

## **Character Area Appraisal: Area D – Billingshurst Road**

### **Summary**

Billingshurst Road is the section of the A272 that enters Wisborough Green from the east with a series of left and right hand bends after an initial short straight. This main trunk road carries consistent traffic with peak time and seasonal increases. It has a pavement on the north side from the village pond as far as Oakwood, giving pedestrian access to the village centre for the entire ribbon development of mixed housing situated on the slightly rising ground to this side of the road. The majority of properties are set back from the road with long front and rear gardens. Many houses on this side are partially hidden by high hedging running along the inside of the pavement. The southern side has verges and lower native hedgerows with wide ranging views across open farmland and areas of woodland. There are some mature trees at intervals alongside the road and two individual houses before the entrance to Harsfold Lane which dips down past the allotments and falls away to the River Kird and beyond. This lane has been identified as the favourite walk and scenic view within Wisborough Green.

## **Landscape Character**

This area of the village is characterised by the extensive scenic views across farmland to the South Downs, and the beautiful 13<sup>th</sup> century church situated in an elevated position on a small hill overlooking the road at the entrance to the village centre. The pavement curves past the churchyard to Glebe Way where mature trees then provide a leafy tunnel and wide verges create a sense of space and distance from the road in places. Bridleways, footpaths, green lanes and farm lanes all exit from both sides of this road leading to a variety of landscapes including enclosed meadows, woodland, livestock paddocks and open fields and pasture.

## Main Characteristics

- Landmarks include St Peter ad Vincula Parish Church, allotments, Scout Hut and Simmonds Bridge across the River Kird.
- There are two small commercial yards behind housing to the north of the road and sewerage works discretely hidden within the southern landscape.
- Most houses are two storey, all individual buildings have good sized mostly rectangular plots with large front and rear gardens and detached garages.
- Buildings are mainly brick and tile, with steep gabled roofs, some dormer windows and most properties have a single brick chimney.
- Windows are mostly casement with some larger windows and glazed doors on the ground floor.
- There is no public parking along the road apart from the one lay-by from the green lane to the ex-police house. Double white lines run along the carriageway.

Residential parking is off street and most houses have gravelled or tarmac surfaces to the driveways.

- There are extensive views and vistas of varying landscapes and of Billingshurst Road from Harsfold Lane, including the fine view back to the church and graveyard.
- One large character house has been converted to multiple residential units in a sympathetic manner.
- There is a paved cul-de-sac of housing immediately prior to the churchyard to the north which includes the current Vicarage and was the site of the original Victorian Vicarage.
- A green lane runs from the A272 through two rows of mature trees exiting onto Newpound Lane. Off the A272 it has an open aspect with wide grass verges and single lane vehicle access track as it passes three single storey properties and a builders yard, before becoming a typical bridleway with tree cover.

- Farnagate House is the only Listed Building.