

Wisborough Green Village Design Statement

Character Area

B – Estates and Wyatt House. Killingbeck comments in blue

Survey Sheet

Date:

2nd December 2012 J & RM, S&PK

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	Character Area B is a triangular area of gentle rising land to the West of the village green. Its maximum height is around 35 metres.	
2. Special features or habitats such as woodlands, watercourses, meadow, wetlands etc.	The West and North-West of the area is bordered by hedgerows, trees and fields, a public bridleway and two detached properties. The South of the area abuts the line of houses on the north side of the A272 west of the Post Office. The East and North-East of the area is bordered by the village green and houses adjacent to the village green. There are no special features or habitats within the area as it is exclusively dedicated to residential housing.	
3. Presence of rural buildings within the landscape, relationship to landscape (backdrop/outline of landform behind).	There are no rural buildings within the area.	

<p>4. Describe views across the landscape and into the village</p>	<p>The area is marginally higher than the surrounding area and from the borders of the area, and from certain vantage points within the arera, has the following views across the landscape: To the West and North-West – Views across open countryside to the Blackdown hills. To the South – Views over the A272 ribbon development residential housing to open fields and the South Downs. To the East and North-East – views across the village green to the church.</p>
<p>Village Townscape Character</p>	
<p>5. Structure/Layout</p>	<p>Predominant Character</p>
<p>5.1 Road hierarchy (Main/Local Thoroughfare/access lane/cul-de-sac/footpaths)</p>	<p>Variations</p> <p>Character Area B abuts the Local thoroughfare from Wisborough Green to Kirdford () in the North. The remainder of the roads comprise service roads and cul-de-sacs to the residential housing and garages within the area, together with a couple of footpaths within the estate. There is a public Bridleway bordering onto the West of the area. The area of Thornton Meadow is pedestrianised.</p>

5.2	Road/Street/Lane/Footpath Character: (Shape [straight or winding], width range, length, widenings and narrowings, banks, verges, pavements, hedgerows)	The roads are entirely single carriageway and wind through the area of residential housing they serve. There is one layby. Several of the pavements have been suitably treated to enable the parking, or half parking, of vehicles. The area has pavements throughout, other than two small sections on the northern/north-western boundary, and one small section has some street lighting. There are several 2-vehicle lay-bys.
5.3	Road junction types and positions/frequency	There are two “T” junctions onto the Kirdford Road, and 4 junctions within the estate.
5.4	Parking (on street/in defined areas/within building plots)	There is on street parking throughout the area. The properties in Carters Way and the Luth all have parking within the building plots. The properties in Butts Meadow and the Luth are served by defined garage areas for a small number of cars. Wyatt House has an area of defined and reserved parking.
5.5	Traffic (busy/tranquil/harmful to character)	Traffic is confined to that serving the estate and Wyatt House. On the whole it is fairly quiet, except at commuting times. In the evenings and at night the on street parking within Butts Meadow and part of Carters Way is extensive which makes access difficult. Parking in the evenings, at night and weekends compromises access for large emergency vehicles eg fire engines.

5.6	Enclosure (building heights in relation to distance between them (spatial width of street)).	The buildings are predominantly two storey, with a small number of bungalows and chalet bungalows. There is a mix of detached, semi-detached, terraced houses, and flats. Plots are on the whole small. A small number of houses in the Luth and on the Kirdford Road have larger plots. Wyatt House is a purpose built two storey complex of individual flats for the elderly. It is designed for independent living and has a part-time warden on site.
6	Significant identifying features	Identify/Describe
6.1	Landmarks/focal points	None
6.2	Important building groups	Wyatt House is a purpose built two storey complex of individual flats for the elderly. It is designed for independent living and has a part-time warden on site.
6.3	Positive buildings and features that contribute to character	There are two properties on the Western and North-Western border of the area, one with barns and outbuildings, and both with large gardens and land that have a positive contribution to the rural character of the area. There is one old detached cottage in The Luth, with a long front garden, that contributes to the rural character of the area.

6.4	Negative buildings and features/opportunities	There are no negative buildings in the area. The narrow roads and extensive on street parking in Butts Meadow and part of Carters Way is considered a negative feature. Parking around the T junction at the bottom of Butts Meadow frequently presents a hazard and verges generally are often damaged by large delivery vehicles.
6.5	Views and vistas from within Character Area	The area is marginally higher than the surrounding area and from the borders of the area, and from certain vantage points within the arera, has the following views across the landscape: To the West and North-West – Views across open countryside to the Blackdown hills. To the South – Views over the A272 ribbon development residential housing to open fields and the South Downs. To the East and North-East – views across the village green to the church.
7	Grouping of Buildings	Identify/Describe
7.1	Dispersed/scattered	There are two dwellings on the Western and North-Western boundary that are dispersed. Within the area there are a small number of individual properties on slightly larger plots.

