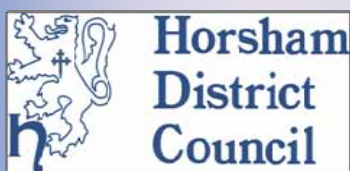


2009

Rudgwick Parish Design Statement



Rudgwick Parish Council

01403 822678

What is a Parish Design Statement?

Many people feel that they have no say over what development takes place in their community; but a Parish Design Statement (PDS) offers a constructive solution to this dilemma. Local communities have a unique appreciation and understanding of their own place, and a PDS is based on this knowledge.

This PDS sets out clear and simple guidance for the design of all development in the parish of Rudgwick based on its character. It is unlike any other planning document as it gives planning advice directly applicable to the statutory planning system and is entirely community based describing the qualities that residents value in their area and its surroundings, so that new development is in harmony with its setting and makes a positive contribution to the immediate environment.

The PDS sets out a vision for the future and provides guidelines to assist developers, planners, architects and members of the public wishing to build or renovate properties. The aim is to encourage high quality design whether for a small house extension or a large housing or commercial development. It will not stop change from happening, but it can help affect how any new building fits in to the village.

This PDS, adopted by Horsham District Council as a Supplementary Planning Document (SPD), will sit within the Council's Local Development Framework as a Local Development Document. An SPD has an indirect statutory status as it supplements statutory Development Plan Documents (DPD) such as the Core Strategy and Development Control Policies, providing further detail on policies and proposals for which the DPDs do not have the scope.



The Makings of the Parish

It is likely that Saxon people moved here from coastal and downland villages, initially for summer pasture, before creating permanent dispersed settlement. Many Rudgwick farms have Early English names. Little other evidence emerges from the mists of time until the 13th century, when in 1210 the name 'Regwik' appeared. By 1240 our oldest house, Warhams, near the River Arun, was

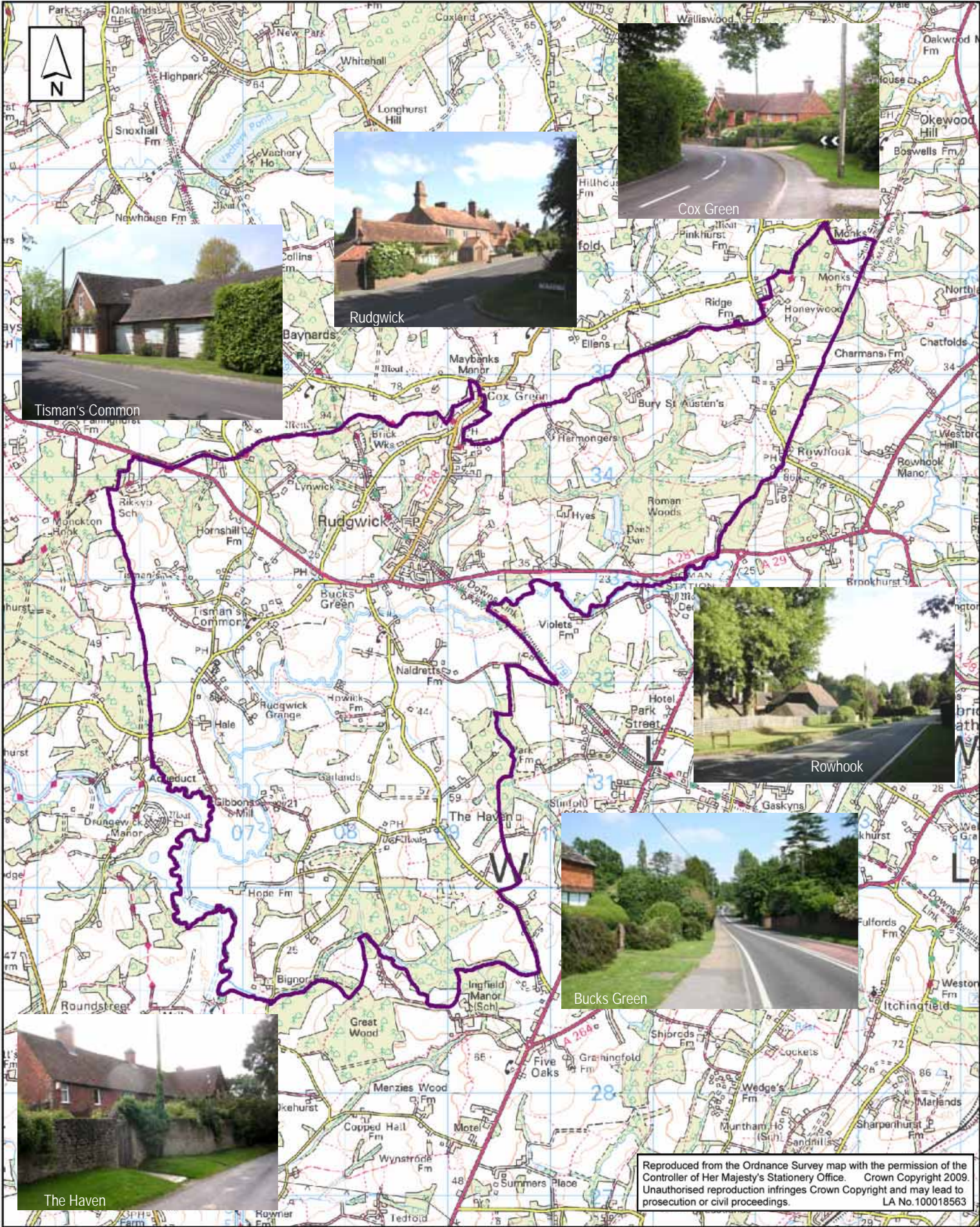
probably functioning as a hunting lodge for the manor of Pulborough. At about the same time, the church tower was constructed, though it is likely there was an earlier church as its 12th century Sussex marble font is still in use, and much of the church stone was recycled, including Roman tile. Indeed, an earlier Roman presence in the Dedisham area created ironworks, and travellers on Stane Street moved along the eastern parish boundary, some branching off on a Roman trackway from Rowhook into Surrey and Berkshire. The ironworks were again active in the 16th/17th centuries, by which time Rudgwick village was taking shape.

From the 14th century onwards, there survives a wealth of timber-framed houses, over 90 having been identified, which is considerably more than average for the district. This exceptional heritage, mostly Listed, is in the care of private owners. Examples are scattered across the parish, with the greatest concentration in Rudgwick's Conservation Area near the church. In addition Rudgwick has two ancient watermills on the Arun, at Wanford and Gibbons Mills. Several interesting Victorian houses have added to this heritage, notably Honeywood, Hermongers, Gaskyns and Pallinghurst.

