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Wisborough Green Village Design Statement Character Area

C: Petworth Road

Survey Sheet: 3

Date:

1st December 2012 – 16th December 2012 RA, IA, JL

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	Approaching from the east the land falls gently to the River Kird, crosses the flood plain and then rises into the Village upto and past the Luth.	
2.	Special features or habitats such as woodlands, watercourses, meadow, wetlands etc.	Mainly meadow land with woodland to the north of the A272. Some mixed arable land and paddocks to the south of the A272.	Some domestic gardens on the north side of the A272 and water meadows of River Kird.to the north
3.	Presence of rural buildings within the landscape, relationship to landscape (backdrop/outline of landform behind).	Agricultural buildings west of the river and some large industrial sheds hidden behind hedges.	
4.	Describe views across the landscape and into the village	Limited due to high hedgerows and some trees from the A272. Looking west from the top of top of the Luth offers good panoramic views. No views into the Village from the west.	
Village Townscape Character		Predominant Character	Variations
5.	Structure/Layout		

5.1	Road hierarchy (Main/Local Thoroughfare/access lane/cul-de-sac/footpaths)	<p>The A272 is a main trunk route with a metalled surface running east to west winding slightly through this Character Area.</p> <p>Meadowbank is a cul-de-sac serving 4 houses and accessed from the A272.</p> <p>The Luth is accessed from the A272 at two points. It is largely a triangular shape and is suitable for cars until it degrades into a single pathway at the far north/east of the Character Area. It is partly metalled.</p>	The footpath at the top of The Luth is not metalled.
5.2	Road/Street/Lane/Footpath Character: (Shape [straight or winding], width range, length, widenings and narrowings, banks, verges, pavements, hedgerows)	<p>The A272 is a single carriageway road approximately 16 ft wide. It is a major trunk route carrying all types of vehicles. It has a pavement on the south side only. It winds towards the west but is fairly straight towards the east.</p> <p>Meadowbank curves 90 degrees to the right almost immediately before straightening. It is approximately 12 ft wide.</p> <p>The Luth has a straight triangular shape and is approximately 12 ft wide.</p>	The A272 is narrow for its designation and the pavement is unsuitably narrow for the traffic speeds
5.3	Road junction types and positions/frequency	Four only on the A272. From west to east, the first is the turning right towards Fittleworth; the second and third being The Luth turn-offs (x2) to the left; the fourth being the Meadowbank turn-off to the left.	

5.4	Parking (on street/in defined areas/within building plots)	Parking on both sides of the A272 is permitted where markings permit.	There are some private drives off the A272 enabling parking.
5.5	Traffic (busy/tranquil/harmful to character)	The A272, being a main trunk route, is extremely busy and, in spite of signposted speed restrictions, carries excessively speeding vehicles both east and west.	The A272 is a busy road with heavy commercial traffic, lorries and cars. Speeding is a problem
5.6	Enclosure (building heights in relation to distance between them (spatial width of street).	Properties to the west of The Luth entrances are few and well spaced. They include farms. The majority cannot be viewed from the A272. Properties in both Meadowbank and The Luth are well spaced and are largely of two storey construction.	
6	Significant identifying features	Identify/Describe	
6.1	Landmarks/focal points	The River Kird and associated road bridge. The Village sign on the A272 to the west of Boywers Court. The speed restriction/de-restriction signs at the western entrance of The Luth.	