7.2 Grouped/clustered

The Kirdford road boundary of the area has a single access to two properties, a substantial detached house, and a smaller bungalow. The Luth comprises a ribbon of six individual houses and chalet bungalows, some of which have been extended. All have garages, some of which are integral with the property. One has stone frontage and one is an old cottage with a long garden to the road. They are on the South/South-West side of the road only, and all have vehicle access to the plots. The North end of Carters Way comprises 10 individual detached house built in the 1970s, some of which have subsequently been extended, and all of which have garages. They all have small gardens fronting the road, and all have vehicle access to the plots. They are on the South-Western side on the road only. Carters Way has 16 detached and link attached houses on both sides of the road, all of which have garages. A small number of garages have been converted into additional rooms.

7.3 Regular pairs/short terraces (semi-detached)

Carters Way has 13 pairs of semi-detached houses, all of which have garages, and one short group of 5 staggered terraced/link attached houses. Some of the garages have been converted into extra rooms. Butts Meadow has 7 pairs of semi-detached houses, 8 short terraces (3 of which also include pairs of flats), two pairs of bungalows and a short terrace of four bungalows. Wyatt Close has 2 pairs of semi-detached houses.

7.4	Terraces	Butts Meadow has 4 small blocks of flats (4 flats each block). Thornton Meadow has 26 terraced houses. Wyatt House is a purpose built complex of 18 sheltered housing flats, mostly for single occupancy.	
8	Plot types	Predominant Character	Variations
8.1	Regular	Other than the 5 older properties and one new bungalow all the properties have regular, small plots, all with gardens both to the front and rear of the properties.	
8.2	Irregular/informal	Wheeler's Farm has a large irregular plot with a range of attractive barns and outbuildings. The Luth is an individual older house set in a large, attractive irregular plot of gently sloping ground. The Grange and Springfield both have large irregular plots. The Grange is accessed down a short drive off Kirdford Road and is not easily visible. Grange Cottage, in the Luth, is an older property set at the rear of an irregular plot. Tasman is a newer bungalow set behind a tall hedge off the Kirdford Road, and is not easily visible.	
9	Plot Proportions	Predominant Character	Variations
9.1	Long and narrow (terraced houses and small semi-detached)	In Carters Way, Butts Meadow, Thornton Meadow and Wyatt Close they are long and narrow.	

9.2	Square (larger semi-detached and detached)	In The Luth and the Northern part of Carters Way they are larger rectangular plots.	
10	Relationship of Buildings to street	Predominant Character	Variations
10.1	Fronting on to street/ Right-angles to street/ Different irregular angles to street	The majority of houses and flats front to the street with a small front garden.	
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	The House in the Luth have large front gardens fronted by hedges of varying heights up to 2 metres. The Houses in Carters Way and Butts Meadow have small front gardens, a few of which have been fully paved or gravelled to allow hard standing for cars. The Houses in Thornton Meadow have small front gardens onto pedestrian walkways. Thornton Meadow has an attractive central courtyard with a small pond in the centre. Wyatt House has a paved formal courtyard garden and feature in the central courtyard, and is surrounded by a relatively small and professionally maintained formal garden.	
12	Garden Character/Planting	Describe presence of and prominence in terms of character	

12.1	Front and rear gardens	Front and rear gardens are generally well planted with a mix of borders, lawns, small trees and features.
12.2	Tree cover	Generally the area is free of large trees. However, the South-Western border of the area onto the Public Bridleway has a number of substantial (20m) trees. A small number of gardens in the area have a substantial tree (20m+) in the garden, mostly conifer. There is a substantial and characterful ash tree by the garage block at the rear of No 64 Butts Meadow and some verge planning in Carters Way and Butts Meadow dating from the Jubilee in 1977.
12.3	Hard areas for car parking	A small number of houses in Carters Way and Butts Meadow have converted part, or all of their front gardens into hard areas for car parking.
12.4	Lawns	The majority of properties have one or more lawns of varying sizes.
12.5	Boarders (flowers/perennials)	The majority of properties have borders with a mix of shrub and flower planting.
12.6	Small Shrubs	The majority of properties have a number of small shrubs in both the front and rear gardens.

12.7	Large Shrubs	A significant number of the properties have a small number of large shrubs.
13	Boundaries	Predominant Character Variations
13.1	Height: Low (1m or less), Medium (1 -1.5 metres) or High (over 1.5 metres)	The properties fronting Kirdford Road and the Luth have high hedges (over 1.5m). The properties in Carters Way, Butts Meadow, Wyatt Close and Thornton Meadow generally have either no boundary to the pavement, or a low hedge or fence to the pavement. A handful of properties have a high hedge or fence as the boundary to the pavement.
13.2	Type: Informal shrubs and trees, formal hedges, closed timber fence, Open timber fence (picket/post and rail) Brick or stone wall	There are no brick or stone walls. The majority of boundaries are of hedge construction, with a small number of closed timber fences.
14	Open/Public Spaces	Identify presence of/description
14.1	Village Green – Character (Formal or informal/trees/ buildings/uses/ relationship to surrounding buildings/roads)	Covered elsewhere in the study. However, Character Area B abuts the North-Western corner of the village green.
14.2	Village pond	Covered elsewhere in the study.

