



Warnham Parish Design Statement

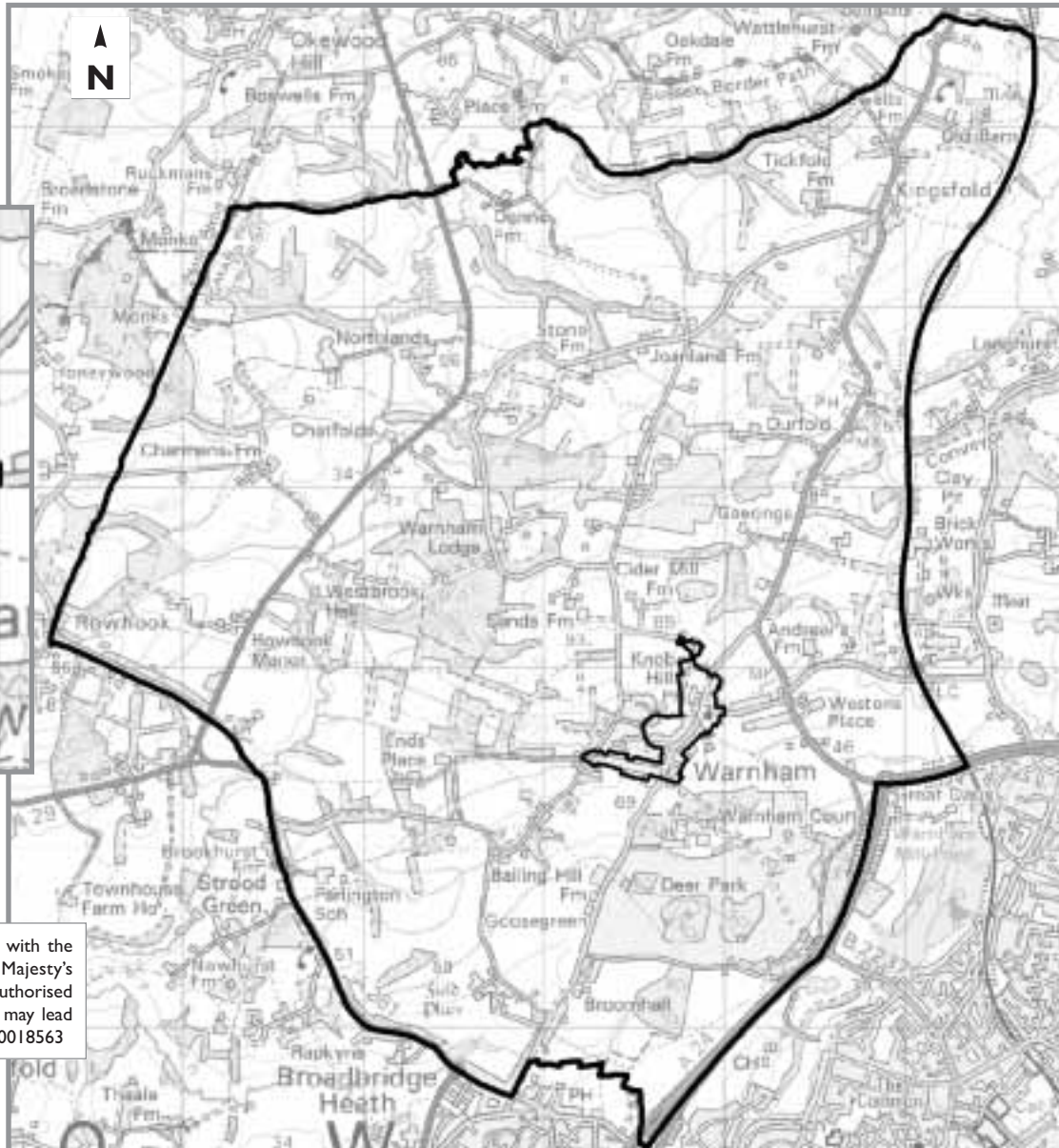
'All that posterity asks of us is that we look after what has been created for us already'

WARNHAM PARISH BOUNDARY



Conservation Area

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THE PARISH DESIGN STATEMENT

The Parish Plan published in January 2007 set out an agenda for the development of the parish, covering social, community, recreation and environment aspirations. This Parish Design Statement focuses on the implementation of Plan policies concerned with the style and design of any future construction in the parish: domestic, commercial or agricultural. It has been prepared by a Steering Group of parish volunteers guided by government documentation and advice from Horsham District Council Planning Department.

