

Wisborough Green Village Design Statement Character Area

E: Durbans Road

Survey Sheet: 3

Date:

10<sup>th</sup> January 2013 SO LD

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	Heading away from the village the land is relatively flat and then falls gently down to Brookbridge, rising again after passing over the brook.	
2.	Special features or habitats such as woodlands, watercourses, meadow, wetlands etc.	Mainly mixed agricultural land behind the on-road development with some woodland in the Brookbridge area. Green lane on corner by Brooklands.	Domestic gardens on either side of the road. Ponds are located at Sweephurst, Brooklands and Woodstock Cottage.
3.	Presence of rural buildings within the landscape, relationship to landscape (backdrop/outline of landform behind).	Derelict agricultural buildings and caravan rear of ex-council houses hidden from road. Caravan site at Sweephurst – summer months – hidden from road.	
4.	Describe views across the landscape and into the village	Good view of village and church steeple from corner at Brooklands. Proceeding out of the village, views limited due to development, although pylons and power lines seen in distance. Hedging and trees prevents view to east after housing, but good views at footpath entrance – agricultural land.	
Village Townscape Character		Predominant Character	Variations
5.	Structure/Layout		

5.1	Road hierarchy (Main/Local Thoroughfare/access lane/cul-de-sac/footpaths)	<p>Durbans Road is a link road from the A272 to the B2133 metalled surface running north/south. Through the Character area the road is relatively straight, with corners at either end. 40 mph limit, reducing to 30mph after Sweephurst. 60 mph at village sign north of Brookbridge.</p> <p>The Green Lane is initially surfaced serving 2 houses and the additional cricket field and accessed from the Durbans Road. The Green Lane becomes a muddy bridleway/footpath and inaccessible to vehicles. This lane cuts through to Kirdford Road.</p> <p>In addition to the Green Lane, there are 3 other footpaths that lead across farmland.</p>	
5.2	Road/Street/Lane/Footpath Character: (Shape [straight or winding], width range, length, widenings and narrowings, banks, verges, pavements, hedgerows)	Durbans Road is a single carriageway road approximately ft wide. There is a pavement on the east side – this continues to the village, although changes to the west side after the corner. The footpath finishes after the Victorian cottages.	

5.3	Road junction types and positions/frequency	Farm lane on the corner at Brooklands, which serves 2 properties and cricket field. Farm lane on corner after passing over Brookbridge.	
5.4	Parking (on street/in defined areas/within building plots)	Historically vehicles have parked down the east side reducing to one carriage way. Some parking areas have now been created within plots. There are also some private drives that enable parking.	
5.5	Traffic (busy/tranquil/harmful to character)	Being potentially a cut through from the B2133 to the A272, it is used by some heavy vehicles which impacts upon residents. It is a 40 mph limit but speeds in excess of this have been reported. Several accidents have occurred at Brookbridge.	Dangerous corner at Brookbridge – incidents known.
5.6	Enclosure (building heights in relation to distance between them (spatial width of street).	Heading out of the village, the initial properties on both sides of the road are 2 storey, and with the road parking, give a more enclosed feeling. The Victorian houses are higher (many have roof conversions) but a feeling of space is created by the inclusion of well maintained grass verges at the front of properties on the west side. These properties were originally bungalows, although some have now been extended to chalet style, but again, the lower roof lines give a feeling of space.	
6	<b>Significant identifying features</b>	Identify/Describe	

