

## **Character Area Appraisal: Area F – Kirdford Road**

### **Summary**

Kirdford Road commences shortly after exiting from the Conservation Area of Wisborough Green at the north-west border of the village green where the road rises to its highest point at Windmill Hill. Kirdford Road drops away down the hill and is mainly straight with blind bends at both ends, and glimpses of farmland to either side. It carries traffic from the village to Kirdford and to Skiff Lane which is another exit onto the B2133. There is no pavement and the straight section by the main housing is conducive to the speeding that is seen as an issue in this area. On the south side of the road there are a few individual houses, a redundant nursery site, a farm, a small business yard 'Ansells Yard' and a livery stables with a timber framed farmhouse and additional farm buildings. On the northern side there is ribbon development of residential housing in a range of styles, two redundant nursery sites, a Southern Water Pump Station and a Circus storage area. The road is bordered by mainly high native hedgerows except where verges, domestic gardens and driveways open up the rural nature of this route. It is not a popular pedestrian route despite a green lane that connects with Durbans Road.

## **Landscape Character**

This area is characterised by views of open farmland and wooded areas through the high hedgerows with glimpse of farmhouses and yards set back from the road. There are considerable woodland areas at the north western end and mature trees that border the road at intervals. A stream, or contributory, crosses under Kirdford Road and high level electricity cables cross overhead on large pylons, one of which is located close to the road. There is also an underground stream that surfaces in wet weather conditions causing flooding along the road. At the higher level there are views to the north across meadows and farmland and distant views towards Bedham Wood in the south. There are no views back into the village.

## **Main Characteristics**

- Kirdford Road carries traffic that is fast moving despite speed restriction signage.
- There are two unofficial lay-bys created by parking on verges at one point.
- There is no pavement or street lighting and two blind bends contribute to the perception of the hazardous nature of this stretch of the road.

- There is some commercial activity with Ansells Yard, a livery stables and scattered agricultural buildings.
- Housing is predominantly large detached two storey properties with approximately quarter acre plots; most houses front the road with one noticeable exception on the southern side.
- Some originally single storey houses have been converted and extended into the roof space.
- Long well established gardens precede most houses with considerable hard standing parking and additional attached garaging.
- Substantial areas of large greenhouses across three nursery sites are unused and are derelict on one site creating an unattractive focal point at the village end of the road.
- The Circus storage area of redundant vehicles is an inappropriate feature of this rural environment.

- Pylons and electricity cables are highly visible at one point.
- Housing boundaries include a mixture of timber and wrought iron fencing with some brick or stone walls.
- Building materials reflect other areas of Wisborough Green with a predominant use of brick in a variety of shades, some tile hanging and some render with paint.
- Roofs are mainly gabled with steep pitch and clay tiled, there are single brick chimneys.
- Windows are mainly casement and dormer with double glazing evident; there are some larger windows and gazed doors on the lower level.