*'Warnham. . . in unspoilt leafy country which is in fact a triumph of careful preservation.'*¹



The Parish Design Statement has been informed by the responses from residents to the Parish Plan questionnaires and by comments received on a draft circulated within the parish.

Whether it is the landscapes, the hedgerows or the buildings, most of what we see and cherish in the parish today is man-made.

'All that posterity asks of us is that we look after what has been created for us already'

Bill Bryson, President, Campaign to Protect Rural England.

¹ The Buildings of England (Sussex), Nairn & Pevsner, Penguin Books, 1965.



Wealden Hall houses



Village property built from local materials

Managing change

The Statement analyses what we value in the parish buildings and landscapes today. Its purpose is to ensure that future construction and development:

- builds upon the parish heritage; and,
- incorporates the highest qualities in planning, design and materials.

It is not about what or where development may occur nor does it seek to stop innovation.

The Statement briefly describes how the parish has evolved over the years, where it stands today, its attributes and issues affecting its future. Based on what is liked and valued in the parish, and also on the identification of national issues that need to be applied locally, Design Guidelines have been drawn up to help direct future development and safeguard or improve the parish inheritance.

As indicated in the 2000 Rural White Paper – *Our countryside; the future* - the Design Guidelines are intended to support the Parish Plan to:

'...set out a vision of what is important, how new developments can best be fitted in, the design and quality standards they should meet, how to preserve valued local features...'

The Design Guidelines are non-mandatory but will be embedded in the planning process. They are intended to:

- influence development proposals at an early stage rather than through later reaction to submitted plans,
- ensure that development reflects the quality and character of the village, hamlets and surrounding countryside, and
- accommodate change in order to bring maximum benefit to the parish.

The Government's Department for Communities and Local Government is considering relaxing the requirement for planning permission for extensions and alterations to domestic properties by extending the scope of exempt construction. This Statement will assist in maintaining quality in a less regulated environment.

The continuing emphasis on sustainable development and energy conservation will promote the use of technological developments in domestic property and see the increased use of solar panels and wind turbines. Whilst consideration of these facilities is at an early stage this Statement addresses issues raised by such features.



Traditional street lighting in the Conservation Area

*'A design statement does not allow residents to prevent change in their village, but it does allow them to manage that change.'*²

Users of the Statement

The statement is for adoption by Horsham District Council as a Supplementary Planning Document (SPD) to sit within the Council's Local Development Framework as one of a number of Local Development Documents. SPDs have statutory status and are used to supplement Development Plan Documents (DPD) such as the Core Strategy and Development Control Policies. They provide further detail on policies and proposals in a specific or local context.

As a SPD is a statutory document it is subject to the Planning Regulations that require, amongst other things, an extensive public consultation at draft stage and subsequent formal agreement by Horsham District Council Members.

In addition to its procedural approval the Statement will also have the strength of local support. It will assist in influencing design and planning submissions.

The Design Statement will be beneficial to:

- **residents and owners** planning to change existing buildings, to modify the landscape, or to construct new buildings, irrespective of whether planning permission is needed;
- **the planning authorities:** Horsham District Council and West Sussex County Council, in assessing future planning applications;
- **the public and neighbours** as supporters or objectors to planning applications.

² Federation of Sussex Amenity Societies.

