pediment.</p> <p><b>Brinkhurst Cottages (Formerly listed as 22.2.55 Brinkworth Farmhouse, now cottages) TQ0597628684 Grade II</b> - Farmhouse, now cottages. L-shaped C17 or earlier timber-framed building with red brick infilling, the east front refaced with brick on ground floor and tile-hung above, the first floor of the west front weather-boarded. Tiled roof. Casement windows. Two storeys. Two windows facing north, three windows facing east. The north wing is now empty and neglected. (restored 2012 and back to one farmhouse).</p> <p><b>Naldretts Farmhouse TQ0498627474 Grade II</b> - C18. Two storeys. Two windows. Red brick. Hipped tiled roof. Casement windows.</p> <p><b>Barn at Naldretts Farm to the north east of the farmhouse - TQ0500527494</b> - Grade II - L-shaped C18 building. Faced with tarred weather-boarding. Hipped tiled roof.</p> <p><b>Durbans TQ0524528078 Grade II</b> - Probably C17. Two storeys. Four windows. Ground floor stuccoed, above tile-hung. Ripped tiled roof. Casement windows.</p> <p><b>Loves Farmhouse TQ0634627526 Grade II</b> - L-shaped C17 or earlier timber-framed building refronted the north wing with red brick on ground floor and tile hung above, the west wing with painted brick. Tiled roof with pentice on north side. Casement windows. Two storeys. Four windows.</p> <p><b>Swale Farmhouse (now Smale) TQ0602027818 Grade II</b> - L-shaped C17 or earlier timber-framed building with painted brick infilling, first floor tile-hung. Hipped tiled roof. Casement windows. Two storeys. Three windows.</p> <p><b>Sparr Farmhouse TQ0425027252 Grade II</b> - C17 or earlier timber-framed building with plaster infilling. The first floor is tile-hung and oversails on brackets with a bellcast over the brackets. Horsham slab roof, partly replaced with tiles. Casement windows. One oriel window of two tiers of three lights projecting on a bracket on ground floor. Two storeys. Three windows. Modern wing added behind in 1928.</p> <p><b>Barn at Sparr Farm TQ0425027252</b> - adjoining the farmhouse on the south east (Formerly listed as an Outhouse) Grade II - Barn. C18. Faced with weather-boarding. Half-hipped tiled roof.</p>
------------	---	---

6.4	Negative buildings and features/opportunities	Dominant east-west pylon line	
6.5	Views and vistas from within Character Area	Numerous views across open countryside.	
<b>7</b>	<b>Grouping of Buildings</b>	<b>Predominant Character</b>	<b>Variations</b>
7.1	Dispersed/scattered	Dispersed	
7.2	Grouped/clustered	Farms – cluster of buildings	
7.3	Regular pairs/short terraces (semi-detached)		
7.4	Terraces		
<b>8</b>	<b>Plot types</b>	<b>Predominant Character</b>	<b>Variations</b>
8.1	Regular	-	

8.2	Irregular/informal	Irregular/informal	
9	<b>Plot Proportions</b>	Predominant Character	Variations
9.1	Long and narrow (terraced houses and small semi-detached)	-	
9.2	Square (larger semi-detached and detached)	-	
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	Properties are generally down farm tracks off the road.	Durbans – on Road, and cottages at Dewa Bungalow/Durbans Farm (set bck off road) Birchetts Farm. Farmhouse is in Loxwood Parish.
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	-	

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	
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	
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	Not applicable – rural area	

Buildings Character		Predominant Character	Variations
15	<u>Uses:</u> Residential, Retail/Shops Commercial/Offices/Workshops Community	Light industrial units located at Malham Farm.	
16	<u>Building Period:</u> Medieval, Georgian, Victorian, Edwardian, Inter-War, Modern	Mix	
17	<u>Residential Building Types:</u> Detached large Houses, Detached Villas, Detached Cottages, Semi-detached Suburban, Terraced cottages, Short suburban terraces	Generally detached farmhouses with cottages.	
18	<u>Commercial Building types:</u> Shops with residential above, small workshops/workshop units, large workshops/offices/other (describe)	Small workshops at Malham Farm. Self Catering cottages at Lower Sparr Farm.	
19	<u>Height:</u> Storeys (range and frequency)	Generally 2	
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 so not visible.	

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)	Varied local building materials of stone, brick, weatherboard and half timber.	
22	<b>Roof forms and materials:</b>	Predominant Character	Variations
22.1	Roof form (hipped/gabled/mansard)	Hipped and gabled.	
22.2	Pitch (steep – over 30° /shallow – less than 30°/flat)	Mix	
22.3	Material (tile/stone/slate/thatch/other),	Mostly tile or Horsham Stone.	
22.4	Presence of dormers	Yes	

22.5	Decoration (decorative tiling/finials/weather vanes)	Yes – in keeping with character and style of older properties.	
22.6	Eaves (height/overhang/projection)	Yes	
22.7	Chimneys (positions and types)	All	
22.8	Gutters rainwater pipes (type [moulded/half-round/material/colour/presence of features [hopper-heads])	Mix	
<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)	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>	<b>Predominant Character</b>	<b>Variations</b>
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	No	
24.5	Garage relationship – attached/integrated to house or detached	Detached	