

Wisborough Green Village Design Statement Character Area

Rural areas inside South Downs National Park
South of A272 Low Weald

Survey Sheet

Date:

17th February, 2013 JS

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 |
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| 1. | shape of the land; ridges, hills, valleys, plateau | Two parts: i) Gently undulating farmland and woodland joined largely by stock-proof hedges of native species; flood plain of upper Arun at its tidal limit ii) Wooded beech hanger at Bedham | |

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| 2. | Special features or habitats such as woodlands, watercourses, meadow, wetlands etc. | <p>Nestling on the edge of the Mens National Nature Reserve (in Kirdford Parish), an area of Ancient Woodland which is designated at the highest international and national levels – SPA, SSSI and which is regarded as part of the least disturbed part of England and registered as common land.</p> <p>Site of Nature Conservation Interest – WG neutral pastures aka the Nap adjacent to Brook (house on the Fittleworth Rd).</p> <p>Unimproved meadow containing range of unusual plants.</p> <p>Notable road verges: Section of Fittleworth Road as it approaches the Kirdford turn and along both sides of the lane approaching Crimbourne. Supports primroses, Early Purple orchids et al.</p> <p>Ponds: Farm ponds add to diversity of the area and its wildlife (Ingrams, Bedham, Kiln Cottage). Run-off ditches abound.</p> <p>Native hedges used as foraging routes for the rare Barbastelle bats as they make their way off the Mens.</p> <p>Distinctive scatter of isolated semi-natural copses and hedges (WSCC).</p> <p>Majority of land: No herbicide or pesticide use. Some declared as organic.</p> | |
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| 3. | Presence of rural buildings within the landscape, relationship to landscape (backdrop/outline of landform behind). | Buildings melt into the landscape and there is a dispersed cluster of housing within the woodland at Bedham. Contained within the landscape – views to adjacent households except coming down Bedham. | |
| 4. | Describe views across the landscape and into the village | Intricate patterns of small pastures, streams and overflow ditches. Views of woodland. | |
| Village Townscape Character | | Predominant Character | Variations |
| 5. | Structure/Layout | | |
| 5.1 | Road hierarchy (Main/Local Thoroughfare/access lane/cul-de-sac/footpaths) | Fittleworth road: main thoroughfare served by occasional farm tracks, bridleways and footpaths. Brick Kiln Lane - similar | |
| 5.2 | Road/Street/Lane/Footpath Character: (Shape [straight or winding], width range, length, widenings and narrowings, banks, verges, pavements, hedgerows) | No paved route – verges damaged in places. Meandering lane veering between double and single width with occasional passing places over Bedham. | |
| 5.3 | Road junction types and positions/frequency | Fittleworth Road: Junction with Crimbourne Lane on Parish boundary; and with Brick Kiln Lane. | |
| 5.4 | Parking (on street/in defined areas/within building plots) | Parking all contained within ambit of buildings except for occasional overflow at Brook when the Fittleworth Road is used. | |

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| 5.5 | Traffic (busy/tranquil/harmful to character) | Tranquil but traffic can, and does, move at speed on the Fittleworth Road and in winter the A272 traffic can be heard more clearly along with some planes over flying going to and from Gatwick airport. Area also ices up in winter and can be treacherous. | |
| 5.6 | Enclosure (building heights in relation to distance between them (spatial width of street). | Mature trees give feeling of enclosure in parts. Fittleworth road – few distant views, verges and rural nature of the area give feeling of space. Properties generally (not exclusively) 2 storey with 1 storey garages/out-buildings. Scatterd and well set back off the road often down small trackes. | |
| 6 | Significant identifying features | Identify/Describe | |
| 6.1 | Landmarks/focal points | Bedham hanger – beeches and mosses overhanging steep incline | |
| 6.2 | Important building groups | Pallingham Quay Bedham common Ingrams and Redlands farms and barns | |

