

Character Area Appraisal: Area B – Estates and Wyatt House

Summary

The Estates are situated on gently rising ground in a triangular area of land to the west of the Village Green. They consist of four housing developments; Butts Meadow, Carters Way, Thornton Meadow and Wyatt Close, and an adjoining lane The Luth. Butts Meadow was originally built as social housing but is now mostly privately owned. Carters Way, built in the 1970s, provided much needed housing for young families. Wyatt Close includes Wyatt House, a very successful warden assisted complex for local elderly people, and Thornton Meadow, also originally built as retirement housing, now 50% open market. The Luth has a row of mixed residential housing on one side which adjoins the Carters Way estate housing at the far end. Both access roads to the estates are from Kirdford Road.

Landscape Character

One access to the estates is a fairly narrow road which skirts round the north-west border of the green between wide verge areas and the mature chestnut trees which symbolise Wisborough Green. There are views back across the Green to the Cricketers Arms and to the church spire in the distance beyond the picturesque houses spaced around the Green itself. Access from The Luth is scenically attractive with an old beamed (Listed) farmhouse to the right of the entrance and wide verges with native hedgerows revealing far reaching views across rolling farmland and distant woodland. There are some mature trees further along this entrance where the road divides into the pedestrian green lane of The Luth and the continuing estate road through Carters Way and Butts Meadow.

Main Characteristics

- There is no through traffic other than for accessing residential housing.
- Most of the area has pavements, some of which enable parking. There is one small section with street lighting.

- There is street parking throughout the area. Carters Way and The Luth have parking within the plots and there are some defined garage areas. Some front gardens in Butts Meadow have been converted to hard standing for parking. Wyatt House has an area of defined and reserved parking.
- Thornton Meadow has a pedestrian only access through to the Village Green and allocated parking.
- Residential housing comprises a mix of individual houses, 13 pairs of semi-detached houses, flats, social housing and sheltered accommodation. There are short terraces of houses and some bungalows.
- Buildings are predominantly two-storey and the majority front the street with generally smaller front gardens and larger back gardens. Thornton Meadow and Wyatt House both have small courtyard gardens.
- Building materials are mainly red, sand coloured or mottled (local) brick with some tile hanging. Roofs are exclusively tile with some gabled but most hipped.

- Windows are mainly casement in a range of size and colour.