



RPS NEWSLETTER

AUTUMN 2000

CHAIRMAN'S REPORT

Once again we have a very full newsletter and I would like to thank all those who have contributed. Stan Smith's comprehensive review of the HDC Consultation Document on housing proposals in the District illustrates the need for the Society to be constantly aware of the "bigger picture". Rudgwick cannot avoid taking its share of new housing but we must be constantly aware of how we in Rudgwick fit in with the planned growth of the district and indeed the southeast of England as a whole. Whilst we must accept our share it must be part of a balanced and sustainable growth. We must not allow our planners or Government to confuse rural planning with rural cramming. We gain much useful information and support in this aim by our membership of the Sussex Federation of Amenity Societies. The SFAS is now a very active body representing the collective views of the many Societies such as ours in Sussex and is a voice that is heard and respected by the planning authorities. Judy Knights and Vanessa Lowndes put in a huge amount of time in researching and responding to planning applications and reporting these for discussion at our

PLANNING MATTERS

- (a) CONSULTATION DOCUMENT JUNE 2000
- (b) THE CRAWLEY OPTION SEPTEMBER 2000
- (c) DRAFT REGIONAL PLANNING GUIDANCE (RPG9)
- (d) PLANNING POLICY GUIDANCE (HOUSING) (PPG3)

We have been invited to comment upon two publications issued by HORSHAM DISTRICT COUNCIL CONSULTATION DOCUMENT and THE CRAWLEY OPTION (a & b). It is clear that HDC is required to accommodate several thousand additional houses in the next 10 years. This is a statutory duty specified by Government and allocated by the County Council to each District Council. The word "sustainable" is constantly used, which in very simple terms means a sensible balance between housing needs and the protection of precious countryside.

If we are to balance these two conflicting objectives, it is vital to consider the impact of two Government publications, PPG3 (Housing) and RPG9 (Regional Planning) (c & d). We believe these two documents are to be welcomed if properly implemented, and must be our guide in testing future development plans west of Horsham and the Crawley Option (a & b). The word "Guidance" is of course a euphemism PPGs & RPGs are Government orders. Inspectors dealing with planning appeals constantly use these two planning guides to support their decisions.

The only way forward therefore is to test these two directives against the proposed plans set out by HDC. While not wishing to evaluate the proposed development west of Horsham, it is clear that the area as a whole is required to take more than

its fair share of future housing. To this end the Crawley Option has been promoted, and this certainly broadens the picture. For many years HDC has rightly and successfully defended the principle of the Strategic Gap. For this reason, the Crawley Option is no more than an exercise in alternative planning and cannot therefore be taken seriously.

SUB:REGIONAL AREAS turning to RPG9 12.57 states "This sub regional area is centred on Crawley, Gatwick & Horley, but its influence extends to Horsham, East Grinstead, Redhill/Reigate, Haywards Heath and the South Coast. It is traversed N/S by the M23/A23 connecting London to Brighton, which also enjoys rail links". 12.58 states that Gatwick is the single most important element in the area's economy, and it is of significant economic importance as a whole.

At GATWICK, B.A.A. hope to expand the passenger throughput from the current 30 million passengers per year to 40 million by 2008. Nor can we rule out the possibility of a second runway & plan accordingly. 12.59 (RPG9) points out that these considerations will inevitably generate further demand for labour, but there is little surplus labour, and a need exists for more housing accessible locally.

RPG9.38 AIRPORTS It is the Government's intention to take a strategic view of U.K. airports policy in the

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monthly committee meetings. As they report on page 3 from January 1st to beginning of October we have considered and responded to 76 planning applications in the Parish. This is an important part of our work and we are indebted to Judy and Vanessa for the amount of their time they spend on this. As a Society we like to look back as well as forward. We have always taken a keen interest in the history of our village and hope that you, our members, find the historical material we publish from time to time is of interest. One of our most prolific sources of historical data is Alan Siney who contributes another fascinating article in this newsletter based on the 1840 tithe map and 1841 census. Linked to this is a story from Malcolm Francis about the mysterious common land that was supposed to lie adjacent to the churchyard and around which there were reported to be cottages. The 1840 tithe map shows no evidence of either - a little local mystery. I would also like to thank Eric Slade for his article on Bee Keeping, and Geoff Ayres for his report on the Summer 2000 walks programme. Geoff is keen to put together a full programme of walks in Rudgwick for next year and would appreciate your help if you can lead a walk one evening. Please see p8 for details. Finally we are nearing the end of the year and it's time again for our autumn/winter meeting. This year we look forward to hearing from John Whittle who will talk to us about Wakehurst Place and the Millennium seed bank project that is part of the Kew Gardens activities at Wakehurst. There will again this year, as has become traditional, be mince pies and mulled wine served in the interval so that we can wish all of our members a happy Christmas and a prosperous New Year. I look forward to seeing you there.