A degree of clustering took shape over several centuries, creating a number of well-defined villages and hamlets. Apart from Rudgwick itself, Bucks Green, Tisman's Common, The Haven and Lynwick Street are well-defined areas. Part of Rowhook is in Rudgwick, the remainder in Warnham and Slinfold. Most of Cox Green is included following a county boundary change in 1993. Linear settlement grew along roads, particularly from Cox Green through Rudgwick and Bucks Green to Loxwood Road. The Haven, Rowhook and parts of Tisman's Common, in contrast, remain more loose-knit. No fewer than five public houses help to retain a sense of community.

Linear development began after the creation of three turnpike roads, for example, the present A281 through Bucks Green following an Act of 1809, boosted by the opening of a railway station on the Horsham to Guildford line in 1865 which encouraged development nearby. Over the succeeding 140 years the focus of the parish gradually shifted from its peripheral position around the church to near the station, and to the A281 in Bucks Green where it remains despite the closure of the railway and its conversion into the Downs Link path. Accessibility to both shops and other businesses, and the creation of small estates off Church Street since 1950 has if anything reinforced the linear plan because residential roads are hemmed in by the wooded valleys to either side.





The Parish in its Setting

Nowhere in Rudgwick is high, yet walks around the parish reveal its charm, giving delightful views of the greensand Surrey Hills, chalk South Downs and locally across the Arun valley. Almost all the parish is in the Arun catchment. Rudgwick has parts of three Landscape Character Areas defined by West Sussex County Council.

1. The Ridge includes all of Rudgwick, Cox Green, Tisman's Common, Rowhook, and most of Bucks Green. It is a distinct east-west ridge rising to over 80m, on which is sited the Parish Church, densely wooded with steep gills and ridge top views. It is a watershed between the Arun, to the English Channel, and the Wey and Thames, to the North Sea. The 'Rudgwick Ridge' widens eastwards around Rowhook where the relief is most marked, dropping 60m in 1km. Similar countryside extends eastwards into Warnham. Tisman's Common, lying below the slope of the ridge and above the Arun bluffs to the south, is a level area which remained common land until the 19th century. The Ridge has many timber-framed houses. Significant features include the church spire, the fishing ponds near Roman Woods, Rudgwick Brickworks and small to medium sized fields, some of which were once parkland for large estates. Bowcroft Lane is an old route to Horsham.

2. The Haven is gently undulating, with glimpsed views across the Arun valley, and has scattered coppiced woodland. The Arun-Adur watershed at Five Oaks is much less apparent than its counterpart to the north. Nowhere in The Haven exceeds 65m above sea level. Similar countryside extends into Slinfold and Billingshurst.

Timber-framed houses in The Haven are dispersed along quiet winding lanes with small hedged pastures, including an ancient field pattern around Howick, and some larger arable fields.

3. The Arun Valley, in its middle section, has a narrow lush floodplain with strips of woodland on well-defined valley sides. The Arun turns sharply southwards after passing Bucks Green, meandering tightly in steep banks. Its valley bottom has been lowered to under 25m above sea level at Dedisham, falling steadily to just 10m at Rowner in Billingshurst. This secretive area is most easily seen on foot. Similar valley countryside extends upstream and downstream.

Arun Valley settlement is restricted to ancient farms on the undulating valley sides. It is joined in part by the Wey

and Arun Junction Canal, under long-term restoration. The river bisects the parish, with only one road crossing today.

Whilst the ridge is the result of more resistant beds of Wealden sandstone, flashy streams have deeply eroded the impermeable Weald Clay in the gills. Excessive surface runoff is a major constraint for landowners in Rudgwick, and the thin sandstone beds create numerous springs. Minor flooding is common, and occurs more widely along the Arun.

A distinctive feature of Rudgwick, as in many other Low Weald parishes, is its deep hanger-wooded gills that descend to the river, which have influenced industry, settlement and communications for centuries, and provide some of the best wildlife diversity. Biodiversity is featured most strongly in a patchwork of ancient bluebell woods, joined by wooded hangers and wooded field boundaries called shaws, forming wildlife corridors. Coniferous plantations within deciduous woodland, unimproved pastures, arable field margins and village gardens complete the biodiversity. Several ancient woodlands are Sites of Nature Conservation Importance (SNCI) by the County Council. There are wild service trees, much hornbeam coppice and recent planting of black poplar.

The many notable oaks include surviving county boundary trees.

Woodland is associated with former brick kilns, but most notably in Roman Woods with the site of Dedisham ironworks, which valued hornbeam coppice in particular. A recent project has

highlighted biodiversity in woodland fringing the playing field in Bucks Green.

Farmland throughout Rudgwick traditionally retained wooded shaws, which are frequently in a degraded state or have been removed. Little active management of woods and shaws for traditional 'oak standards with coppice' takes place today, and some coppice is cleared.



The Parish Today

In 2007 there were 1087 households and an electorate of 2157. The official population figure for Rudgwick is 2791 which is from the 2001 census data. Since then the population has increased to an estimated 3090.

A Parish Plan was produced in 2007 after extensive consultation with residents. This Plan reflects how they wish to see their parish develop and includes a list of actions which are being addressed by the Parish Council.

There is a long-established brickworks in the west of the parish which has had a significant impact on the area. There is also a diverse group of small businesses some of which are sole traders working from home. A significant proportion of the working population work outside the parish, often travelling considerable distances to work.

Rudgwick still has considerable acreages devoted to commercial dairy farming. There are also a number of arable farms and smallholdings scattered about the parish. Additionally there are also commercial growers, one for a garden centre near Horsham.

Rudgwick Primary is a thriving school which takes 170 pupils, primarily from the village and a few from neighbouring areas. The Headteacher and Governors strongly support the school being part of the community.

There is also Pennthorpe Preparatory, a private school which takes children from ages 2 to 13 and has 330 pupils. Whilst this school caters for some local children most of these pupils come from a wider catchment area. Rudgwick also has Rikkyo School in England which is a Christian boarding school and caters exclusively for Japanese children from ages 11 to 18. There are also several flourishing pre-school groups.

Rudgwick is fortunate in having an excellent Medical Centre based in the centre of the village with several doctors and other health practitioners and it also has a dispensary for medicines. There is also a dental surgery on site and both are open from Monday to Friday.

There are three churches in the parish, of which Rudgwick Parish Church is the oldest. It was built around 1250 and is a Grade I Listed building. This church has a thriving congregation. St John the Baptist at Tisman's Common is a chapel serving the south of the parish.