6.2	Important building groups	<p>Character Area C is outside the Conservation area.</p> <p>Buildings of note: Bowyer Court is a notable architectural house dating to early 20th c. It is not visible from the road. There are two matching gate houses. Old Farm, Amblehurst and Little Tanyards are substantial farmhouses with outbuildings</p> <p><u>Listed Buildings</u></p> <p>Old Farm Farmhouse TQ0411825739 Grade II - Originally called Old House. Probably C17. Two storeys. Three windows. Ground floor red brick, above hung with fishscale tiles. Tiled roof. Casement windows. Modern addition at north end.</p> <p>Old Farm Barn TQ0411125790 Grade II - Barn. C18. Faced with tarred weather-boarding. Half-hipped tiled roof.</p> <p>Amblehurst TQ0406125452 Grade II - House. C17 or earlier timber-framed, refaced with plaster and some stone, all painted. The back is red brick and tile-hanging. Gable at south end of front. Horsham slab roof. Casement windows. C19 gabled porch. Two storeys. Three windows.</p> <p>Old Tanyard Farmhouse TQ0463925625 Grade II - Cottage. C17 or earlier timber-framed, restored, enlarged and refaced with stone rubble, red brick and grey headers. Tiled roof. Casement windows. Two storeys. Four windows.</p> <p>Green Bridge Cottage TQ0425525679 Grade II - Cottage. C17 or earlier timberframed building with the timbering exposed in the east wall with red brick infilling, but refronted with red brick and grey headers. Tiled roof. Casement windows. Two storeys. Two windows.</p>	
6.3	Positive buildings and features that contribute to character	There is a mix of older and newer houses in this Character Area.	
6.4	Negative buildings and features/opportunities	Southern Water Pump Station adjacent to the lay-by on the A272.	
6.5	Views and vistas from within Character Area	From the top of The Luth, looking westwards.	

7	Grouping of Buildings	Predominant Character	Variations
7.1	Dispersed/scattered	All detached and mainly to the west of the Character Area.	
7.2	Grouped/clustered	In Meadowbank and the top of The Luth, mainly detached 2 storey	One bungalow at the top of The Luth.
7.3	Regular pairs/short terraces (semi-detached)	Dwellings mainly detached. There is a short row of Victoria houses and a pair of Victorian houses.	
7.4	Terraces	Laurel Cottages (!-3)	
8	Plot types	Predominant Character	Variations
8.1	Regular	Mainly irregular	
8.2	Irregular/informal	Surrounding most properties, mainly irregular	
9	Plot Proportions	Predominant Character	Variations
9.1	Long and narrow (terraced houses and small semi-detached)	Laurel Cottages have long gardens in front down to the A272.	

9.2	Square (larger semi-detached and detached)	Most plots appear to be either of irregular or rectangular proportions	
10	Relationship of Buildings to street	Predominant Character	Variations
10.1	Fronting on to street/ Right-angles to street/ Different irregular angles to street	Fronting onto street with the exception of those set well back down driveways	
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	Majority of properties have either small or large front gardens.	
12	Garden Character/Planting	Describe presence of and prominence in terms of character	
12.1	Front and rear gardens	Most gardens are well planted and enhance the character of the houses. Those along the A272, to the west of the Character Area, are approached by long drives and hidden behind large hedges but have well planted gardens	
12.2	Tree cover	Some large trees on the both sides of the A272 but others dispersed through the area	
12.3	Hard areas for car parking	Most properties, along both sides of the A272 and at the top of The Luth, have large hard areas for parking. There is hard area off-road parking for each of the houses in Meadowbank. Houses such as Laurel Cottages have created street-side parking directly from their gardens	

12.4	Lawns	Very little room for lawns – mostly small patches of grass.	
12.5	Boarders (flowers/perennials)	See above	
12.6	Small Shrubs	See above	
12.7	Large Shrubs	See above	
13	Boundaries	Predominant Character	Variations
13.1	Height: Low (1m or less), Medium (1 -1.5 metres) or High (over 1.5 metres)	Boundaries to the west of the river high. Elsewhere they tend to be lower	
13.2	Type: Informal shrubs and trees, formal hedges, closed timber fence, Open timber fence (picket/post and rail) Brick or stone wall	Hedgerows and hedges, and a stretch of open timber fencing to the south of the A272 just to the west of Meadowbank.	
14	Open/Public Spaces	Identify presence of/description	
14.1	Village Green – Character (Formal or informal/trees/buildings/uses/ relationship to surrounding buildings/roads)	Not in this Area.	