Leslie Hawkins

southeast and south of England. A study will culminate in a white paper and will be looking some 30 years ahead. We hope this will be an opportunity to consider the THAMES GATEWAY as a site for a future airport. There would be many advantages; arrival and departure would be over the sea, and would take some of the pressure off Heathrow (Terminal 5 enquiry) and Gatwick (2nd runway). There was a lost opportunity at Maplin.

Turning to PPG3 item 24 on Transport states "a key way in which this can be taken forward in relation to housing, is to exploit opportunities to promote major growth within good quality public transport corridors. This applies to development both within and outside existing urban areas".

RPG9 9.48 states that item M23/A23 Gatwick is identified for an integrated Transport Study. Chapter 4.25 (Potential Growth Areas) states "Local authorities will need to work closely with neighbouring authorities where a growth area crosses administrative boundaries".

This leads onto two possible further studies. Although in Surrey, to the northeast of Crawley is HORLEY which could strategically provide an ideal area for development. Its proximity to Gatwick could provide a target for future housing to meet the demands of an expanding airport. It straddles the M23/A23, and could provide an essential link with the South Coast at BRIGHTON. HORLEY has a railway station.

R.P.G.9 12.19 "The larger coastal towns contain significant pockets of deprivation and unemployment, suffering problems associated with the decline of the traditional tourist industry". 12.18 "As far as rail is concerned, only Brighton has fast links to Gatwick and London, and many of the other towns are served by what is effectively branch lines".

PPG3 20 The national target is that 60% of additional housing should be provided on previously developed land. In the Horsham District this target cannot possibly be met. However, it is stated that this target can be dealt with on REGIONAL BASIS, and this leads us to the THAMES GATEWAY, a sub regional area.

RPG9 12.3 quote "THE THAMES

GATEWAY is an area in need of large scale regeneration, socio-economic and physical problems.....include high levels of deprivation, skill shortages, derelict land, weak transport infrastructure and environmental degradation." Clearly this sub regional area will take years to regenerate, reaching beyond Southend in the North and Sittingbourne in the South. This is a massive brownfield site and what happens there must affect the entire southeast region. Until long term decisions are made upon the future of the Thames Gateway, the question remains as to what extent can we in the Horsham District use this to attain a 60% brownfield allocation.

At a recent Committee Meeting of this Society, strong opposition was expressed to the proposal to build 30 houses at Furze Road. PPG3 E4 states that "development plans should safeguard the setting and character of small towns & villages". After a 10 year study, Rudgwick Preservation Society published a book "The Architectural Heritage of Rudgwick", researched and written by Diana Chatwin, who also produced a video on timber-framed houses in the Parish. In her book, Diana records the activities of early man, and in particular the Romans who left enduring reminders of their presence. Rudgwick is indeed an historic Village and it is the aim of our Society to protect the natural history and architectural features of beauty and interest in our Parish. POLICY E4 SUPPORTS THAT VIEW.

PPG3 38 reiterates the need to raise the density of future development. While we think that housing density must surely be higher in urban as opposed to rural areas, already we have examples of cramming in this Village. However, well designed small dwellings in the right setting could provide the answer to that problem. Design and setting of a site is crucial, and planning authorities have the necessary powers to control both these principles, and surely they will use them.

RPG9 2.5 The Government has signed up to a number of international agreements, particularly on climate change and biodiversity, and these commitments are being translated into actions through national and local programmes LOCAL AGENDA 21 with plans to build many thousand new houses, a great opportunity exists to develop SOLAR HEATING.

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Produced on a large scale, this great innovation could become economically practicable. In our response to these complicated documents, we have tried not to be parochial. Clearly each District in the S. E. Region is interdependent, and we hope we have made a helpful contribution to the debate upon the future development in the southeast.

