

Wisborough Green Village Design Statement Character Area

Rural areas outside South Downs National Park  
South of A272 – Southern Low Weald

Survey Sheet

Date:

12.02.13

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	Falling away from the A272 to gently undulating landscape to relatively flat flood plain area at Parish border.	
2.	Special features or habitats such as woodlands, watercourses, meadow, wetlands etc.	River Arun Wey & Arun Canal – partly restored. Un-restored and filled in through Orfold Farm, accessed by Wey South Path. Occasional low wooded ridges. Water, wet grassland, stream and meadow habitats along the canal and river. Tributary joins the river from the north passing under the A272 (from Moonsbrook). River Kird flows under Simmonds Bridge in Harsfold Lane and joins the river south of Orfold Farm. Distinctive scatter of isolated semi-natural copses, woodlands and linear streamside woodlands.	

3.	Presence of rural buildings within the landscape, relationship to landscape (backdrop/outline of landform behind).	Orfold Farm nestles into landscape. Screened by tall conifers from A272. Visible from higher ground to north of A272 – some agricultural barns recently removed. Harsfold Manor and Farm more imposing on landscape at end of Harsfold Lane. Other farms/houses dotted throughout farmland	
4.	Describe views across the landscape and into the village	Intricate patterns of small pastures and large arable fields. Some fields irregularly shaped. Views north back up towards village – church steeple in distance on higher ground. Views south to South Downs.	
<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)	Harsfold Lane - access lane leading to bridleway (no through road) Fittleworth Road – local thoroughfare No footpaths on either.	

5.2	Road/Street/Lane/Footpath Character: (Shape [straight or winding], width range, length, widenings and narrowings, banks, verges, pavements, hedgerows)	<p>Harsfold Lane leads directly south from the village (Character Area D). It gently undulates and winds serving several properties including the Manor and farm. It is a no through road, but continues as a bridleway linking with other bridleways and footpaths. It is single carriage way with wide verges in parts. It is lined with mature hedgerows and trees.</p> <p>Fittleworth Road is accessed from the A272 on the western village boundary and forms part of the boundary to the South Downs National Park. It serves Brick Kiln Common and Bedham, heading up over Bedham Hill and then descending to Fittleworth. It is single carriage way in parts; two cars can pass with care, but this has resulted in considerable verge damage. Winding lanes link scattered farms and houses.</p>	
5.3	Road junction types and positions/frequency	Fittleworth Road – junction with Crimbourne Lane on Parish boundary.	
5.4	Parking (on street/in defined areas/within building plots)	Parking within building plots with the exception of Harsfold Lane where some parking occurs outside properties on wide verge.	

5.5	Traffic (busy/tranquil/harmful to character)	Tranquil, particularly Harsfold Lane. Both lanes experience more traffic at commuting times.	
5.6	Enclosure (building heights in relation to distance between them (spatial width of street).	Harsfold Lane: Distant views, wide verges and rural nature give feeling of space. The cottages are generally 2 storey. Harsfold Manor imposing 3 storey.  Fittleworth Road - Distant views, verges and rural nature give feeling of space. Properties generally 2 storey, scattered and well set back off the road, often down small tracks.	Mature trees give feeling of enclosure in parts.  Overgrown hedge at start of lane on A272 gives feeling of enclosure.
6	<b>Significant identifying features</b>	Identify/Describe	
6.1	Landmarks/focal points	Harsfold Lane: Harsfold Manor, farm and barns.  Fittleworth Road:	
6.2	Important building groups	Off A272: Orfold Farm, Wharf Farm (retail outlets) Harsfold Lane: Harsfold Manor and Farm Fittleworth Road: Lowfold Farm, Shipbourne Farm, Coldharbour Farm	

