

Windows

White painted, timber, hinged-casement and sash windows are most common.



There are a number of stone mullioned windows; those in the Old School House having metal-framed panes with rectangular or diamond panel leaded lights in keeping with the architecture.



Dormer Windows with tile-hung cheeks and gabled roofs are common.



Doors, Porches and Conservatories

There is a wide variety of door styles in the older buildings but not many original doors remain.



Few of the older cottages and houses were built with porches, although some have had them added.



Not many of the older houses, apart from the Victorian properties, have original conservatories but a number have been harmoniously added.



Some dominate smaller dwellings or are constructed with unattractive materials.

Garages

Out-buildings to some older properties have been adapted for garaging. Some new garages have been built in the vernacular style and/or concealed from view.

An example of new building sympathetic to the Parish architecture is a new garage to Meadowside, timber-built with a half-hipped roof in the vernacular style.



Agricultural Buildings

Original agricultural buildings are mostly timber-framed, stone- or brick built, under clay tiled roofs.



Many old barns are falling into disrepair



Lurgashall Design Statement

Some have been converted into modern homes



Boarded gates are uncommon but can be attractive.



Boundary walls

Stone walls on property boundaries are attractive features.



Split chestnut or oak post-and-rail picket fences are indigenous, whereas larchlap or boarded fencing are not.



Gates and Fences

Traditional 5-barred oak gates, either single- or double are found on some driveways.



Wicket gates to pathways are of timber palisade and framing (occasionally painted) or of ornamental wrought ironwork.



Modern Architecture & Building Materials

Changes came in the 20th Century as local rented accommodation declined: tied cottages were sold, and so the 50-unit housing estate at Greengates – a product of its time - was built by Chichester District Council in the 1960s and completed in the 1970s. Standard, cheaper building materials were used countrywide. Although the first tranche of Greengates, built fronting Mill Lane, consists of an acceptable variety of styles and sizes; later houses on the estate were not so attractive, using concrete pantiles for roofs, concrete hanging tiles and other non-regional materials.



Greengates, 1st Tranche.



Greengates, 2nd Tranche.

Other 20th Century houses and extensions built in the parish were not always in harmony with the local landscape and architecture: local materials have not always been used, walls are white-painted, which does not blend with the landscape, or too much use has been made of dominant or aggressively large areas of glass, noticeable from miles away.

Public and Commercial Buildings

There are several public and commercial buildings in the village which serve the needs of the community and which should be preserved.

The Parish Church



The Parish Church of St Laurence continues to provide regular services for Anglican Christian worshippers, baptisms, marriage- and burial services and occasional musical events. The Rector now serves three parishes. The future of the building is dependent on that of the Church of England and of the tenets of English society.

The Village Hall



The Village Hall was built on land donated by Lord Leconfield to commemorate the Coronation of George V and Queen Mary in 1911.

This is the only public meeting place available to the parishioners, and, as such, it should have a role to play in the future. However, since it is under-used and requires a substantial amount of upkeep, its future is uncertain.

The Public House



The Noah's Ark, a mellow 16th Century inn, is a central feature of the village attracting both parishioners and visitors for indoor and outdoor enjoyment.

The Shop



The Shop is important to the village. It continues to provide villagers with a necessary service including a Post Office, despite pressures from supermarkets in nearby towns, and reduces the use of road transport. It also provides a place for village people to meet.

There are a number of other commercial buildings elsewhere in the Parish which provide local employment..

Future Development

Buildings

Housing

The existing houses in the Parish were built piecemeal, and grew organically over the years.

The Local Plan adopted in 1999 does not define any settlement policy areas in the Parish..

- *Any new buildings which comply with the Local Plan Exceptions Policy (RE1) should enhance the landscape by use of designs of form and scale and with features in keeping with the village architecture. The Parish is not suitable for 'innovative' or urban architectural designs.*
- *Any prospective developers must provide the Planning Authority with realistic perspective drawings or computer images illustrating the relationship between proposed new building or modified buildings and the existing surroundings.*

The exception to the organic growth is Greengates Estate, a development which lacks imagination and where the houses vary little in style. The pantiles on the roofs and PVC doors and windows do not reflect local vernacular.

It is apparent that small properties are being systematically extended, with the result that few small cottages remain.