THE NATURAL ENVIRONMENT

The parish of Warnham is in an attractive rural setting with extensive open countryside and woodland, crossed by lanes, bridleways and footpaths. Although the southeast boundary of the parish borders on Horsham, Warnham has successfully remained a separate entity from its much larger neighbour. The northern boundary marks the county boundary between West Sussex and Surrey. This too provides a useful demarcation and helps to give a clear identity to the parish.

The extensive areas of agricultural land and woodland, some ancient, and the hedges and trees that border many roads and lanes define the distinctive rural character of the parish. Its older buildings, with farmhouses and barns and those of former estates, complement the rural landscape.

Geologically, the parish lies in the lower Sussex Weald belt, with the soil composed almost entirely of heavy Wealden Clay with some layers of flaggy sandstone - Horsham Stone. The parish is set in undulating topography with higher land generally to the north.

Two principal watercourses flow southwards through the parish: North River close to the route of the A29 and

Boldings Brook leading to Warnham Mill Pond on the east side of the parish. The watercourses help to support many animal species including an extensive variety of birds and larger mammals such as foxes, roe deer and badgers, and numerous species of butterflies and moths.



SETTLEMENT PATTERN

As in neighbouring parishes, settlement in Warnham probably began as a number of temporary huts dotted about in isolated clearings in the forest near the Roman Stane Street, now the A29. They formed the outlying communities of a manor – possibly the manor of Steyning. Almost certainly their occupants were there to look after the pigs, the main source of meat in medieval England. Warnham village grew up as a roadside settlement on a valley site presumably chosen for access to water. The name Friday Street probably described a distinct area of settlement, apparently at the western end. As late as 1876 the two settlements seem to have been separate, though they were later physically joined.

Traditionally, villages grew along roads and tracks with varied frontage development. Early development patterns can be determined from the 1840 tithe map which shows houses in Friday Street and Church Street separated by open land and some terraces of houses which fortunately survive today. Housing in Friday Street was clustered in the area of the Greets Inn. By the end of the 19th century Warnham Court Farm had been built centrally in the village and the road