STAN SMITH

PLANNING APPLICATIONS

There have been 76 planning applications in this Parish up to the beginning of October. They have been much the same as last year, the same mix of replacement dwellings (1 for 1), extensions, conservatories, new garages (to replace the ones which have been converted into accommodation), sand schools and mobile phone masts!

Property prices remain very high in Rudgwick. We understand from the professionals that prices in our Village are affected by our proximity to Surrey. The Planning Authority recognises that we are over endowed with large executive style houses. A recent application for four large houses in the centre of the Village has been refused and it is suggested that seven smaller houses would be more acceptable. There is a need for smaller, more affordable homes. However, it is hard to see how a first time buyer would be able to afford even a modest home here. There will be a higher proportion of "social housing" in new housing developments, but many local people do not qualify for a starter home as they earn more than the financial qualifications, yet cannot afford the open market.

Every time an application for an extension on a small property is approved, we lose another small dwelling from our stock. Bridge Road is an example of how nearly every house has been altered and extended. When first built, they had two bedrooms and a downstairs bathroom and were suitable for first time buyers. On the plus side, the standard of extensions that we have looked at in the past year has been very high, with much attention to detail. In some cases, the extensions actually improve and enhance the properties!

Large scale development is predicted in the Horsham District, much of which will be on green fields. We are told that 60% of the quota must be on brown field sites there are few in our area. It doesn't help when new houses are zero rated for V.A.T. and the conversion of older properties on brown field sites are rated at 17½%. The law should be changed.

We are indebted to Barbara Kenward, our Parish Clerk, for her kindness. It is a great help for us to be able to look at plans together and Barbara makes this possible. We will continue to monitor and comment on all planning applications.

JUDY KNIGHTS AND VANESSA LOWNDES
Planning Secretaries

Home grown *By Malcolm Francis*

Rudgwick used to have garden allotments on the field where the Marts houses are now built. It is amazing to think that there was a demand for an extra vegetable growing area when most houses built up until the 1960's already had a fair-sized garden.

I have mentioned in a previous article how much effort went into the Flower and Vegetable Shows through the years, many households being self-sufficient in vegetables and fruit production. I can remember even in the Fifties how many gardens were given over to vegetable production. The most noticeable one remembered was the garden of Woes House (formerly the Post Office car park) where there were massive rows of vegetables, with a giant row of runner beans that stretched right across the garden. The champion gardener was a Mr Bob Broadbridge.

It's natural for any gardener to boast about his ability to grow the best and largest vegetables. Mr Broadbridge had a brother who was also a gardener, with the nickname of "Twister". I don't know how he earned this accolade, but he had a reputation for telling some very tall stories and here a couple recounted by my father. Somebody asked Twister for 14lb of potatoes and was told that he wasn't in the habit of cutting them up. On another occasion he reputedly went into the King's Head and asked for "A pint for myself and my friend please; we've been digging up a parsnip for the last two days and it would be a pity to break it off...."

A true story on the theme of vegetable growing is worth recounting. Rudgwick station had some garden allotments opposite the single platform, right against the track. I don't know whether they were allocated to station staff only, but naturally a lot of time and effort had been put into the production of vegetables in this rather precarious location. The vegetables thrived until the day that the crew of a special train, equipped for trackside weedkilling, forgot to shut down as they passed the platform.....

BEEKEEPING IN RUDGWICK

By Eric Slade

It is some thirty years since I became a beekeeper, starting with one hive which my wife bought from Alan Dugdale, a teacher at the Weald School which we kept in the woodland part of our back garden. I well remember transporting this hive from the otherside of Billingshurst back to Rudgwick. Quite a daunting task for a beginner although I had lots of help and advice from Mr Dugdale.

We had an old A35 van at that time (which had previously belonged to Mr Clark who had a butcher's shop on the Loxwood Road at Bucks Green). We loaded the hive into the van blocking up all the exits but it was still nerve wracking driving home with a load of bees in the back.