It is important that Lurgashall provides a mix of housing. This should include accommodation, for purchase or renting, remaining affordable for young people and for the elderly who wish to stay in the village. The provision of sheltered housing might release some rented property in Greengates Estate for young couples.

- *Any new housing should be small individual properties or in small groups sited outside the Conservation Area and such that it may be harmoniously absorbed without impairing the balance of the character of the Parish.*
- *Dwellings should not be seen as so "cut off" as to be looked on as "apart". Homes should be seen as gentle organic growth rather than foreign additions. New buildings should give the impression of being landscape-dominated, through evolution rather than planning.*
- *Any new buildings, including garages and outbuildings, should be of styles and constructed of materials sympathetic to the locality.*
- *Apparent bulk of new or modified buildings should be limited, particularly when they are prominent on a skyline.*
- *Roof pitches on new developments should reflect those on adjacent buildings. Flat roofs are not appropriate.*

- *The ratio between areas of window openings and walls should be similar to that in older houses in the Parish.*
- *Average-sized windows with small panes would be compatible with the architecture of the Parish. Exceptions to small pane (glazing bar type) windows could include larger sash windows of Victorian character where considered appropriate. Large 'picture windows' which reflect light should be avoided.*
- *Rooflights or solar panels should not be constructed in locations in which they could be out of harmony with Parish architecture.*

The majority of domestic dwellings in the Parish have two storeys, some with attics, and there are few bungalows. It is therefore preferable that, to maintain the scale and style of local architecture, any new houses should be two-storeyed. Additionally, with the future in mind, they should provide sufficient accommodation to enable an occupant to work from home.

- *Any new house should be two-storeyed, except when intended solely for the elderly.*
- *They should provide accommodation for occupants to work from home.*

Agricultural and Other Commercial Buildings

Agricultural and other commercial buildings are important features in the Parish and should be subject to the same control as domestic dwellings.

- *Any new agricultural or other commercial buildings should be carefully sited and designed to reduce their apparent mass so as to minimise impact on the wider landscape.*
- *Within economic constraints, they should be constructed of a form and materials sympathetic with the landscape.*

Walls, Gates, Fences and Driveways.

Future developments should retain the character and appearance of existing boundaries to properties or fields in the Parish.

- *Retain, repair or improve walls and stonework.*
 - *Encouragement should be given to the use of hedges of native species, picket or post- and rail fences, local stone or local stock brick for boundaries.*
 - *Use traditional materials and styles for new fences, gates and stiles. Boarded or metal-sheeted fencing or gates are not suitable.*
- The construction and layout of driveways may significantly affect the setting of a property.
- *Design of driveways to avoid their prominence and to meld them into the setting should be encouraged.*

Modifications to Existing Buildings

Economic Considerations

The worth of small-scale local economic activity is fully recognised, particularly where this provides employment for residents of Lurgashall and adjacent parishes. With the switch from a labour-intensive agricultural economy to that of a largely service one, local employment opportunities have declined.

- *Encouragement should be given to those small businesses which are able to sympathetically modify older buildings for commercial use in a manner that is in keeping, in terms of both size and type, with the rural character of the Parish. Similar support should be given to individuals who wish to adapt private residences in order to work from home.*

New Extensions, Conservatories, Garages and External Attachments.

Future new building in Lurgashall is most likely to be extensions to smaller properties.

In the past additions, including porches, have not always been in keeping with the scale and style of the original.

- *Extensions should be in proportion to, and not engulf, small cottages.*
- *Styles and features should not be mixed in the same building.*

Rooflights, solar panels, aerials and dishes detract from the architecture.

- *Rooflights, solar panels, aerials or dishes should not be so located as to impair or be out of harmony with the architecture of buildings.*

Considerable care should be taken in the siting of conservatories to reduce their impact and to maintain the sense of scale – particularly in the Conservation Area.