Bell Road



Friday Street



Tilletts Lane



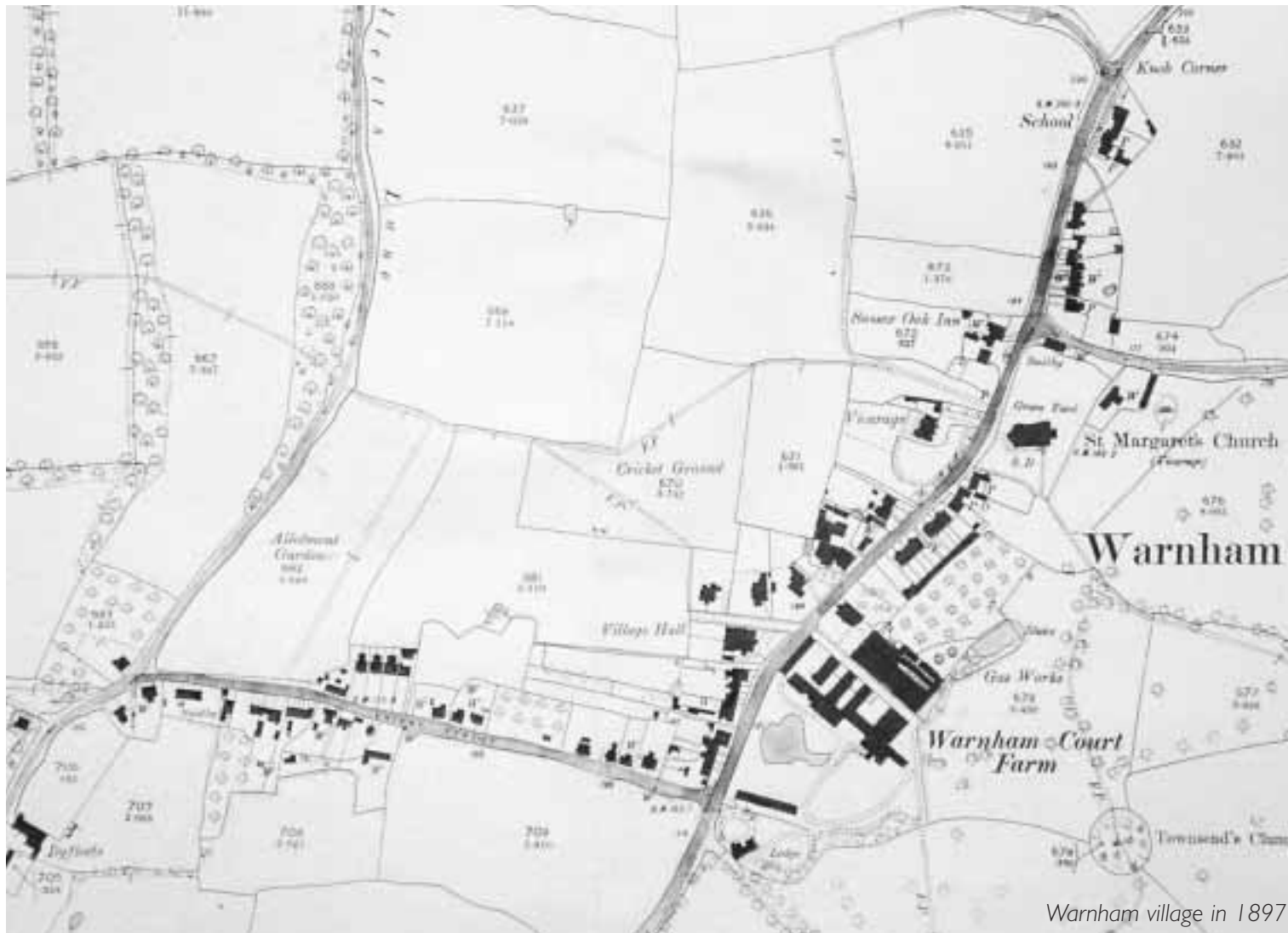
Station Road



Church Street



Church Street



Warnham village in 1897

frontages in-filled with smaller houses. The opening of the Dorking-Horsham railway line in 1867 provided Warnham with its own station, which remains in operation, and resulted in the construction of Station Road and its row of late Victorian cottages. The housing in Bell Road was constructed in the first half of the 20th Century.

Post Second World War development

Post-war construction saw a continuation of this traditional form of development, with houses being built along interconnecting roads; albeit without the variety in shape and materials of earlier construction. More recently, however, housing development has been implemented mostly by the private sector on contained parcels of land with, for example, Tuggles Plat, Farm Close, Stanford Orchard, Gregsons and, most recently, Wyvern Place.

The post-war housing developments, predominantly in Hollands Way, Freeman Road and Lucas Road, provided council housing, much of which has now been released to the private sector. Private ownership has seen the up-grading and



Lucas Road



Hollands Way



Gardeners Close



Church Street



Dorking Road



The Marches

expansion of the old council housing often providing interesting, individual enhancement to the standard house designs. The parish has responded positively to changing housing and social needs and has recent developments providing social and affordable housing - Gregsons and part of Wyvern Place; as well as housing for the older generation - St Margaret's Court, Stanford Orchard and Farebrothers.

In addition to the larger groups of houses built in the more recent past in Kingsfold and Warnham village there has been a number of developments built to replace redundant properties, to realise value from surplus garden areas of larger houses or redundant land - Ends Place, The Forge, Kingsfold Court, Stanford Orchard and Farebrothers.



Gregsons



Stanford Orchard



Farebrothers



St Margaret's Court



Cricket at Warnham Court, late C19th



Sir Henry Harben

Open space and recreation

The parish is fortunate in its provision of public open space for recreation and sport. Warnham has been associated with cricket since the 18th century and in the later 19th century and early 20th century both Sir Henry Harben of Warnham Lodge and the Lucas family of Warnham Court promoted the game, with pitches on their estates.