Rudgwick Chapel, which is an evangelical church, was built around 1824 although it has been modified and extended a number of times.

The parish has one general shop run by the Co-operative Society with a sub post office on site providing for the local needs of the village. In 2006 Secretts opened a new village

store providing a wide range of food and fresh market garden produce. 2008 saw the opening of a pharmacy and hair salon.

The parish enjoys a number of open spaces with the main area at the King George V playing fields where residents can enjoy sports including cricket, football and tennis. In 2006 the Rudgwick Sports and Community Centre was opened on site and provides excellent recreational facilities plus a well supported social club for sporting and non-sporting members. The old pavilion is now home to a youth centre. There are also opportunities for fishing at Dedisham and along the River Arun.

The Village Hall is located next to the playing fields and is widely used for cultural, leisure and parish activities. Jubilee Hall is an earlier hall, which is still in use and located within the Conservation Area.

The playing fields are also the site of a biodiversity project. This work commenced in 2006 and the plan seeks to conserve, manage and enhance the natural environment in addition to improving available public facilities and access. This work is carried out by Rudgwick Biodiversity Project and is supported by the Parish Council and a neighbouring landowner. It

aims to be a sustainable community based project for the benefit of the whole parish, and there is still much work to be done.

There are five public houses in the parish, all of which serve food: The Kings Head next to the church, The Fox, The Blue Ship at The Haven, The Chequers at Rowhook and The Mucky Duck at Tisman's Common, which also provides bed and breakfast accommodation. These are all popular places and attract many visitors.

The parish enjoys daytime transport links with regular bus services to Cranleigh, Horsham and Guildford. However, the services are infrequent at other times. Generally most local people use their cars to get about.

Rudgwick is a rich area for countryside walks. The Downs Link is one of the main areas for riding, cycling and walking. There are many organisations and societies providing a wide range of activities for residents. Details of these and other activities are given in the Rudgwick Magazine, which is distributed free each month to all households. There is also a Rudgwick website at www.rudgwick.net, which has further information on clubs and societies.

The A281 is the major route in and out of the parish which some consider to be noisy, busy and dangerous. The B2128 is the main road through the village.





Rudgwick and Bucks Green Built Up Areas

The Haven

The Haven is a large area in the south of Rudgwick from Collins Cross to the Slinfold and Billingshurst borders, though centred on a small area around Haven Road and the Blue Ship junctions. It lies south east of the River Arun. It has a dispersed settlement pattern with some loose-knit clustering in the area referred to above, and also at Morgan's Green, and Gibbons Mill.



There are a number of significant and historic outlying farms, including 14th century Hoglands, the parish's only Grade 2* Listed domestic building at Garlands and only moated site at Marshalls. The Haven has more gentle topography than the north of the parish, but there are views across the Arun valley to the Rudgwick Ridge and distant Blackdown. The hedged landscape of fields includes two areas of SNCI (ancient woodland at Smithwood and Tittlesfold Copses in the east and Lannards and Long Copses in the south. There is also a small area of ancient woodland in Smerricks Copse near the Blue Ship.

Scattered communities with mature gardens are frequently set either in large private grounds or behind roadside hedges or walls. Most properties have traditional hedges that are either indistinguishable from the field hedges next door, or higher to give privacy. Garlands has a notable old brick wall whilst Heathers Farm has a well-built greensand wall, both unusually high. Barns, stables and other outbuildings are commonplace. There are few new properties in The Haven. Some older houses retain their timber-frame, often tile-hung, with modern white finish on infill render or brick below, more common here than in other parts of the parish. Brick Georgian frontages occur too. Hope Farm has rare full frontage tile hanging. The Blue Ship provides the only community facility here. Several working arable and livestock farms continue in business.

Rowhook and the Eastern Ridge

Rowhook within Rudgwick parish, which extends from the Chequers Inn to the Surrey border, is a community of scattered farms and houses. Towards Rudgwick are substantial farms with significant populations, notably at Bury St Austen's, Hermongers, Hyes and Swaynes.

Rowhook developed at the corner of three parishes where Roman Stane Street was crossed at an acute angle by a later road, now Horsham Road/Rowhook Road. Many properties in Rowhook date from the 17th century. Some of those on the ridge are older, notably Lodge Farm, Hermongers Farm and Honeylane Farm, the latter the only jettied house in the parish. Farms dot the ridge and its south facing slope, which falls towards the A281 and beyond that the River Arun, at the south-eastern boundary of the parish. In the late nineteenth century gentrification of farms took place, and parkland was created, at ridge sites with good views. By the 20th century several more farms had been improved and today are the focus of isolated communities, with converted or rebuilt buildings now residential, and former tied cottages now owned freehold, for example Hyes and Swaynes.

There is hanger woodland in the gills, with broader woodland cover on a spur between Furnace House and Lodge Farm known as Roman Woods. Godley's Copse is protected as an SNCI. Woodland lines Horsham Road in Rowhook, with a large tract of mixed ornamental woodland and ancient woodland around Honeywood and Monks in the far northeast.

Rowhook has no services other than its public house, The Chequers Inn. Honeywood House has been a Nursing Home since the 1950s. Ridge Farm has converted to small industrial units. There is a carp fishery at Furnace Ponds near the site of the ironworks at Dedisham which operated from Roman to Elizabethan times.



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Lynwick Street and the Western Ridge

Lynwick Street joins Church Street to the A281 at Franktonhook, completing a triangle that forms the built up area of Rudgwick and Bucks Green. Beyond Lynwick Street are properties off the A281 and a secluded area by the county boundary and on the Rudgwick Ridge separated from Lynwick by the hanger wood of Well Grove.



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Lynwick Street, which developed haphazardly over several centuries, has a rich architectural heritage comprising ancient farms and

houses dating from the 14th to the 18th centuries and a cluster of newer houses at its northern end on Hawks Hill. In the north west corner of the parish are Aliblastairs and Pallinghurst, substantial 18th century and Victorian houses respectively. Properties mostly have large attractively planted gardens with an abundance of garden and roadside mature native trees, shrubs and hedges. The northern end of Lynwick Street is particularly shaded. With the exception of a row of semi-detached cottages north of the brickworks, all of the houses are detached, with most of the newer ones being substantial.

Lynwick Street slopes southwards between Greathouse and Lynwick Hangers, the latter an SNCI ancient woodland. The old railway tunnel entrance in Hobbs Copse is also an SNCI to protect its bat population. An oak tree in the rear garden of The Oak House is among the tallest oaks in England. The Downs Link footpath follows the tree-lined railway. Cooks Hill is a particularly wooded road, with the Druids' Stone, an outcrop of massive sandstone, lying in a copse to its west.