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| 6.3 | Positive buildings and features that contribute to character | <p>Listed Properties:</p> <p><i>Bedham House</i> partly in Fittleworth Parish TQ 01803 21816 Grade II C18. Two storeys. Two windows. Coursed stone. Tiled roof. Casement windows.</p> <p><i>Malthouse</i>, Bedham Road TQ 03659 24349 Grade II Probably C17. Two storeys. Three windows. Ground floor painted brick, above tile-hung. Tiled roof. Casement windows. Modern porch.</p> <p><i>Collin's Marsh</i>, Bedham road TQ 03280 23478 Grade II Farmhouse, now house. Originally Collins Marsh Farm. C18 or earlier. Two storeys. Four windows. Red brick, grey headers and stone rubble. Tiled roof. Casement windows.</p> <p><i>Pallingham Manor Farmhouse</i> TQ 04405 22435 Grade II At one time called Pallingham Farm. T-shaped C17 or earlier timber-framed building, refaced with stone rubble. Tiled roof with pentice behind. Casement windows. Two storeys and attic in gable end. Two windows.</p> <p><i>Barn at Pallingham Farm</i> TQ 04441 22372 Grade II Barn. C18 faced with tarred weather-boarding with a hipped tiled roof, in the east end of which have been incorporated the remains of a C13 manor house in stone rubble with dressed stone quoins and loop lights.</p> <p><i>Old Smith</i> TQ 03335 23716 Grade II Cottage. L-shaped C17 or earlier timber-framed building with the timbering and plaster infilling exposed in the north gable end but refronted with stone rubble with red brick dressings. Tiled roof. Casement windows. Chimney breast on east wall. Modern addition in the angle of the L.</p> <p><i>Fowlers</i>: TQ 03416 22809 Grade II Cottage. Formerly called Horsebridge Farm. C17 or earlier timber-framed with plaster infilling and curved braces. Tiled roof. Casement windows. Two storeys. Two windows.</p> <p><i>Glasshouse</i> TQ 0319722878 Grade II Cottage. Probably C17. Two storeys. Three windows. Red brick. Hipped tiled roof. Casement windows.</p> <p><i>Arundel Holt</i>: TQ 02511 22483 Grade II Cottage. Formerly and on the map called Badland. C17 or earlier timber-framed building with painted brick infilling. Tiled roof. Casement windows. Two storeys. Three windows.</p> |
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Listed buildings contd.

Rose's Farmhouse, TQ 02955 22852 Grade II
 Farmhouse. On the map called Rose's Cottage. C18. One storey and attic. Two windows. One hipped dormer. Painted brick. Hipped tiled roof. Casement windows.

Cheeseman's TQ 02952 22776 Grade II
 Cottage. C18. Two storeys. Two windows. Coursed stone. Tiled roof. Casement windows.

Pallingham Quay Farmhouse: TQ 03591 21619 Grade II
 Farmhouse. C18. Two storeys. Five windows. South front stuccoed. Tiled roof. Casement windows. The north portion forms three parallel ranges in red brick and may be older but has had several modern alterations.

Barn at Pallingham Quay Farm: TQ 03569 21584 Grade II
 Barn. Large C18 Barn faced with weather-boarding. Hipped tiled roof. Wagon entrance in centre of north front with a projecting hip over.

Ingrams Farm: TQ 03132 24431 Grade II
 Timber framed all of 5 bays and 2 storeys built c 1535 joined to a 2 storey brick building built with the aid of an agricultural grant. Tiled roof was hipped at both ends and the northern addition is half-hipped. The walls are tile-hung over timber framing. The brick walling is of Flemish Bond, the infilling is of stretchers. The Bedham stone plinth is topped with one course of bricks, stretchers under the old walls, headers under the extension. Wattle and daub remains in situ. *Vernacular Building Study Report English Heritage*: Farmhouse. L-shaped C17 or earlier timber-framed building with red brick and plaster infilling on ground floor first floor tile-hung. Tiled roof. Casement windows. Two storeys. Three windows. C19 addition of two window-bays in red brick at east end of south east wing.

Redlands Farm TQ 03122 24336 Grade II
 Farmhouse. Formerly wrongly marked on the map. Probably C17. Two storeys. Two windows. Ground floor red brick above tile-hung. Half-nipped slate roof. Casement windows. Renovated c2000. Small set of industrial units – Champion Caterers and metal workers. Farm building – cattle retaining unit.

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| 6.4 | Negative buildings and features/opportunities | | |
| 6.5 | Views and vistas from within Character Area | Very enclosed – within woodland and across farmland | |
| 7 | Grouping of Buildings | Predominant Character | Variations |
| 7.1 | Dispersed/scattered | Dispersed | |
| 7.2 | Grouped/clustered | Predominant Character Farms – cluster of buildings Bedham – scattered cluster | Variations |
| 7.3 | Regular pairs/short terraces (semi-detached) | N/A | |
| 7.4 | Terraces | N/A | |
| 8 | Plot types | Predominant Character | Variations |
| 8.1 | Regular | - | |