Currently, Warnham has a cricket ground in the centre of the village and a further cricket ground in the south of the parish. The parish also has tennis courts, a football ground and the fine expanse of the village green at the north end of the village was donated to the parish in 1933 by Capt. C E Lucas.

Two play areas are provided for the young but in common with many others, the parish has only limited facilities for older children. The public open spaces are predominantly in or close to the village itself and opportunities are sought for similar provisions elsewhere in the parish.

A feature of the parish is the magnificent herd of internationally famous red deer reared on Warnham Park Estate and exported worldwide.

The park originated in 1825 when Warnham Court was built and was purchased in 1865 by the Lucas family who have maintained residence in the park and continue to breed deer to the present day. The park extends over 87 hectares.

Captain C E Lucas





There are 33 allotments in the village, accessed from Gardeners Close. They are an important social area and parish amenity and enable gardeners to respond to the increasing desire for organically grown fruit and vegetables. They act as a recreational outlet and meeting place for many villagers and are a haven for wildlife: grass snakes, slow worms, mice, frogs, toads and a wide variety of birds have been seen. All plots are fully tended and demand outstrips supply.



Allotments in Warnham Village

THE BUILT ENVIRONMENT



The parish has a population of about 2030 (2007) and is predominantly residential with, about 860 dwelling units; the majority, 540, are located in the village. The parish also has dispersed housing providing well-knit communities centred on the locations of historic farms and individual properties – eg Goose Green, Broomhall, Durfold, and Kingsfold. The latter developed from a community based around Tickfold Farm, a 16th Century merchant's house. Isolated farmhouses at remoter sites also survive - Cox Farm, Pear Tree Farm, and Great Daux - together with the private estates of Field Place, Westbrook Hall, Warnham Lodge and Warnham Court.

Although local employment in agriculture and brick making has declined considerably a number of business premises remain in the parish, with the larger employers based in Kingsfold. Much of the recent development reflects the changing residential nature of the parish, with a predominance of commuters and retired people.

Interesting chimney detail

Warnham Lodge water tower

Warnham's heritage

The parish has a heritage of medieval and other listed buildings, including four timber framed Wealden hall houses – Old Manor, Sands, Maltmayes, and Charmans. The concentration of listed buildings in the village provides the basis of the Conservation Area.

The historic houses and cottages of the parish are built predominantly from local materials provided by the surrounding oak forests and underlying clay - brick, stone and timber - often with cladding finishes of tiles, weatherboarding or render and roofed with local tile or Horsham stone flags. Use of the local building materials has given a distinctive character to many of the buildings in the village and across the parish. While the housing mostly follows the road patterns there is much variety in the building lines, layout and size, with well contrived



Village School at the end of C19th



architectural details and finishes. All of these provide the overall integrated character and attractive appearance of the parish.

The parish has a fine example of ecclesiastical architecture in St Margaret's church, which is a Grade I listed building. Originating in Norman times it has been extended and changed through the years with a major renovation in 1847.



A & R Bailey's butchers



Warnham Stores, owned by the Cokelers

Once there were many shops in the village, mostly in the ownership of the Society of Dependents, a religious sect established in the 19th century. It had a centre of strength in Warnham with a chapel in Byfleets Lane, which exists today as a private house. The Society of Dependents was better known as the 'Cokelers' as its members were

said to prefer cocoa to beer³. They developed retail businesses to provide employment to women and liberate them from domestic service. Although the number of shops has reduced over time, the village is fortunate in that it has retained five shops; Kingsfold has a new food and provisions outlet in the Wise Old Owl.

Cottages with traditional boundary wall and fencing



Housing styles

The majority of recent housing additions have sought to continue traditional housing styles and generally sit comfortably alongside the older properties. The Conservation Area sensibly encompasses some of the more recent construction with efforts made to harmonise the newer developments with the old.

Developments such as the cottages in revived vernacular style in Bell Road and Friday Street are welcome in maintaining the character of the parish housing stock. Most parish properties are visible from the road footpaths and present an attractive streetscape with their frontages defined mostly by low-level brick walls, hedgerows and, particularly characteristically of the village, by oak paling fences.