- *Conservatories or subsidiary buildings should be sited where they would not detract from the façade of a house and should not be PVC framed.*

Barns and Outbuildings

Old derelict farm buildings contain intrinsic features of Sussex architecture. In the context of future planning, their owners should be permitted and encouraged to renovate them in the original style and with sympathetic materials for alternative use

- *Rather than allow redundant farm buildings to fall into disrepair, it is preferable to permit sensitive conversions for alternative residential or small business use. However appropriate vernacular building materials should be used.*
- *Before designing any conversion, reference should be made to the Guidance Note: "Farm Buildings and Barn Conversions", available from Chichester District Council.*
- *Chimneys and dormer windows should not be added to barns.*
- *The scale of tall openings on long sides of barns should be maintained reflecting their original use.*

Building Materials

The indigenous building materials described above, may not be any longer available in new supply, particularly stone. However reused materials or some new materials which harmonise with the Parish architecture and landscape may be found. Local brickworks, using Wealden Clay for bricks and tiles are listed in Appendix 1.

- *Where possible the re-use of original materials should be encouraged. Where it is impossible to use these, materials should generally be of similar sandstone or clay based products in subdued red or brown hues. (see Appendix 1). Hand-made clay tiles should be used. Light red or yellow clay tiles should be avoided.*
- *In new development, galvanised steel, PVC windows and doors, slate and concrete tiles and pantiles should generally be discouraged, although slate roofs may be appropriate for modifications to some Victorian or Regency buildings.*
- *The greater use of lime and appropriate sand aggregates should be encouraged (e.g. in mortar joints and rendered panels between timber framing). Panels could be left to weather naturally, or lime-washed using neutral colours rather than brilliant white.*

Views and Open Spaces

Important views of Black Down to the northwest and Pitshill and Bexley Hill to the south and southwest can be seen from the Village and from other parts of the Parish. Typical viewpoints are marked **V** in the maps on pages 5 and 7.



Black Down from Northhurst Farm, Dial Green.

The exceptional far-reaching views from the footpaths on Black Down across the Weald to the Sussex Downs, Chanctonbury and Cissbury Rings, the Shoreham Gap and to the sea beyond draw many visitors at all times of the year.



View from Black Down

The hamlet of Hillgrove and the houses on neighbouring Navant Hill also benefit from fine and distant views.



Pitshill from Navant Hill

- ***Impairment of these views by any development should be avoided.***

In addition to the Village Green, other vital open spaces in the village itself include the field and allotments behind the dwellings on the south-eastern edge of the Green. These are drawn into the heart of the village by the green space between the Shop and Pear Tree Cottage. This also leads the eye outwards to the countryside beyond.



South View from Village Green

It is equally important to preserve the Glebe Land (currently a football field) to the east of Jubilee Cottage.

- ***It is essential that these features be afforded maximum protection.***

Elsewhere in the Parish the areas where the countryside embraces or penetrates as “green fingers” between the several communities are essential features. The rural atmosphere of the Parish is enhanced by grazing animals in these open spaces.

The mill pond is a particularly attractive asset.

The Mill pond.



- ***These spaces must be preserved.***

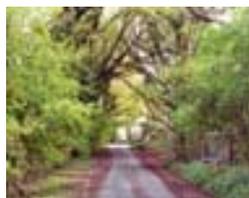
The current trend to encourage reduction in English farming production and to adopt new strategies for land use have severe implications for the future of the Parish. Alternative use of land, including set-aside, could profoundly alter its character. It is therefore essential that future land use be subject to planning control sympathetic to the continuance of the Area of Outstanding Natural Beauty, with due consideration of the impact of developments on the environment and the amenities of the Parish.

- ***Continued use of land for farming must be encouraged.***
- ***Excessive use of land for camping should not be permitted.***
- ***No permanent buildings or caravans associated with camping should be allowed.***
- ***The use of land for golf courses or other leisure pursuits, or car boot sales, would be detrimental to the environment and to the local traffic and amenities and should be prohibited.***
- ***Waterborne activities on the Millpond should not be permitted.***

Environment

Roads and Verges

Much of the rural character of the Parish is shaped by some 25 kms (15 miles) of minor roads and lanes (most bounded by ancient hedgerows, areas of trees, verges and manorial waste)..



The use of these lanes has increased greatly in volume, size and speed of traffic, particularly by heavy goods and other large vehicles, which creates serious erosion and damage to verges and banks as well as danger to drivers, cyclists and local residents, noise, fumes and disturbance to wildlife.