The area has several commercial farms. Wienerberger owns the brickworks which employs 45 people and has a large clay pit. Aliblastairs is a residential Holistic Healing Centre offering bed and breakfast accommodation and conference facilities. Pallinghurst houses Rikkyo School in England.

Cox Green

The hamlet of Cox Green, which is high on the Rudgwick Ridge, is the linear extension of Rudgwick from Dukes Farm by the church to Crouchers on the Baynards corner. Cox Green itself lies at the crossing of the B2128 road from Rudgwick to Cranleigh and two lanes, respectively east to Hermongers and west to Baynards, where Cox Green extends into Surrey.

16th century Crouchers, with its distinctive mustard walls, shutters and sash windows and typical Rudgwick low round-topped wall, is the northern gateway to the parish. Dukes, now in the Conservation Area, complements the parish church with a Horsham stone roof. Adjacent are the only former agricultural buildings preserved in the main street of Rudgwick. There are a number of other older properties which give character amongst their more modern counterparts. Houses were built on land sold from the Lynwick Estate in 1922 (west side) and Dukes Farm (east side). They have deep plots, dating back to the 1930s.

Gardens also have deep frontages, giving a secluded aspect to most properties. In some the mature roadside trees remain and in others hedges have been planted. A number of property owners have allowed the hedges to grow high for privacy. All the houses are detached and individual in style. The verges are unusually wide and together with the wide plots enjoyed by some of the older properties, give the hamlet a spacious feel.

There is sheltered accommodation at Hawkridge, an important parish asset, built on the site of Dukes Farm stackyard.



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Tisman's Common

Tisman's Common is a large area from Woodfalls on Loxwood Road towards Hale in the west. It includes the triangle of roads around the Common, with the Mucky Duck, Tisman's Crossways, and Exfold at the three corners. In addition Hornshill Lane, Barnsfold Lane and Arundene Lane are included. This is a loose-knit community with clustering of settlement around the Mucky Duck, and a larger group of mainly semi-detached houses



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from Exfold along the lane to the Crossways.

Tisman's Common is a level area and its planted neat hedgerows

with few trees date from the enclosure of the commons and make for a distinctive open landscape which provides a backdrop for the gardens. Nearly all properties have some sort of hedge, with few fences; open frontages are rare. Large front gardens are common. The effect is rural and attractive.

The oldest houses are timber-framed, including 14th century Swains Cottage. By far the most common building materials for old and more recent alike are brick walls and tile hanging. It is sometimes difficult to tell the age of properties from the outside, but this similarity gives the area a distinctive architectural style. One particularly distinctive style is tile hanging to the ground, which is unusual elsewhere in Rudgwick. The few 20th century houses, of more modern design, are few enough not to detract from the overall pleasantly harmonious styles.

The area was completely enclosed for farmland from Tisman's and Exfold Wood Commons as late as the mid-19th century. Much of the housing is on plots sold at this time or acquired earlier by squatters. Today, much of the farmland is down to grass. There are two wholesale nurseries in Arundene Lane. The Mucky Duck and its accommodation is another business. The only community building is the tiny, well-cared for and regularly used chapel by the Exfold junction.

Bucks Green

Bucks Green developed mainly along Guildford Road (A281) with further growth extending along both Loxwood Road towards Tisman's Common, and across the River Arun on Haven Road to the Wanford area around its junction with Naldretts Lane, along which there are several farms. This is a linear community with the best road accessibility in the parish, but suffering considerable noise and traffic problems as a result.

Many of the historic properties, both in the core and at outlying farms have elements of the typical Wealden houses, mainly Horsham stone or tiled roofs, tile hanging, attractive old brick, visible timber framing and interesting chimney stacks. Warhams and Snoxall date from the 13th and 14th centuries respectively.

The Edwardian cottages on the south side of the A281 are attractive small semi-detached villas but have been altered and/or enlarged and this is beginning to compromise their original style. Taken together with their paved front gardens and the presence of adjacent commercial premises this area may present a challenge for any future alteration.

King George V playing fields, leading directly from the A281, is the site of the Village Hall and Rudgwick Sports and Community Centre (RSCC) and is where facilities for cricket, football and tennis are available. It is also the site of a newly created and evolving Biodiversity Project.

The relatively modern Loxwood Road properties have been improved or extended and there have been several newer infill developments, all of which lie back from the road. Together these provide a pleasant mix of materials, styles and sizes.

Bucks Green is a significant business area in the parish. In the past this revolved around retail, food, drink and garage services. Today much of the business activity has ceased and with it local employment. The Fox Inn is the only premises serving food and drink (RSCC is for members only). There is a garage workshop for car servicing. Other small premises have sprung up along the A281 completing the concentration of small business.



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Northern End of Rudgwick, including the Conservation Area

From Lynwick Street junction to the mini-roundabout at Kilnfield Road is the historic core of the village and parish. With the addition of modern houses the area now forms a linear pattern along Church Street. Housing here is only moderately dense with wide verges and easy access to surrounding countryside. Several former shops are now private houses. Its elevated position on the ridge provides tantalisingly fleeting views of distant hills between the houses and mature trees.



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With a total of 18 ancient timber framed houses and 28 properties in the Conservation Area, including historic Holy Trinity Church and its church yard, the Kings Head Public House, Jubilee Hall and the

Chapel, this area is Rudgwick's most concentrated heritage area. It is important to maintain its integrity. Older properties provide an eclectic mix of materials and architecture providing many styles that could be utilised if any future development were to be permitted.

The village developed on the west side of the street whilst the east remained glebe land in Parsonage Farm, but the release of this land for building after the First World War provided sites for substantial detached houses in large gardens, several of which have now been demolished for infill development.

Most of the historic properties are mainly of brick with glimpses of timber framing. Eames House has both timber framing and a Horsham stone roof. Woes House opposite the Kings Head and the Church is the oldest house in this area and together with other buildings on the ridge, here known as Church Hill, defines many visitors image of the village. There are some classic Georgian and Victorian frontages, for example Kings and Church Hill House. **The character of this part of the village must continue to be protected.**

This area also contains Windacres Farm and Rudgwick Metals which has been specifically allocated as a site for significant, mixed development under the 2007 Horsham District Council Local Development Framework.

Southern End of Rudgwick

Today, this is the centre of the village and parish. It is a high density area, and is where the greater proportion of the population lives, either side of Church Street from Kilnfield Road to Watts Corner at the junction with the A281. It is where the shops and primary school are located. It was also the location of the Rudgwick Railway Station for 100 years from 1865 – 1965, a site now occupied by Rudgwick Medical Centre.

