

Character Area Appraisal: Area E – Durbans Road

Summary

Durbans Road is a link road from the A272 to the B2133. It begins at the exit from the village centre after passing the Cricketers Arms Public House and the short row of housing that follows. It carries consistent traffic which, although lighter than the main trunk road, includes some heavy vehicles which is seen as an issue by residents in this area. The initial section of road on leaving the village is straight with rural views to either side. A pavement borders the road to the west terminating at Brooklands corner but continuing on the east side past the two rows of mixed housing that border the road along a shorter straight stretch. It finishes just past the last pair of semi-detached Victorian villas where a popular footpath enters surrounding farmland, eventually linking with Newpound Lane at several points. Durbans Road continues downhill, curving into the dip at Brookbridge where a brook crosses under the road into woodland and fields beyond. There are four additional houses situated after the dip as the road rises up again before opening out with a wide verge area to the left with native hedgerow on both sides. There are views of mixed arable agricultural farmland and woodland approaching the B2133 junction.

Landscape Character

Heading away from the village the land is relatively flat to the east with open fields with livestock visible and far reaching views to properties bordering Newpound Lane. There are scenic views of slightly rising parkland to the west with some mature trees and an open driveway. The pavement and low hedging along this section gives a sense of space and open landscape. A green lane that starts as a service lane to Brooklands Farm also opens up the landscape before disappearing into an overgrown bridleway bordered by woodland to emerge onto Kirdford Road. There are enclosed paddocks to the left and a good view of the village and church steeple looking back from this corner. Proceeding out of the village, views from the road are limited due to development although pylons and power lines are visible in the distance. There are three footpaths that lead across the landscape at various points along Durbans Road.

Main Characteristics

- Durbans Road is a link road from the A272 to the B2133 and therefore suffers with some heavy traffic. Brookbridge corner is perceived as a dangerous corner where there have been several accidents, some causing significant damage to a mature tree situated very close to the road just after the brook crossing.
- Pylons and power cables are visible across open countryside halfway down Durbans Road.
- A green lane and three footpaths access other areas of Wisborough Green from the road.
- Vehicles park on the roadside opposite properties bordering the east side reducing the road to one carriageway. Most properties also have hard standing for parking within the plots and some have garages, either detached or attached.
- There is a wide range of housing styles in this character area including three timber framed farmhouses, a converted barn, pairs of semi-detached Victorian villas, small cottages, larger individual detached houses and some newer houses built in

traditional Sussex style. There are also several bungalows some of which have been converted to chalet style.

- Most house are detached two-storey, the Victorian villas are higher with roof conversions. Some originally single storey bungalows have been converted to chalet style with the addition of dormer windows above the lower roof lines.
- All houses, except three, front the road and boundaries are a mix of hedges, timber fencing, iron railings and brick or stone walls.
- Plots are mostly regular on both sides, the majority have long narrow rear gardens but the front gardens are noticeably smaller. The last villa in the row has only a small garden that runs around the property.
- Well maintained, wide verges in front of one section of the housing on the western side also gives a sense of openness and space despite the higher hedging and woodland to the east. This has recently been reduced in height to give glimpses of the farmland beyond.

- Building materials consist of a range of brick, some local, in various colours with clay tile roofs, one roof is Sussex stone. There is one row of houses that are half rendered and painted, some older properties are timber frame and tile hung.
- Roofs are mainly gabled with a range of pitches and over hanging eaves.
- Chimneys are mostly single working brick chimneys.
- Windows are a mix of sash, crittall and casement depending on the age of the properties.
- Buildings of note include Sweephurst Farm, Brooklands Farm, Woodstock Cottage and Brookbridge Cottage, the Victorian villas have been sympathetically extended.
- There are a number of Listed Buildings within the Character Area:
 - Sweephurst Farmhouse
 - Brookland Farmhouse
 - Brookbridge House
 - Woodstock Cottage
 - The Badgers