

CHARACTER ASSESSMENT PRO FORMA

Character Area: Victorian Farncombe

Topography	Land Uses	Layout	Roads, streets, routes
<p>Landscape setting/gradient of the local area (flat, sloping, valley, plateau, hilltop, etc)</p>	<p>Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc</p>	<p>Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc)</p>	<p>Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc</p>
<p>Gently sloping area to the northwest of the Lammas lands; the floodplain to the River Wey</p>	<p>Residential interspersed with small business and retail outlets in the village centre.</p>	<p>The Victorian village of Farncombe straddles the railway from the existing station down to the site of the original station with roads branching from a framework of earlier roads: Hare Lane, St John's Street, Farncombe Street, Summers Road, Lower Manor Road and Nightingale Road. The infill roads form an informal grid lined with housing predominantly of the Victorian era from small terraced cottage to semi-detached houses and larger "villas".</p> <p>Most houses are set back from the pavement with a garden proportionate to the building's size. Similarly plots and buildings are in proportion to each other.</p>	<p>There is a network of footpaths linking the housing and village centre and well as the town centre.</p>

Spaces	Buildings	Landmarks	Green and natural features
Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc	Building heights, arrangement (detached, semi-detached, terraced or apartments), materials, construction era, roof types, distinct/predominant architectural features, window types, condition, etc	Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural)	Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas etc.
Hidden behind the houses of Lower Manor Road is the Canon Bowring recreation ground which is also accessible from Wolseley Road.	The buildings from the Victorian era range small terraced cottage to semi-detached houses and larger "villas". Mainly brick and tile construction with some use of Bargate Stone.		The roads are generally framed with trees, shrubs etc.

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)	
Metalled roads with pavements on either side.	Extensive views of the surrounding hills and woodland	An old village centre with surrounding residential streets laid out and developed during the Victorian and Edwardian eras.

Victorian Farncombe: Photos