Prior to the arrival of the railway and station there were very few houses in this area. It was the coming of the railway that would transform the village and focus development more and more in this area.

The development of Rudgwick's linear shape coalesced in a string of houses along Church Street. Church Street has a mix of properties of widely varying age and style. These include the first Edwardian houses of the early 20th century; Pennthorpe School has grown around its attractive late Victorian house, including ancillary buildings of the period. This house, called Gaskyns, introduced the mock Tudor gable to Rudgwick's architecture.

Post war housing on Church Street includes some very traditional styles but also several modern style houses. The busy street scene leaves few places for future development.

The major areas of development are mostly cul-de-sacs all leading from/into Church Street. The properties in Furze Road, Queen Elizabeth Road and Princess Margaret Road were originally council housing developed from the early 1950's onwards but most are now privately owned.

The remainder, including Kilnfield Road, Woodfield Road, Pondfield Road, Bridge Road, Gaskyns Close, The Marts, Orchard Hill and Foxholes are of varying size and design built from 1960's onwards for private purchase.



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A Century of Rudgwick

1898-1914

Whilst historically houses on Church Street were on the west side, twelve late Victorian/Edwardian villas and semi-detached houses were built at this time on the east, all in the same field, with long gardens down to Gravatt's Hanger. Some have mock Tudor gables (first seen at



Gaskyns). Built in villa-style, Bridge House, Dale Cottage and The Hollies are opposite Station Road. Further up the street are The Beeches, and two pairs of semi-detached cottages: 1 and 2 Woodside,

Avonlea/Heathcote. Four cottages were built along the hedgerow behind on Kings Road, only the second side road to be made, after Station Road.

1920s & 30s

Moving up the east side of Church Street from Kings Road there are several plainer brick-built 1920s and 30s houses: The Fold and Maythorn are followed by the original house at Secretts. After two newer properties come Thyers and Holmhurst, then the flats at what was Hillary (a former shop). Like their predecessors, these houses are a mixture of semi-detached and detached properties each unique in style. Four cottages in Jubilee Road (George V's Jubilee, 1935) lie in Rudgwick's third side road. After two further newer ones finally there are Southolmes and Northolmes. Buckhurst Cottages, a row of eight late 1930s council houses built higher than the road, dominate Church Street on the west side in a handsome plain brick style.

1950s



Furze Road, behind Buckhurst Cottages, is Rudgwick's second council-built development, completed soon after the war, a lower elevation than Buckhurst Cottages, and a more

traditional red-brick style. Corner blocks have interesting hipped elevations to left and right. Uniformity of style and brick colour for some forty semi-detached dwellings was typical of the period.

The first houses in Queen Elizabeth Road, Princess Margaret Road and Tate's Way are also local authority housing. Some 45 light brick terraced properties, are built in 1950s modern style. Whether owned by housing association or owner-occupiers, there have been



improvements and changes made to many former Horsham RDC properties.

1960s & 70s

The population of Rudgwick grew by 500 between 1961 and 1971. The 'Royals' estate was enlarged in the 1960s to include bungalows in Pathfield Close, on Queen Elizabeth Road itself, and in Princess Anne Road, and seven detached houses in Pathfield Road. The 30 bungalows here are the only substantial area of such housing in the parish.

The Marts, a small private estate of 23 brick-built detached houses, built on former allotments, and



accessible directly from Church Street, completed the triangle of development to the railway. Gaskyns Close, opposite, has

29 detached houses set in bigger plots, adjacent to woods or Downs Link, and retaining mature pines from former Gaskyns grounds. Bridge Road, north of the railway added 15 more spaciouly laid out houses to complete a trio of higher priced developments, which are each distinctive in their own way, modern but not intrusive in style. All of these developments were in plain brick with little attempt to reflect local styles. A number of house owners have attempted to give their houses greater individuality and/or size.

At the same time development began in phases on Kilnfield, Pondfield and Woodfield Roads. Phases can be picked out in changing styles. Beginning as a T-shaped development in the first two named roads off Church Street, it grew southwards to create Woodfield Road, sandwiched between the hanger and the gardens of existing properties on Church Street. Some land for this

development was sliced off the back gardens of earlier Church Street properties. Kilnfield Road semi-detached houses are in larger plots some with detached garages and have timber cladding in keeping with the clapboard cottages opposite in Church Street. The second phase (by a different developer) in Woodfield Road introduced detached gable-fronted houses set at a jaunty angle to the



road, built at higher density, with small gardens, especially at the southern end.

About 1970, this end of Woodfield Road was joined to Church Street

when Thurne Way created the link to Martlet Corner, enabling better access to the shops and other services, and several more houses. This replaced an earlier proposal to create access through Kings Road.

The mid-1970s saw the development of the first substantial blocks of thirteen flats, built by Horsham RDC. The Sidings off Station Road is on the site of the old railway goods yard, and set below Church Street so that the buildings, consisting of one rectangular block and one 3 pointed star block, are not intrusive. Flats were also incorporated above and next to the shops that replaced Martlet Hotel, whilst bungalows completed a row of houses in Station Road.

1980s

There was a comparative lull in house building from the late 1970s to 1990. Fifteen self-build bungalows and houses in Cape Copse, built in part of Gravatt's Hanger, extend Queen Elizabeth Road even further east, destroying woodland in the process. At the start of this period development of Orchard Hill took place on a steeply sloping site south of Penntorpe School backing



onto the hanger and behind existing houses at Watts Corner. These 27 detached

dwelling are perhaps the most unusual houses in the village dark brick, three storeys, integrated garages and asymmetric roof profiles. Height and bulk are cleverly reduced by the way they are built on the slope. However, they owe nothing to local style and the gap between Rudgwick and Bucks Green is now much reduced.

1990s & 2000s

1990s developments are the major contributor to another surge of 17% in population in the parish. Foxholes and Brookhurst Field are in one of the last available gaps to be filled. This 1990s

development is the first 'mixed development', which includes both Housing Association homes – offering rental or shared ownership and a variety of sizes of



privately owned detached houses on small plots. Although the 41 dwellings in Foxholes are built at very high density, the road layout and slope provide a constantly changing street vista. The houses incorporate elements of architectural styles found in Rudgwick, such as tile hanging, half-hipped rooflines, small gables over windows, etc. The brick colour has a bright orange tone.