6.1	Landmarks/focal points	Pylons visible across open country from half way down the road.	
6.2	Important building groups	<p><b>Character Area D is outside the Conservation area.</b></p> <p>Buildings of note:  Sweephurst Farmhouse  Brookland Farm area  Victorian Cottages – sympathetically extended  Woodstock Cottage with open garaging  Brookbridge House</p> <p><u>Listed Buildings</u></p> <p><b>Sweephurst Farmhouse TQ0492726481 Grade II</b> - Farmhouse. C18. Two storeys. Three windows. Fronted with coursed stone, side walls red brick and grey headers alternately.. Sprocket eaves. Hipped roof of Horsham slabs. Casement windows.</p> <p><b>Brookland Farmhouse TQ0482126525 Grade II</b> - Built as one house, later three cottages, now a farmhouse again. C17 or earlier timber-framed building, refaced with red brick. Hipped roof of Horsham slabs. Casement windows. Two storeys. Four windows.</p> <p><b>Brookbridge House TQ0507126997 Grade II</b> – cottage. C17 or earlier building with plaster infilling, ground floor refaced with red brick and grey headers alternately. Hipped tiled roof. Casement windows. Two storeys. Three windows.</p> <p><b>Old Badgers (now Woodstock Cottage) TQ0493526624 Grade II</b> - Cottage. C17. Two storeys. Three windows. Refaced with red brick and grey headers in rat-trap bond. Hipped tiled roof. Casement windows.</p> <p><b>The Badgers TQ0495626680 Grade II</b> - Cottage. C18 or earlier. Two storeys. Two windows. Ground floor red brick, above hung with fishscale tiles. Half-hipped tiled roof. Casement 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. Victorian semi detached houses.	

6.4	Negative buildings and features/opportunities	The row of ex council houses are not scenic but give continuity of historical planning being similar to other villages.	
6.5	Views and vistas from within Character Area	A number of footpaths lead from this Character Area which then given views across farmland, blue bell woods or back towards the village.	
<b>7</b>	<b>Grouping of Buildings</b>	<b>Predominant Character</b>	<b>Variations</b>
7.1	Dispersed/scattered	Mixed housing on the west side. Towards Brookbridge, houses were originally bungalows, but some have now been developed into chalet style.	Two storey house immediate before bridge.
7.2	Grouped/clustered		
7.3	Regular pairs/short terraces (semi-detached)	Dwellings mainly detached on west side. There is a short row of Victoria houses and a row of ex-council houses which are all semi-detached.	
7.4	Terraces		
<b>8</b>	<b>Plot types</b>	<b>Predominant Character</b>	<b>Variations</b>
8.1	Regular	Mainly regular on both sides. Ex-council with long back gardens.	

8.2	Irregular/informal	Initial individual properties on left side irregular.	
<b>9</b>	<b>Plot Proportions</b>	<b>Predominant Character</b>	<b>Variations</b>
9.1	Long and narrow (terraced houses and small semi-detached)	Ex Council houses have long and narrow gardens. Properties are positioned near to the front. The Victorian Cottages have narrow gardens, but the depth varies at the back.	Brookbridge House is centrally located on a long plot adjacent to the road.
9.2	Square (larger semi-detached and detached)	Other plots appear to be either irregular or rectangular proportions.	
<b>10</b>	<b>Relationship of Buildings to street</b>	<b>Predominant Character</b>	<b>Variations</b>
10.1	Fronting on to street/ Right-angles to street/ Different irregular angles to street	Fronting onto street with the exception of the farm groups – Sweephurst, Brooklands and Brookbridge.	
<b>11</b>	<b>Set back from road/ presence of front gardens</b>	<b>Predominant Character</b>	<b>Variations</b>
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 a small front garden (larger at rear).	
<b>12</b>	<b>Garden Character/Planting</b>	<b>Describe presence of and prominence in terms of character</b>	
12.1	Front and rear gardens	Most gardens are well planted and enhance the character of the houses.	