14.2	Village pond	Not in this Area.	
14.3	Recreational spaces	None in this Area.	
14.4	Other community spaces (churtyard/school playing fields)	None in this Area.	
14.5	Incidental spaces	None in this Area.	
Buildings Character		Predominant Character	Variations
15	<u>Uses:</u> Residential, Retail/Shops Commercial/Offices/Workshops Community	Residential and mostly less than 150 years old. Notable exceptions are Little Tanyards and Old Farm	
16	<u>Building Period:</u> Medieval, Georgian, Victorian, Edwardian, Inter-War, Modern	Georgian, Victorian and Edwardian along the A272 and in the lower part of The Luth. Little Tanyards, Old Farm and Amblehurst are older	Modern in the top of The Luth and in Meadowbank.
17	<u>Residential Building Types:</u> Detached large Houses, Detached Villas, Detached Cottages, Semi-detached Suburban, Terraced cottages, Short suburban terraces	Mostly detached other than Laurel Cottages and Meadowbank House which was divided many years ago	One Chalet Bungalow to the north of the A272 and one Bungalow at the top of The Luth to the far east.

18	<u>Commercial Building types:</u> Shops with residential above, small workshops/workshop units, large workshops/offices/other (describe)	Southern Water Pumping Station to the south of the A272 adjacent to the lay-by.	
19	<u>Height:</u> Storeys (range and frequency)	Mostly 2 storey. A few single storey and 3 storey	
20	<u>Elevation proportions:</u> A square elevation, Horizontal emphasis (width greater than height), Vertical emphasis (Width less than height)	Vary due to the variety of properties	Horizontal emphasis in the bungalows and more vertical emphasis in the 3 storey terrace.
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)	Red brick properties in Meadowbank and in The Luth, some of which are tile hung.	
22	Roof forms and materials:	Predominant Character	Variations

22.1	Roof form (hipped/gabled/mansard)	Mainly gabled roofs Some dormers	Some hipped roofs
22.2	Pitch (steep – over 30° /shallow – less than 30°/flat)	Over 30 degrees.	
22.3	Material (tile/stone/slate/thatch/other),	Mostly tiled roofs.	
22.4	Presence of dormers	A few	One Chalet Bungalow to the north of the A272 and Luth House have dormer windows.
22.5	Decoration (decorative tiling/finials/weather vanes)	None noted	
22.6	Eaves (height/overhang/projection)	Majority of properties have normal overhanging eaves	Few properties have either no or minimal width eaves.
22.7	Chimneys (positions and types)	Working chimneys generally above roof height to support coal and log burning fires.	Some metal 'flue' type chimneys to support oil boilers. Height may not exceed that of the roof.
22.8	Gutters rainwater pipes (type [moulded/half-round/material/colour/presence of features [hopper-heads])	Mostly half rounded black, pvc and cast iron	
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)	No particular pattern. Some have double glazed windows, some original windows have been replaced with double glazing	
23.2	Proportions of window openings (square/tall/wide)	No particular proportions but generally small and rectangular	
23.3	Size in relation to overall elevation	Maximum 25% of total elevation area – usually less.	
23.4	Type (sash/casement)	There is a general mix of sash/crittall/casement windows depending on the age of the property.	
23.5	Materials (metal/wood/plastic)	Depending on the type of window (sash/casement/crittall) metal, wood and plastic are in general use.	
23.6	Surrounds (Mouldings/Arches/Lintels)	Horizontal lintels	
23.7	Doors type (panelled/flush/cottage style, size, proportions, decoration/detail, presence of porch/canopy?)	No particular proportions or styles. No porches	
24	Garages and Extensions	Predominant Character	Variations
24.1	Location (rear/side/front)	Side and rear	

24.2	Extension size –Integrated or subordinate	Very few but usually 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	Most garages appear to be detached on the older properties but attached on the newer ones (Meadowbank, the top of The Luth).	

The team – Ian Andrews, Robert Armistead, John Lee.