Also in the late 1990s, a further mixed development of 35 dwellings began at the northern end of Pondfield Road, extending into Churchman's Meadow to create several closes, some facing a new public open space paid for by the developer. These houses are also built in a variety of more traditional styles, again using tile hanging and a half-hipped roofline. Some also introduce flint as a building material, arguably inappropriate for our clay and sandstone district, however attractive individual houses may be. With a variety of style of windows, porches and other decorative elements, the architecture is intended to appeal to more affluent buyers. Typically, as in Foxholes, affordable housing is identified by its plainer frontages.



Post-war infill in Church Street housing includes both traditional and modernist styles, some not very visible from the road. Three significant infill developments are well

designed in traditional styles at The Ridge, Freshfields and Summerfold. The busy street scene of Church Street has few places for further development. One such is the former Station Garage. Apartments and shops completed in 2008 have a height that is arguably at the margins of acceptability for a village setting. The telephone exchange site, if it ever becomes available, is a sensitive site directly opposite, with adjacent Edwardian houses and the woodland setting of the Downs Link and bridge.

Rudgwick's Landscape Character

Adapted from *Horsham District Landscape Character Assessment 2003* and *West Sussex Land Management Guidelines in "A Strategy for the West Sussex Landscape 2005"* ¹

The overall condition is good. The brickworks and some undistinguished housing near Rudgwick are possible areas of decline. However, sensitivity is high, given the area's intrinsic qualities, views from the ridge tops and across the Arun valley, and its rural character.



Key issues

- Pressure for housing or other development in ridge villages, including in and near the Conservation Area, adding to ribbon development between settlements and their suburbanisation e.g. Windacres Farm.
- Increasing traffic on A281, and on narrow minor roads where verge damage and traffic speeds are also issues.
- Noise intrusion from A281, aircraft noise, brickworks activity, sporting activity and chainsaw use.
- Visual intrusion of roadside development mainly on A281 and B2128, but also on other roads.
- Introduction of high fencing and allowing hedges to grow tall as screening, elaborate gateways and other suburban features.
- Drainage issues in built up areas.
- Expansion of horse paddocks, sand schools and other equestrian activities.

- Loss of hedgerows and parkland features.
- Decline in traditional land management, particularly in woodland, and in underused pasture close to settlements.
- Maintaining biodiversity in arable fields.
- Recreation pressure, including fisheries, school and village playing fields, and need for maintenance of the Downs Link and other rights of way.

Key sensitivities

- Loss of specimen trees and tree belts, especially in former parkland on the Ridge.
- Cumulative impact of small scale change, especially near settlements.
- Further expansion of horse paddocks and sand schools.
- Any large scale housing/commercial development in the hamlets.
- Any development that would damage the integrity of the Arun valley floor and sides and that of tributaries.
- Unsympathetic flood defences, and works to hammer ponds.
- Change in commercial and agricultural practices affecting land drainage and pasture improvement, especially near or in the Arun valley, neglected field corner ponds, and intensive arable land use.
- Increased use of the rights of way network.
- Increase in flights from Gatwick Airport.
- Loss of tranquillity.



Planning and Land Management Guidelines

- ◆ Ensure any appropriate small scale development responds to historic settlement pattern (i.e. dispersed/nucleated, etc), form (i.e. layout), local design and building materials.
- ◆ Avoid vertical structures such as masts and buildings over two storeys, having regard for skyline features.
- ◆ Ensure any appropriate small scale development is well integrated into the existing landscape pattern of small woodlands, hedgerows and shaws.
- ◆ Conserve the rural undeveloped character, particularly in the hamlets where any large scale development is likely to damage character through loss of small scale field patterns and woodland.
- ◆ Conserve, hanger woodland, hedges and shaws, ridge top woodland and the open character of the floodplain.
- ◆ Conserve old bridges where they survive, and the settings of riverside corn mills.
- ◆ Manage all woodland for biodiversity, especially in the gills; restore coppice with standards, retain ancient coppice stools; replace conifer woodland and screens with native deciduous trees wherever possible; enhance hedgerows and shaws, linking fragmented hedgerows and copses, manage isolated trees, including those in hedgerows, tagging replacement saplings.
- ◆ Restore parkland setting and features around the several formerly emparked houses sited on the ridge, using designed vistas, avenue planting and any estate boundary features.
- ◆ Promote 'natural' floodplain management and re-profiling of river banks, rather than

engineered solutions and the use of concrete*; create small wetland areas such as reed bed and marsh, and restore or create pond habitats; pollard and plant riverside willow, conserve and manage streamside vegetation; clear watercourses in a cycle that increases wildlife diversity; ensure the gain from fishery ponds exceeds the loss of former habitats.

- ◆ Seek to reduce the intensity, extent and visual impact of horse grazing, encouraging landowners to adopt better management of existing paddocks, including planting on paddock margins.
- ◆ Manage farmland, especially arable field margins, and species-rich grassland, for biodiversity.
- ◆ Establish native species screen planting around brickworks, and other commercial premises.
- ◆ Consider the cumulative impact of small scale change, e.g. suburbanisation of styles and materials in frontages along roads.
- ◆ Plant or maintain existing native woodlands around any visually intrusive village fringes,
- ◆ Consider appropriate rural traffic management strategies to reduce traffic pressure on narrow lanes.

¹ http://www.horsham.gov.uk/strategic_planning/LDDS/local_dev_documents_4503.asp

¹ <http://www.westsussex.gov.uk/ccm/content/environment/heritage-wildlife-and-landscape/west-sussex-character-project/publications.en>

Sheet LW3: Upper Arun Valley
Sheet LW4: Low Weald Hills
Sheet LW6: Central Low Weald

* Any canal restoration involving the use of engineered solutions should meet relevant sustainability criteria, consistent with planning objectives.



Rudgwick Styles

Tisman's Common is characterised by its unusual tile hung cottages, several of which are tiled to the ground, rather than the more usual tiled upper walls with other materials below. There are very few modern styles here, and some small older cottages are smoke bay houses built on former common or waste.

Bucks Green, not only has some very ancient timber-framed houses, but also Edwardian semis on the A281 and 20th century semi-detached houses at Wanford Green, and on Loxwood Road, modern homes in a variety of styles.

In The Haven many houses have no or very few neighbours. As a result each house can be seen as unique in its setting, though it is also true to say that many are old timber-framed houses, there being few modern houses in the hamlet. As elsewhere most of these have also been subject to change, some in keeping, others less so.

Rowhook and the eastern ridge is also dispersed, with a number of houses in traditional style and rather more 20th century examples of less architectural merit both on the farms and along Horsham Road.



Cox Green, with fewer houses, has mainly larger late 20th century modern homes of no one particular style.