6.3	Positive buildings and features that contribute to character	<p>In addition Listed buildings. Harsfold Manor and Farm buildings, And scattered farms, Lowfold Farm, Shipbourne Farm, Coldharbour Farm, Shurlands</p> <p><u>Listed Properties</u>  <b>Orfold Farmhouse TQ 05734 25173 Grade II</b> – Farmhouse. L-shaped building. The south west wing is probably C17. Two storeys. Three windows. Ground floor red brick, above tile-hung. Tiled roof. Casement windows. The east wing is mid C19 and of higher elevation. Two storeys. Three windows. Red brick and grey headers alternately. Tiled roof. Vertical glazing bars intact. Doorway with pilasters, pediment, rectangular fanlight and door of four moulded panels.  <b>Harsfold Farmhouse TQ 05198 24875 Grade II</b> - Farmhouse. Two parallel ranges. The north range is C17. The south range is C18 with taller elevation. Both are of two storeys and three windows. Coursed stone with red brick dressings and quoins. Casement windows. The north range has a tiled roof, the south range a roof of Horsham slabs.  <b>Malthouse TQ 03659 24349 Grade II</b> – Probably C17. Two storeys. Three windows. Ground floor painted brick, above tile-hung. Tiled roof. Casement windows. Modern porch.  <b>Lughurst TQ 03572 23597 Grade II</b> – Dates to the mid-late C16, with an addition of the early-mid C17 * It has a surviving timber box-frame with curved braces, roof, and two substantial end stacks.  <b>1-4 Brickyard TQ 03773 24464 Grade II</b> – Range of four cottages early C19. One storey and attic. Eight windows. Eight gabled dormers. Red brick and grey headers. Tiled roof. Casement windows with latticed panes. Four gabled porches with round-headed arches.</p>	
6.4	Negative buildings and features/opportunities	Off A272: Wharf farm retail units, particularly horse box parking area.	
6.5	Views and vistas from within Character Area	<p>Harsfold Lane: Distant views across to Billingshurst and south to South Downs. Views north to village.</p> <p>Fittleworth Road: Views across open countryside.</p>	
7	<b>Grouping of Buildings</b>	Predominant Character	Variations
7.1	Dispersed/scattered	Dispersed	

7.2	Grouped/clustered	Predominant Character Farms – cluster of buildings	Harsfold Lane: Apart from two, houses clustered towards end of lane (original farm cluster)  Fittleworth Road: Single houses – Muttons, Lowfold Lodge Other properties in woods, not visible.
7.3	Regular pairs/short terraces (semi-detached)	Harsfold Lane – semi detached and detached cottages	
7.4	Terraces	Cottages with dormer windows – Brickyard Cottages, Fittleworth Road	
<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)	-	

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	Harsfold Lane: fronting onto lane with the exception of Harsfold Manor and farmhouse.  Fittleworth Road: different 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	-	
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	Harsfold Lane: Informal rural hedgerow Some post and rail fencing  Fittleworth Road – rural road. Hedgerow	
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	
<b>Buildings Character</b>		<b>Predominant Character</b>	<b>Variations</b>
15	<u>Uses:</u> Residential, Retail/Shops Commercial/Offices/Workshops Community	Off A272 – Wharf Farm – residential & retail units. Horse box storage area.  Harsfold Lane: Residential  Fittleworth Road: Light industrial/retail units located at Lowfold Farm.	Harsfold Farm: No longer a working farm. Derelict. Planning permission obtained for holiday lets and light industrial units.

16	<u>Building Period:</u> Medieval, Georgian, Victorian, Edwardian, Inter-War, Modern		
17	<u>Residential Building Types:</u> Detached large Houses, Detached Villas, Detached Cottages, Semi-detached Suburban, Terraced cottages, Short suburban terraces	Harsfold Lane: Detached and semi detached houses. Generally cottages that have been extended with exception of Harsfold Manor and farmhouse.  Fittleworth Road: Mainly detached houses. Terrace of cottages - Brickyard	
18	<u>Commercial Building types:</u> Shops with residential above, small workshops/workshop units, large workshops/offices/other (describe)	Retail units at Wharf Farm on A272.  Fittleworth Road: Small workshops/workshop units at Lowfold Farm.	
19	<u>Height:</u> Storeys (range and frequency)	Generally 1 Harsfold Manor - 3	
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	<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>Harsfold Lane: Brick cottages that have been sympathetically extended. Harsfold Manor imposing brick.  Harsfold Farm traditional Sussex farmhouse with tile hanging, stone walls and in part, Sussex stone roof.</p> <p>Fittleworth Road:</p>	
22	<b>Roof forms and materials:</b>	Predominant Character	Variations
22.1	Roof form (hipped/gabled/mansard)	Harsfold Lane: Hipped and gabled. Fittleworth Road: 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 – Brickyard Cottages xxxx bricks	
22.6	Eaves (height/overhang/projection)	Yes	
22.7	Chimneys (positions and types)	All Large/numerous at Harsfold Manor.	
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)	Brickyard Cottages – arches for doors	
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	