Conversion of barn to residential use

³ The Cokelers: A Sussex Sect, Earl Winterton, The National Review, 1904



Land now in equestrian use

Agricultural change

The parish of Warnham has traditionally been a farming community, mostly raising cattle, sheep and pigs, with hay production. In common with other parishes however, external influences of Government and EU policies, modern agricultural practices and commercial viability have altered the face of farming.

Most of the rural land of the parish remains in farming but many changes have occurred. Where compatible with planning policy alternative uses have been permitted for redundant farm buildings. A number of the weatherboard barns across the parish, with wood tarred in the traditional Sussex vernacular, have been converted to

residential use; examples can be found in the hamlet of Winterfold in the north of the parish.

Larger scale housing areas resulting from 'brownfield' development opportunities have been constructed, and industrial and office uses have been introduced at a number of locations - Field Place and Northlands Business Park. Other farms have diversified into equestrian use, of which there are now a number in the parish. The re-use of farms in this manner with construction, materials and colours sympathetic to the countryside is often advantageous to the amenity of the parish in that intrusive uses have been avoided. Nevertheless pressures continue for residential conversions.



Modern stable construction using traditional materials



Barn conversion to commercial use



Modern barn construction

FUTURE DEVELOPMENTS

Warnham is an attractive residential location with a limited housing stock leading to increased property values and to ongoing pressures to enlarge and improve existing homes. Under planning controls defined by Horsham District Council changes and extensions are generally in harmony with the existing



Sensitive extension to cottage in Friday Street

structures but continuing vigilance is required to safeguard the appearance and character of the parish.

Under Horsham District Council's Local Development Framework to 2018, the Core Strategy Document designates Warnham, in policy CP5, as a Category 2 settlement whereby development will be restricted to small-scale schemes that can be shown to address specific local needs. These will only be permitted on sites within the boundaries of the current built environment, which are limited in number. This will serve to counter the tendency to enlarge the footprints of existing development.

Housing density

The village has predominantly developed in the valley between Bailing Hill and Knob Hill and can be viewed from a number of the higher vantage points afforded by the lanes, bridleways and footpaths beyond the village itself, as illustrated in the cover photograph. These views identify a particularly pleasing and significant feature of the parish; housing is mostly of a similar two-storey height with a few exceptions of larger housing and commercial

developments. Current pressures for housing growth and the scarcity of suitable land have driven government requirements for high-density developments of about 40 dwellings per hectare. This has led elsewhere to the introduction of three and four storey developments and flats with little personal open space or privacy.

This demand for high density in new developments emphasises the need for care and expertise in planning, layout, design and landscaping to ensure that construction sits well within the topography and is compatible with its neighbours. It is important that views from the built areas to the countryside beyond are retained and strengthened by



Wyvern Place under construction



Examples of construction using local materials

the thoughtful treatment of road verges, planting and landscaping sympathetic in scale and design. Particular care is needed in the vicinity of buildings that form a focal point within the parish, such as the church, and its surrounding churchyard. So far, Warnham has largely escaped from development out of scale with its character and architectural integrity. Nevertheless, the parish faces continuing pressure for housing development.

Contemporary changes

Environmental awareness and innovations in building materials bring other pressures in the constant endeavours to maintain the best of the familiar, traditional appearance of properties in the parish. The quest for energy conservation will increase the use of solar energy and wind turbines. The introduction of these features will be intrusive in most locations. Modern replacement windows bring the benefits of heat insulation and durability but are often installed without proper thought for their compatibility with the structure and style of the existing dwellings, of whatever architectural period.

Warnham brick is nationally known and exhibits most attractive colour

Overhead cables detract from the appearance of the conservation area



variations enhanced by different laying techniques or bonds. It is a feature of many parish houses. The painting of external walls can be seen on rendered and timber finishes but there are also examples of delightful brickwork being obliterated by over-painting.