Lynwick Street is well-endowed with older timber-framed houses, as well as some large modern houses, some built in traditional style, at the Hawks Hill end. Other older houses are scattered over the western periphery of the parish



The north end of Church Street illustrates well the eclectic mix of styles and materials in walls chimneystacks and rooflines that characterise the houses and cottages built from late medieval to the 18th and 19th centuries, and it is this that has made it a Conservation Area. Modern 20th century houses link it to the centre of the village.

The centre of Rudgwick village is very much a series of small estates and closes with just about every modern style of house from 1950s to 1990s represented. Consequently it is possible to divide the area into those that have little or none of the traditional in their style and those more recent roads where the architect has attempted to mimic the traditional styles of Wealden houses with varying degrees of success. There are also some late Victorian and Edwardian styles on Church Street itself.

Older traditional houses both on farms and along the village streets have a great variety of scale, styles and building materials, sometimes even within the same property. This gives opportunity for new-build housing and extensions or alterations to existing houses to reflect these varied styles and materials without resorting to one pastiche type or identical rows of similar houses. Rudgwick is fortunate to have a handbook of these older styles of timber-framed dwellings on which developers and householders can draw on. ²

The existence of a number of Victorian and Edwardian frontages, as indicated above, and several large country houses of considerable architectural merit built or enlarged from 1870 - 1910, gives an alternative template on which to draw.

² Diana Chatwin, Timber-Framed Buildings in the Sussex Weald – The Architectural Heritage of Rudgwick, 1996

Materials and Architectural Detail



The details of a building's frontage can turn an ordinary house into something altogether more pleasing. On an older building many features assist in dating it, and enable a series of additions from different periods to blend into an attractive whole.



However, **1** developers should avoid too much extra detail on new house frontages which some might describe as **pastiche**, that is to say, an incongruous hotchpotch, too often poorly finished in modern materials. When imitating historical styles, of which Rudgwick has plenty, from medieval to Edwardian, **2** developers should use architectural details which complement the whole and which sit well in the overall street scene. Some variety of complementary styles in a street is also desirable, rather than rows of identical houses. Colour of materials is important too, as is any landscaping, including climbing plants which enhance the frontage and add biodiversity.

It is recognised that new buildings cannot replicate old, still less replicate the diversity of form and function found in, say, Rudgwick Conservation Area, but there are many ways in which historical styles may be reflected in modern form, including variety of roofline and height. Equally, there may occasionally be opportunities for contemporary architecture which succeeds in blending the old with contemporary style without detracting from neighbouring structures or the landscape. As in all villages, Rudgwick has acquired its share of buildings which, are poorly designed, so it is important we now build to a high standard.

In a village like Rudgwick, **3** any strikingly modern style of architecture would need to be of a particularly high standard, in context and position, to be acceptable.

In addition, **4** we must design buildings which conserve energy, and **5** are built, where possible, of local materials to be sustainable.

Building Materials

6 Brick should be our main building material complemented by tile-hanging. Wealden bricks are darker than average, which complement our landscape but, **7** new or reclaimed brickwork should match existing frontages. A number of houses in Rudgwick display an attractive chequered pattern of darker and lighter brick.

Perhaps the most distinctive and best loved local style is half tile hung walls, easily achieved with modern tiling, but on older buildings best achieved with reclaimed hand-



made tiles, and when combined with brick, or brick and timber, or lightly coloured rendering, quintessentially Wealden.

8 Full or partial timber-framing is a style which is hard to achieve in modern materials, and should be high quality. Use of stone is rare in Rudgwick, and is probably



inappropriate, except in buildings where it is already present. Flint walling has been introduced to Rudgwick and is surely out of keeping compared with local sandstone or Weald

clay brick and tile. The days when a Horsham stone roof made a statement of wealth are long gone, but it may be possible to obtain supplies for small projects from the local re-opened quarry. **9** Tiles are the most acceptable

roofing material, whether traditional hand-made or modern imitations, with the exception of existing 19th century slate roofs which should be extended in the same material.



Barn style cladding or clapboard as an alternative to tile hanging is not out of place in Rudgwick, with examples in Church Street, but is more suited to rural barns or barn conversions, which are a valued element of many farmsteads.



Building Features



Historically, **10** rooflines were hipped or half hipped with gablets, perhaps with an outshot and a catslide roof. These and chimneys are easily replicated. Dormer

windows, although common, are seldom original on older houses. They represent previous additions, and should be used sparingly. Chimneystacks added to the variety of interesting rooflines of older houses which were not complete without a corbelled 'Sussex stack'. It seems appropriate that developers should continue a tradition that began in the 17th century.

11 Building higher than two-storeys is inappropriate in a village.



Front doors make a strong statement. A solid or partly glazed timber door, whether painted or stained, adds aesthetic value. The addition of a porch may be practical and useful, but our oldest

houses seldom had one. An enclosed or open-sided porch can also add interest to a plainer façade. A porch may be enclosed or open sided. However, consultation showed that simpler overhanging shelters are not popular with residents.



Garage doors need not be ugly or garish and some thought should be given to their effect on the street scene. Side opening wooden doors could be considered as an alternative to metal especially in more rural areas, where the traditional open cart shed style is also particularly appropriate.

Many older houses have swept top window openings, a feature also being used successfully on new properties. A variety of frame styles are used locally for casement or box sash opening. These include a Victorian and Edwardian style of smaller lights above larger ones, which may also be appropriate for new developments.



12 These, and older box sash windows, usually Georgian or Victorian, should, if replaced, be authentic reproductions, and are appropriate in any new building. First floor



windows set tight under the eaves are a historical feature of many older cottages. Today, cottage style windows with large square panes may also be appropriate for new windows.



However, leaded windows with square or diamond lights are rarely original, but if they have a long history in a house, will be appropriate.

However, they look out of place in modern houses. Bay windows are found mainly on the Victorian and Edwardian houses in the village. Consultation suggests that they are not favoured by residents for new developments.

The importance of windows and doors to the frontages of houses should not be underestimated. Fitting those of an inappropriate style may alter the character of a house in the process. There is great temptation today to use uPVC. However, this is particularly inappropriate for older houses. Timber, especially hardwood, provides good insulation. **13** Styles of windows, doors and porches should match originals where possible, and reflect that of neighbouring properties, especially in the case of semi-detached buildings.

We are privileged in Rudgwick to have a wealth of Listed historic buildings, timber-framed 13th to 16th century former open hall houses and 16th to 18th century smoke bay and chimney houses. Nearly all exhibit many changes over the centuries, with additional bays or wings added, some with a Georgian façade. **14** Listed buildings should only be altered with respect and care. Several large Victorian houses of architectural note are also worthy of preservation. **15** All our houses, whether in the more built up or rural areas of the parish are part of the street scene, but whatever their size or setting buildings should enhance the landscape and maintain the building line.