14.3	Recreational spaces	There are no recreational spaces within the Character Area B area, however the area abuts the village green childrens playground on the North-Eastern boundary.	
14.4	Other community spaces (churchyard/school playing fields)	Othe village community spaces are covered elsewhere in the study.	
14.5	Incidental spaces	Thornton Meadow has an attractive small formal community garden and pond in the centre of the group of houses. Wyatt House has an attractive formal central courtyard and feature, and is surrounded by community gardens for residents of Wyatt House.	
Buildings Character		Predominant Character	Variations
15	<u>Uses:</u> Residential, Retail/Shops Commercial/Offices/Workshops Community	The area is entirely residential. <i>There are several businesses which are run from home and which generate commercial traffic and parking.</i>	
16	<u>Building Period:</u> Medieval, Georgian, Victorian, Edwardian, Inter-War, Modern	Other than The Luth (18 th C extended), The Grange, Wheelers Farm and Grange Cottage, all the properties in the area are Modern.	
17	<u>Residential Building Types:</u> Detached large Houses, Detached Villas, Detached Cottages, Semi-detached Suburban, Terraced cottages, Short suburban terraces	The area has a mix of all types of residential housing: one cottage, some large detached, detached, semi-detached, terraced and flats.	

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)	The majority of properties are two storey. There are a small number of bungalows and chalet-bungalows. There is nothing higher than two storeys.	
20	<u>Elevation proportions:</u> A square elevation, Horizontal emphasis (width greater than height), Vertical emphasis (Width less than height)	The elevation proportions are generally square (detached houses) to vertical (semi-detached and terraced).	
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)	The building materials are largely red, sand colour or mottled brick (local) plus some half-tile hung (Sussex style). The Luth has been painted white and is half tile-hung. One house in the Luth has some stone facing. Grange Cottage is painted white.	
22	Roof forms and materials:	Predominant Character	Variations
22.1	Roof form (hipped/gabled/mansard)	The Roof Form is predominantly hipped, with a few properties with gabled roofs.	

22.2	Pitch (steep – over 30° /shallow – less than 30°/flat)	The roof pitch is steep overall.
22.3	Material (tile/stone/slate/thatch/other),	Roof materials are exclusively tile.
22.4	Presence of dormers	The houses in the Luth have dormer windows and the houses in Thornton Meadow all have dormer windows.
22.5	Decoration (decorative tiling/finials/weather vanes)	The houses in Carters Way are predominantly half tile-hung (Sussex style). A very small number have white plastic (horizontal timber style) finishing to the upper storey. Some of the houses in Butts Meadow are half tile-hung.
22.6	Eaves (height/overhang/ projection)	Eaves are all conventional with a small overhang.
22.7	Chimneys (positions and types)	Chimneys are all conventional and are of brick construction.
22.8	Gutters rainwater pipes (type [moulded/half-round/material/ colour/presence of features [hopper-heads])	Rainwater pipes and guttering are predominantly black plastic, of conventional modern design. Guttes and down pipes are mainly white plastic.

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)	Window pattern is generally uniform and regular to both storeys, including over garage openings where applicable.	
23.2	proportions of window openings (square/tall/wide)	Window openings are a mix of square, tall and wide, depending on the room they serve.	
23.3	size in relation to overall elevation	Window sizes are all conventional for modern design housing.	
23.4	type (sash/casement)	Window types are casement.	
23.5	materials (metal/wood/plastic)	Window materials were originally wood, painted white. Many have now been replaced with modern white plastic double glazed units. The windows in Thornton Meadow are all wood, stained dark brown.	
23.6	Surrounds (Mouldings/Arches/ Lintels)	There are no surrounds.	

23.7	Doors type (panelled/flush/ cottage style, size, proportions, decoration/detail, presence of porch/canopy?)	Doors are largely wood or double glazed plastic of conventional size. Several of the properties have porch extensions, or overhangs to the front door. <i>Many ex-council properties in Butts Meadow have been individualised by the fitting of different door and window patterns.</i>	
24	Garages and Extensions	Predominant Character	Variations
24.1	Location (rear/side/front)	Garages are generally to the side of the properties. Five of the properties in the Luth have detached garages to the front or side of the house. Wheelers Farm has a number of barns and outbuildings including a garage.	
24.2	Extension size –Integrated or subordinate	A significant number of the properties in the Luth and Carters Way have integrated extensions. Most are over the existing garage and some incorporate the original garage. Only a very small number of properties in Butts Meadow have extensions. One property in Butts Meadow has a subordinate extension.	
24.3	Materials in relation to main building (matching/contrasting)	All the building materials used for the extensions match the original materials used in the houses.	
24.4	Impact on gaps between buildings/views	Since the extensions are generally built over the existing garages they have limited impact on gaps between buildings, and only minimal impact on views.	

24.5 Garage relationship – attached/integrated to house or detached

Garages are generally attached in the Luth and Carters Way.

Garages in Butts Meadow are located in separate garage blocks behind the houses.