- *New developments or changes in use resulting in significant increase in size or volume of traffic or noise pollution, or requiring roads to be widened or straightened, should not be permitted.*
- *New access to properties should be so sited as not to impair the nature of lanes or cause hazards.*
- *The Local Authority should ensure that the character of the roads and lanes is preserved and the installation of pavements, concrete kerbs and other unsuitable elements is avoided.*
- *Efforts should be made to reduce volume and speed of traffic.*
- *HGVs should be discouraged from using inappropriate highways as 'rat-runs'.*
- *Suitable traffic calming measures and new road signs and markings should only be introduced where they are demonstrably necessary.*
- *The Local Highway Authority should apply DOE guidelines with sensitivity to ensure that siting, layouts, signing and markings are as unobtrusive as possible in keeping with the rural environment.*
- *It should be borne in mind that signs and markings can encourage driving speeds in excess of 30mph, endangering people and wildlife.*

Car Parking

Of considerable effect on the environment of the village, as opposed to the wider Parish, is parking of cars on and around the Green. The ownership of cars by residents and the volume of visitors arriving by car have steadily increased in recent years and now causes congestion and damage to the Green, as well as spoiling the scene. The village residents perceive this as a major problem and would wish to find a solution.

- *A solution to the problem which is not deleterious to local trade or to the ambience of the village needs to be sought.*
- *Any new development should provide sufficient vehicle parking areas within its curtilage such that parked cars are neither dominant nor prominent.*
- *Residents should be encouraged to garage their vehicles whenever practicable.*

Footpaths and Bridleways

Lurgashall has a network of 60 kms (thirty eight miles) of ancient footpaths and bridleways. These link the various settlements in the Parish and allow easy access to woods, common land and fields.



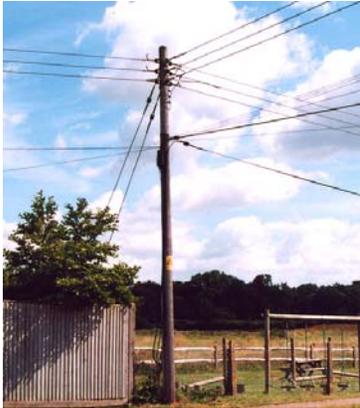
- *They should be actively protected for enjoyment of residents and visitors alike.*

The responsibility for upkeep of these Rights of Way is currently delegated to the Sussex Downs Conservation Board and, where appropriate, the National Trust.

- *Public Rights of Way should be kept open and in good repair.*
- *Significant diversions should be considered on their merits and, if desirable, opportunities to create new routes should be encouraged.*

Utilities and Street Furniture

The overhead electricity cables and telephone wires are often very noticeable and the installation of new ones should be resisted.



The design and siting of any unavoidable should be co-ordinated and visually acceptable.

- *Ensure consultation and agreement by Local Authorities, utilities and other agencies on the provision of all street furniture.*
- *Re-route, screen or place underground, where practicable, all cables and wires.*
- *Encourage shared use of poles.*
- *Communication masts and wind-power generators should not be erected in the Parish.*
- *The two red telephone boxes (adjacent to the Green and at Gospel Green) should be preserved. The modern one at Shopp Hill is incongruous.*
- *The Victorian post box in the wall at Parkhurst should be kept.*



- *The six black and white finger posts should be preserved for as long as is practical by regular maintenance.*



Light Pollution

The Parish is protected from the major light pollution of the nearest large towns by surrounding hills and still offers views of the night sky which should be preserved and enhanced.



Night view of Parish and surrounding districts

- *External lighting should be limited to sensitively-positioned sensor-controlled security lights, directed downwards.*



- *Street lighting in the Parish is not appropriate*

Flora and Fauna

Lurgashall is rich in flora and fauna although modern farming techniques and the pressures of living patterns of the 20th century have caused the spread of species to diminish.

- *The impact of any potential developments on flora habitats and wildlife habitats should be taken into account in planning.*
- *The indigenous flora and fauna in hedgerows and verges should be preserved by avoiding cutting in seeding and nesting periods.*

Trees and Hedges

Trees are an important element and contribute greatly to the environment of the Village centre and the Parish as a whole. There are individual trees and wooded areas, which are visually significant.



The Village chestnut tree

- *Significant trees and important wooded areas should be cared for and conserved by their owners. When such trees reach the end of their lives, they should be replaced with indigenous species.*

Broadleaf woodlands, containing mature indigenous species, shelter some endangered species of flora and fauna. Visitors come from far afield to admire the snowdrop and bluebell woods.