The Street Scene & Garden Frontages

The English front garden may be said to be the Cinderella of gardening as it is so often looked after unimaginatively, overlooked by garden designers and householders alike, and is also often paved over for parking. Yet it is this frontage that shows its face to the community and to visitors to our parish. **16 As with buildings, the materials used should be sustainable - local to the area, minimising runoff, native species planted where possible.** Opportunities to change front gardens for the better are a personal decision, and an opportunity to express individual good taste. **17 Developers should ensure that planted frontages and their boundaries are integral to the design of the streetscape, not an afterthought.** In a village, and more so in the hamlets and isolated properties of the parish, **18 the temptation to make frontages too suburban should also be resisted.**



Boundaries

Consultation showed that residents have definite preferences. **19 Open-plan frontages are to be avoided in future development. Where they exist, their integrity should be maintained.** Hedges are much more



appropriately rural, though some kinds of fence and low walls are also liked. Indeed, historically, many cottages in the village would have had a low fence or wall in preference to a hedge. Residents strongly believe in a sense of enclosure of their private space.



Native hedging species abound in the parish, and whether in a mixed hedge, or as the graceful line of a well-cut single species,



Hedges can give seasonal interest and add to bird cover. Hedges are often used for reasons of sound insulation or privacy. **20 High hedges detract from the street scene and should not be encouraged.** Growth of all plants in our clay soil is vigorous. Yew, in particular, provides a native evergreen hedge if privacy is sought all year round, as many gardens in the Conservation Area demonstrate. **21 Use of non-native evergreens should be avoided.** Laurel (not native) is vigorous and better suited to large gardens. Of the deciduous species, hornbeam grows well in Rudgwick's woodlands, where it was the timber of choice for the iron furnaces, and is an effective screen year round, whilst hawthorn is also a very effective barrier hedge.



The traditional local village fence was a low picket fence (palisade), but for a more open feel post and rail fences, including the traditional Sussex cleft oak rail, may be appropriate. **22 Panels or close boards, although acceptable for boundaries with neighbours are not suited to a rural frontage.**

If a brick wall is chosen, the low wall found in many older properties in the village is attractive. It should reflect the style of brick used in the property itself, and its neighbours. Sandstone walls are rare in the parish, though they look attractive. **23 The use of non-local materials such as limestone, igneous and reconstituted stone is not encouraged.**



Whilst retention of ancient hedgerow trees is one of the delights of Rudgwick, the planting of young trees, especially if they are natives, is also of benefit to the whole community. It is a truism that Rudgwick has a much greater tree cover than in the past, with numerous specimen trees in older gardens worthy of preservation. All trees in the Conservation Area and many others have Tree Preservation Orders giving protection from removal or surgery without appropriate Local Authority permission.

Entrances and Drives

Not everyone requires a gate but, **24** the entrance should match the boundary in style, height and materials. The traditional wooden 5-



barred gate between wooden gateposts is popular, functional and attractive, whether in a double or single version. Picket gates are an alternative especially for pedestrian access. **25** Care should be taken not to make over-elaborate entrances out of scale or out of keeping with the property.

26 Sustainable drive construction must consider runoff, particularly if the slope is to the highway. On level ground shingle is appropriately permeable and attractive, and may even be planted up sparingly. Hard surfaces, when laid new, can be made relatively porous, or drain to tanks for use as 'grey water'. The use of paving or flags, in local stone, if available, or York stone, which is similar, is attractive. Modern brick paving is popular but ideally should complement the surrounding building materials. Brick paths in older properties look attractive. Tarmac creates undesirable runoff.



27 If there is no alternative to parking in front gardens, serious thought should be given to sustainable solutions, such as the use of porous or permeable materials, paving only the line of wheel tracks, and careful planting to disguise the area, e.g., a gravel garden.

Another option is to use plastic mesh infilled with soil and grassed over, which, if properly laid and maintained, will remain green and porous.

28 The use of PIR security floodlights is considered unsustainable and obtrusive. Discrete movement-sensing courtesy lighting is more welcoming, minimising light pollution. **29** Erection of communications or energy producing equipment on chimney stack, roof or frontage should be as unobtrusive as possible.

Street Scene

The highway authority wish to protect and maintain grass verges in front of properties. A sense of spaciousness is important to our community. Many verges have already been lost to road widening, lay-bys and entrance splays. **30** It is also important to maintain and improve the flow of water in drainage ditches and culverts, where

they still exist, some of which are in a much degraded state.

31 Kerbing and pavements are obvious forms of suburbanisation

which should be avoided in truly rural locations.



32 Consideration should always be given to off-street parking in any new development. Parking on the street may slow traffic but it also creates congestion. **33** Street furniture should be kept to a minimum, and should blend in, an exception being the red post boxes and telephone boxes, the latter valued where mobile reception is poor.

34 Bus stops and shelters should be unobtrusive. Overhead cables and telegraph poles are tolerated but not liked. **35** Street lighting should not be greater than at present and should be kept to a minimum.

Away from built-up area such as Rudgwick itself and parts of Bucks Green **36** the setting of properties, whether on the roadside or not, should be valued as an integral part of the countryside. Forms of suburbanisation and associated materials or planting, however minor, should not detract from their rural setting. A compromise should be made between planting and maintaining high hedges for biodiversity and security, and retaining views of and from properties, many of which seem hidden today. **37** A developer or property owner should also take account of the visibility of buildings across nearby fields and from public rights of way.



Policy

The design policies within this document are numbered 1- 37. This however does not exclude current policy and guidelines published by Horsham District Council and West Sussex County Council regarding development, such as Listed building consent, and development within the Conservation Area. Further information can be found at <http://www.horsham.gov.uk> and <http://www.westsussex.gov.uk/ccm/portal/> .

The document, adopted by Horsham District Council, has been subject to a public consultation period and was formally agreed by Council Members.

Commercial / Light Industrial and Agricultural Buildings

This document is aimed primarily at individual and commercial developments, and at alteration of domestic and agricultural property within the Parish of Rudgwick, as Supplementary Planning Guidance to the Planning Policy of Horsham District Council. Its entire ethos is to ensure that development of new properties, or any change to existing ones, complements or enhances the look and feel of Rudgwick and its rural surrounds.

Different planning policies govern Commercial / Light

Industrial and Agricultural Buildings, but the Design Statement Steering Group and the Parish Council would

hope that owners of these understand and share this underlying strategy and ethos and would add to or alter such structures in keeping and in sympathy with their surroundings and neighbours.

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Rudgwick circa 1920

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