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| 8.2 | Irregular/informal | Irregular/informal | |
| 9 | Plot Proportions | Predominant Character | Variations |
| 9.1 | Long and narrow (terraced houses and small semi-detached) | N/A | |
| 9.2 | Square (larger semi-detached and detached) | N/A | |
| 10 | Relationship of Buildings to street | Predominant Character | Variations |
| 10.1 | Fronting on to street/ Right-angles to street/ Different irregular angles to street | Fittleworth and Bedham – different irregular angles to lanes/farm tracks. | |
| 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 | No pavement | |

| 12 | Garden Character/Planting | Describe presence of and prominence in terms of character |
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| 12.1 | Front and rear gardens | <p>Yes/gardens – variable. Some on the side; some adjacent to farms or elsewhere Eg: Ingrams: Planted courtyard surrounded by 3 walls and a hedge/field; grasses area and orchard to one side; planted flower border separate from the residential buildings alongside the farm outbuildings; Stable Flar: Planted garden and pond to rear Redland – planted garden at rear; grassy garden to side; Walled garden separate from the buildings</p> |
| 12.2 | Tree cover | Yes – predominantly native but occasional non-native plantings |
| 12.3 | Hard areas for car parking | Yes, some but not all |
| 12.4 | Lawns | Yes, some |
| 12.5 | Borders (flowers/perennials) | Yes, some |
| 12.6 | Small Shrubs | Yes, some |

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| 12.7 | Large Shrubs | Yes, some | |
| 13 | Boundaries | Predominant Character | Variations |
| 13.1 | Height: Low (1m or less), Medium (1 -1.5 metres) or High (over 1.5 metres) | Generally native hedgerows – rural nature to medium height and in some cases wider than a metre | |
| 13.2 | Type: Informal shrubs and trees, formal hedges, closed timber fence, Open timber fence (picket/post and rail) Brick or stone wall | Various – informal rural hedges; some post and rail and some fence posts and netting | |
| 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 area | |
| 14.2 | Village pond | Farm and natural ponds dotted across area | |
| 14.3 | Recreational spaces | Footpaths and areas to walk in the woods | |
| 14.4 | Other community spaces (churchyard/school playing fields) | Not in area | |

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| 14.5 | Incidental spaces | Not applicable – rural area | |
| Buildings Character | | Predominant Character | Variations |
| 15 | <u>Uses:</u> Residential, Retail/Shops Commercial/Offices/Workshops Community | Redlands Farm – light industrial units | |
| 16 | <u>Building Period:</u> Medieval, Georgian, Victorian, Edwardian, Inter-War, Modern | Medieval, Victorian, Edwardian and Inter-war | |
| 17 | <u>Residential Building Types:</u> Detached large Houses, Detached Villas, Detached Cottages, Semi-detached Suburban, Terraced cottages, Short suburban terraces | Mainly detached farmhouses and buildings ranging medieval, Victorian, Edwardian and some inter-war | |
| 18 | <u>Commercial Building types:</u> Shops with residential above, small workshops/workshop units, large workshops/offices/other (describe) | N/A | |
| 19 | <u>Height:</u> Storeys (range and frequency) | Generally 2 storey with very occasional single storey | |

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| 20 | <u>Elevation proportions:</u> A square elevation, Horizontal emphasis (width greater than height), Vertical emphasis (Width less than height) | Mixed | |
| 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) | Sussex tile hanging walls and hipped rooves; some brick and occasional wooden framework | |
| 22 | Roof forms and materials: | Predominant Character | Variations |
| 22.1 | Roof form (hipped/gabled/mansard) | Hipped and gabled | |
| 22.2 | Pitch (steep – over 30° /shallow – less than 30°/flat) | Mixed even on the same house | |
| 22.3 | Material (tile/stone/slate/thatch/other), | Mix – Mostly tile, Horsham stone, occasional thatch | |

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| 22.4 | Presence of dormers | No | |
| 22.5 | Decoration (decorative tiling/finials/weather vanes) | Occasional | |
| 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 | |
| 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) | Mix | |
| 23.2 | proportions of window openings (square/tall/wide) | Mix | |
| 23.3 | size in relation to overall elevation | Mix | |

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| 23.4 | type (sash/casement) | Mix | |
| 23.5 | materials (metal/wood/plastic) | Predominantly wood | |
| 23.6 | Surrounds (Mouldings/Arches/Lintels) | Mix | |
| 23.7 | Doors type (panelled/flush/cottage style, size, proportions, decoration/detail, presence of porch/canopy?) | Mix | |
| 24 | Garages and Extensions | Predominant Character | Variations |
| 24.1 | Location (rear/side/front) | Some garages - mix | |
| 24.2 | Extension size –Integrated or subordinate | Both | |
| 24.3 | Materials in relation to main building (matching/contrasting) | In keeping with the main building | |
| 24.4 | Impact on gaps between buildings/views | None | |

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