

## Character Assessment 1930s-onwards Farncombe

Topography	Land Uses	Layout	Roads, streets, routes
Landscape setting/gradient of the local area (flat, sloping, valley, plateau, hilltop, etc)	Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc	Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc)	Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc
Low lying relatively flat and featureless area to the north west. West of the railway and George road, bounded by Binscombe lane and the B3000, New Pond Road.	Residential	A planned network of residential roads leading off and between Binscombe Lane, Green Lane/ Bourne road and Furze lane. The houses are relatively generous in size, generally set back from the road with good size front gardens many of which used for car parking.	This gives the impression as being an area of planned development, the pattern of roads is varied to avoid a simple grid of straight roads, within the blocks between Binscombe Lane and Green Lane.

<b>Spaces</b>	<b>Buildings</b>	<b>Landmarks</b>	<b>Green and natural features</b>
<b>Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc</b>	<b>Building heights, arrangement (detached, semi-detached, terraced or apartments), materials, construction era, roof types, distinct/predominant architectural features, window types, condition, etc</b>	<b>Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural)</b>	<b>Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas etc.</b>
Verges, areas of grass and communal play areas are a feature of the area but are often scruffy and poorly maintained.  Hidden behind the houses are large allotments	An area of rather uniform housing without any remarkable architectural design features		Nearest to the railway are communal areas, given over to allotments or recreation - this is the area's most attractive feature

Streetscape	Views	Summary of Key defining characteristics/other observations
Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc	Important views in and out of the character area (record location of viewpoint, and direction and extent of view)	
<p>Despite the effort to create interest via the pattern of street the area is generally has a feel of housing built to a budget with concrete pavements and low quality brickwork abounding.</p> <p>Atypically of Godalming and Farncombe this area is dominated by roads of very similar or identical houses, some hedges and greenery is present but more often than not their unkempt appearance reinforces a general scruffy character to the neighbourhood.</p>		<p>The area is not all well maintained.</p>

Farncombe 1930s onwards