12.2	Tree cover	Some large trees along road side in Brookbridge area.	
12.3	Hard areas for car parking	Most properties have large hard areas for parking.	
12.4	Lawns	Very little room for lawns – mostly small patches of grass.	
12.5	Boarders (flowers/perennials)	Mixed borders where space permits – generally stand English planting.	
12.6	Small Shrubs	See above	
12.7	Large Shrubs	See above	
13	<b>Boundaries</b>	Predominant Character	Variations
13.1	Height: Low (1m or less), Medium (1 -1.5 metres) or High (over 1.5 metres)	Mixture of boundaries – generally low or medium	

13.2	Type: Informal shrubs and trees, formal hedges, closed timber fence, Open timber fence (picket/post and rail) Brick or stone wall	Mix of boundary type. Hedging, closed timber fence and brick/railings associated with Victorian houses. Stone wall at Sweephurst adjacent to the pavement.	
14	<b>Open/Public Spaces</b>	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. Ponds located at Sweephurst, Brooklands, Woodstock Cottage. Others potentially located but not visible.	
14.3	Recreational spaces	None in this Area.	
14.4	Other community spaces (churchyard/school playing fields)	None in this Area.	
14.5	Incidental spaces	Open grass verge. Bramble patch area at the side of Sweephurst Farm.	
<b>Buildings Character</b>		<b>Predominant Character</b>	<b>Variations</b>
15	<u>Uses:</u> Residential, Retail/Shops Commercial/Offices/Workshops Community	Residential and mostly less than 150 years old. Notable exceptions are Sweephurst Farm, Brooklands Farm, Brookbridge House	

16	<u>Building Period:</u> Medieval, Georgian, Victorian, Edwardian, Inter-War, Modern	Victorian and 1950s with potentially houses near to Brooklands Farm being slightly older.	
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 ex council houses and Victorian houses which are semi-detached.	Chalet bungalow style on west of road.
18	<u>Commercial Building types:</u> Shops with residential above, small workshops/workshop units, large workshops/offices/other (describe)	None	
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 Victorian houses.

21	<p><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)</p>	<p>Ex council – half rendered.  Victorian – brick with details  Sweephurst – stone and brick – Sussex stone roof  Others – mixture brick/painted brick/tile hanging  Addition of some garages – timber clad</p>	
22	<b>Roof forms and materials:</b>	Predominant Character	Variations
22.1	Roof form (hipped/gabled/mansard)	Mainly gabled roofs Some dormers	Some hipped roofs. Two bungalows have gablet roofs.
22.2	Pitch (steep – over 30° /shallow – less than 30°/flat)	Varies. Over 30% for Victorian.	
22.3	Material (tile/stone/slate/thatch/other),	Mostly tiled roofs. Victorian – square tile hung on diagonal.	Solar panels on Weaversdown
22.4	Presence of dormers	A few. More noticeable at rear of Victorian Houses.	

22.5	Decoration (decorative tiling/finials/weather vanes)	Victorian houses – new extensions have generally be added sympathetically with addition of decorative features.	
22.6	Eaves (height/overhang/ projection)	Majority of properties have normal overhanging eaves	
22.7	Chimneys (positions and types)	Working chimneys generally above roof height to support coal and log burning fires.	
22.8	Gutters rainwater pipes (type [moulded/half-round/material/ colour/presence of features [hopper-heads])	Mostly half rounded pvc and cast iron.	
23	<b>Windows and Doors</b>	<b>Predominant Character</b>	<b>Variations</b>
23.1	Pattern of window openings over elevation (formal/informal/ regular/smaller windows to upper floors/regular/irregular)	Victorian – formal/ regular Ex-council – formal/regular Bungalow/chalet- No particular pattern. Older houses – No particular pattern. All other - No particular pattern.	
23.2	Proportions of window openings (square/tall/wide)	Victorian - Ex-council – Bungalow/chalet- Older houses – All other	

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 upvc 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. Some porches.	
24	<b>Garages and Extensions</b>	<b>Predominant Character</b>	<b>Variations</b>
24.1	Location (rear/side/front)	Few garages. Generally side or front if present.	
24.2	Extension size –Integrated or subordinate	Very few but subordinate	
24.3	Materials in relation to main building (matching/contrasting)	Generally wood clad - contrasting	

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 with the exception of Victorian which appear linked.	

The team – Sheena Overington and Louise Davies