Other intrusions to the street scene are evident in inappropriate porches, dormer windows, satellite dishes, plastic fascias and front gardens surfaced to provide car parking space, often with the over-provision of tarmac. This latter trend not only introduces an unwelcome element of urbanisation to the traditional rural street scene but also intrudes in the visual setting of the buildings and increases the risk of flooding. Proliferating communications masts are a constant threat across the parish.



Solar panels and wind turbines are frequently intrusive in the street scene



Warnham now has many communication masts



Satellite dishes in juxtaposition with Horsham stone roofing

HIGHWAYS AND TRANSPORT



Widened country lane



Traffic management



New gateway of appropriate construction

Major roads encircle most of the parish. For many years this has served the parish well; longer distance traffic used the main roads whilst the parish roads were lightly trafficked and quiet. Now, there are traffic pressures from two fronts. The main roads are overloaded at peak times and traffic chooses to use the parish roads as bypasses to the main roads. Secondly, the increases in housing numbers within the parish and in car ownership result in greater local traffic flows.

Many of the older houses do not have garages and cars are parked on the roads. This has the benefit of slowing traffic but it also results in a reduction in road capacity and traffic congestion. The pressures on the road system result in traffic volume, speed, noise and intimidation being identified as key concerns amongst residents of the parish. The increased traffic flows have caused deterioration in the road surfaces, none of which were designed to carry the current load. Grassed verges and road edges have been destroyed and there are many examples of the incremental widening of roads each time the road edges have been repaired. This trend has

markedly changed the character of many of the parish lanes - Strood Lane and Robin Hood Lane are typical examples. Future developments and highway maintenance programmes should seek to maintain the grassed verges and the nature and character of the existing narrow country lanes.

Future construction

The post-war housing boom saw the construction of connecting roads to access the new development in Hollands Way and Lucas Road, but latterly all major developments have been constructed from private drives or cul-de-sacs. This provides an attractive living environment to those in the new developments but their additional traffic is forced to use the historic, overloaded road system. A significant impact of this is the growing concentration of traffic on the network of old roads, contributing to the detriment of the parish environment. In the event that the parish is identified in the future for further housing developments outside the current built-up area boundaries, a prerequisite should be the acceptance of a supporting road provision that can help to alleviate the current traffic dangers, congestion points



and overloads. Linkages should also be made to assist pedestrian circulation and promote the development of safe cycle routes both within the parish and to local destinations further afield.

The parish is fortunate in having a railway station, which would permit greater use of rail transport in the future.

Traffic management

The parish is promoting schemes to manage the traffic by a range of measures including additional and reduced speed limits but the benefits of these schemes will be limited. More radical measures have been discussed with the highway authority but have not been accepted. Traffic management measures require road signs, lighting and street furniture, all of which result in visual intrusion and hence have their downside.

PARISH CHARACTERISTICS

Parish characteristic	Design Guideline reference
Valued aspects	
Natural Environment	
<ul style="list-style-type: none"> The substantially unspoilt nature of the parish 	2.2
<ul style="list-style-type: none"> Maintenance of the integrity of the traditional boundaries 	3.1
<ul style="list-style-type: none"> Landscapes – views, vistas and local treatments 	7.6
<ul style="list-style-type: none"> Predominantly rural approach lanes; separation from the main roads by rural lanes 	4.1, 4.2, 4.3
<ul style="list-style-type: none"> Existence of public open space, greenery, woods and fields, farmland, parkland 	5.2
<ul style="list-style-type: none"> Easy access to footpaths and bridleways 	4.3
<ul style="list-style-type: none"> Flora and fauna 	
Built Environment	
<ul style="list-style-type: none"> Listed buildings, Conservation Area and groups of historic buildings 	1.1, 1.2
<ul style="list-style-type: none"> Avoidance of ribbon development along lanes in recent developments 	2.2
<ul style="list-style-type: none"> Maintenance of physical separation between village and hamlets 	2.2
<ul style="list-style-type: none"> The traditional nature of the village with church, shops, school, open space, public houses, and village hall 	2.1
<ul style="list-style-type: none"> Shopping facilities without a formal shopping parade 	
<ul style="list-style-type: none"> Variety, individuality and diverse nature of architecture, housing, gardens and boundaries 	3.2, 3.3, 3.6, 6.1, 6.2, 6.3
<ul style="list-style-type: none"> Use of local materials and design features 	6.2, 7.1, 7.4, 8.1, 8.2
<ul style="list-style-type: none"> Restricted height of buildings 	6.4
<ul style="list-style-type: none"> Good examples of features such as windows, doors, lintels and chimneys 	7.3, 7.4
<ul style="list-style-type: none"> Absence of formal urban traffic devices such as formalised pedestrian crossings and traffic lights 	9.6
<ul style="list-style-type: none"> Allotments 	4.1
Planning safeguards	
<ul style="list-style-type: none"> Future housing locations limited by HDC planning policy to within the current boundaries of the built-up area 	
<ul style="list-style-type: none"> The parish safeguarded from major development until 2018 by HDC policy 	