Bluebell wood

Ancient mixed hedgerows border the lanes and fields.



Typical Mixed Hedgerow

- *The wealth of ancient hedgerows and flora throughout the Parish must be preserved. New plantings should use native species. Coniferous trees and hedges should be discouraged*

Little has been done to care for, maintain and regenerate the woodlands and hedgerows in the latter part of the 20th century.

- *Landowners should be urged to participate in schemes to replant trees and hedges or to regenerate by layering (through the use of grants, etc).*

References

Village Design. Making local character count in new development. Advisory Booklet. Countryside Commission. 1996.

Owning a Listed Building. Department of the Environment. November 1985.

Guidance Note: Farm Buildings and Barn Conversions. Chichester District Council.

Acknowledgements.

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The night view on page 16 is an annotated copy of an image by courtesy of Earth Sciences and Image Analysis Laboratory, NASA Johnson Space Center.

The back cover has been based on an illustrated Millenium map drafted by Caroline Wilding for Lurgashall Parish Council.

Glossary of Architectural Terms.

Bonnet tile	Bonnet shaped tile used at corners of hipped roofs, fairing into the roof slopes
Buttressed	Having a stone or brick raking support
Catslide	Curved roof extending to eaves near the ground
Corbelling	Projections of stone, timber, etc. jutting out from a wall
Hipped roof	Roof having ends as well as sides sloping
Mullioned	Having vertical elements dividing window lights
Nogging	Brickwork between timber framing
Palisade, picket fence	Fence of pointed pieces of wood
Pantiles	Roof tiles transversely curved to an S-shape, one curve being much larger than the other
Step gabled	Having stepped, triangular upper part of wall at end of a ridged roof
Quoin	Stone or brick forming angle; corner stone
Vernacular	(In the context of building) Indigenous or native
Wicket gate	Small gate for pedestrian access

Appendix 1

Existing Activities and Land Usage.

Employment

A reduced amount of arable, cattle, sheep and fruit farming, and forestry, continue in the Parish. There is an increasing variety of small businesses which include the public house, the village shop and post office, cider makers and wine makers, painters and decorators, an organic beef shop and a home for people with mental disabilities. There is a small industrial site. In addition there are specialised home industries, including clock making and design, interior designing, dressmaking, art work, computer graphic design, sculpting, and bee keeping, as well as professional consultancy. There is other employment in home help and gardening.

A number of the inhabitants who are not engaged in local employment commute to work elsewhere.

Clubs and Organisations

There are few clubs in the Parish, and this can be seen as a reflection of social changes. The Cricket Club continues to provide sport of a reasonable standard and opportunities for all (notably juniors) to play. However there is a lack of adequate changing facilities. Any new building to solve this problem must be approached with particular sensitivity since it will almost certainly be within, or very close to, the Conservation Area. The football club still exists, albeit with a current shortage of local players.

Other organisations include the Women's Institute, the Guild of St Laurence, the Horticultural Club and the Village Fete and Village Hall Committees.

Other Activities

The allotments provide a facility for village inhabitants to grow produce.

There is a children's playground opposite the village hall.

Camp Sites

There are several camp sites in the Parish, most of which are small and discreetly located. However a 40- acre site at Park Farm used for camping by the Woodcraft Folk of Wimbledon has been the subject of considerable controversy; the subject is at present under discussion with the District Council and DEFRA. Problems that have arisen, particularly during summer weekends, include traffic congestion, noise and disturbance and unruly behaviour. The District Council has objected to the Woodcraft Folk's application for a 'Certificate of Exemption' which would generally enable camping to take place without planning permission. The Woodcraft Folk also applied for planning permission for permanent accommodation on the site which was refused by the District Council as it was out of keeping with the environment and was also dismissed on appeal.

Appendix 2
Local Brickworks

Baggerridge Brick plc, Lynwick Street, Rudgwick.
Cranleigh Brick & Tile, Baynards, Rudgwick, Sussex.
Ashpark, Shillinglee Road, Plaistow.
Ibstock Brick, Coolham.
Cranleigh Tiles, Ewhurst Road, Cranleigh.
Pitsham Brickworks, Midhurst.