Parish characteristic	Design Guideline reference
Threats and concerns	
Built environment	
<ul style="list-style-type: none"> Urbanisation and over-development of the built environment 	2.1, 3.4, 3.6, 6.1
<ul style="list-style-type: none"> Inappropriate design, materials and features in alterations and developments 	3.2, 6.5, 7.6, 8.3, 8.4
<ul style="list-style-type: none"> Inappropriate dormer windows on street frontages 	7.1
<ul style="list-style-type: none"> Intrusive modern construction techniques 	3.2, 6.3, 9.2
<ul style="list-style-type: none"> Eco pressures: solar panels and wind turbines 	10.2
<ul style="list-style-type: none"> Overhead cables 	10.1
<ul style="list-style-type: none"> Prominent satellite dishes 	1.2
<ul style="list-style-type: none"> Waste bins on view from road 	7.5
<ul style="list-style-type: none"> Lack of pedestrian routes within the built areas 	5.1, 5.2, 5.3, 5.4
<ul style="list-style-type: none"> High fencing adjacent to footpaths 	7.2
<ul style="list-style-type: none"> Parking in front gardens 	3.7, 3.8
<ul style="list-style-type: none"> Excessive use of tarmac 	8.5, 8.6
<ul style="list-style-type: none"> Traffic 	
<ul style="list-style-type: none"> Traffic from new housing adding to the existing road network 	3.5
<ul style="list-style-type: none"> Road improvements and repair urbanising the street scene 	9.1, 9.2, 9.3, 9.4, 9.5, 9.6
<ul style="list-style-type: none"> Obtrusive communications masts 	10.3
<ul style="list-style-type: none"> Unmaintained open space 	4.4
Other influences	
<ul style="list-style-type: none"> Planned government relaxation of planning laws 	
<ul style="list-style-type: none"> Large-scale developments in neighbouring areas generating adverse local traffic effects 	
<ul style="list-style-type: none"> Changes in agriculture 	
Future Considerations	
<ul style="list-style-type: none"> The introduction of contemporary architecture to the parish 	6.3

Through meetings and questionnaires residents have identified valued aspects of the parish and also potential threats and concerns. These provide the basis from which the Design Guidelines were established. The Design Guidelines are referenced to the identified characteristics.

ACKNOWLEDGEMENTS

The Parish Design Statement Steering Group would like to thank all those who have assisted in providing information on the history of the parish and its buildings, to those who have contributed to the preparation of the Design Guidelines and to those who have provided photographs and illustrations.

In particular we are grateful to Steve Gubbins Studios, Church Street, Warnham for providing the photograph of Warnham used in the cover and for the photograph of the butcher's shop on page 13 and to Rodney Dales for the sketch on page 12.

We would like to thank all those who responded to the Parish Plan Questionnaires and to the staff of Horsham District Council Planning and Strategic Development department who provided initial guidance on the scope of the Statement and who have aided its finalisation.

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