I suppose my interest in beekeeping went back to the time, just after the war, when my father, who was training to be a teacher, took over the apiary at the Teacher Training College, near Egham in Surrey. One weekend, when my mother, sister and I were visiting him, he suggested we should visit the apiary and see the bees. I was fascinated when he opened up a hive and he explained how the hive worked with the Queen, Drones, workers, eggs and larvae. Dad had assured me that I wouldn't get stung if I did what he said and sure enough, the hive was put back together again without either of us being stung. Phew! What a relief!

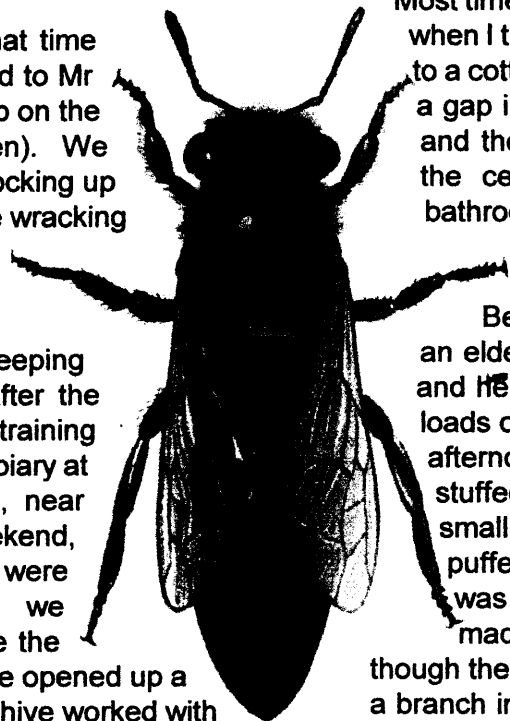
One of the first things I did when I became a beekeeper was to join the very successful Wisborough Green Beekeeper's Association, whose President George Wakefield, was a fantastic old man, a real gentleman of the countryside. His knowledge of beekeeping and the countryside in general was second to none and he was only too pleased to pass on all the help he could. I well remember the time when one of my hives was lacking a Queen and I happened to meet George, 'Don't worry boy' says George, 'don't want to worry about that, I've got just the thing you need' and he lifted his cap from off his head and handed me a Queen bee. George was to receive a well deserved BEM for his services to beekeeping and I am proud to have known him.

Like many beekeepers, rarely a spring and summer goes

past without being called out to take a swarm of bees, which quite often aren't bees but wasps, solitary bees or miner bees (so called because they mine their way between bricks to build their nests). These last two are harmless and do not sting.

I prefer to take the swarms live, I hate destroying them. Most times I am successful but there was one occasion when I thought I would fail. This was when I was called to a cottage at Baynards. A swarm of bees had found a gap in the brickwork between a building extension and the cottage and had somehow found a hole in the ceiling board and made their way into the bathroom. I wasn't confident about getting them out and said I would call back later. That afternoon I attended the Annual Beekeeper's Fayre at Brinsbury and met up with an elderly beekeeper. I told him about the problem and he suggested that I use strong disinfectant with loads of smoke. I went back to the cottage later that afternoon with a bottle of Dettol and my smoker. I stuffed a rag soaked in Dettol into the gap leaving a small hole at the top for any bees to escape and puffed away with my smoker. All of a sudden there was an almighty roar and the bees flew out in a mad frenzy. Bees were everywhere, it seemed as though the sky was full of bees but finally they settled on a branch in an apple tree, making a swarm which I was able to take without any trouble.

My own bees have often got me into trouble with my family, one such occasion being the day we were due to drive to Cornwall in our little A35 van. Gill, my wife, was working at the Ridge Nursery School at that time and we had arranged that I would pack up the van, ensure the children had been fed and watered and would leave immediately she arrived home at 12.30. The journey to Cornwall used to take 8 hours in those days, so we needed to leave on time. The van was duly loaded with luggage and children and I was just checking on the back door when I saw that one of my hives was swarming. We banged saucepans together and performed all kinds of rituals to persuade them to settle as quickly as possible but it was 3 p.m. before they finally settled in my next door neighbours hedge and I was able to take them and re-house them in an empty hive. You can imagine what Gill and the children thought when we finally drove off on our holiday at 4 p.m. However, they must have forgiven the bees because they make a point of telling them when they are getting married or a new grandchild has been born.



RUDGWICK VILLAGE MAP 1840

- a description and list of its inhabitants.

By ALAN SINEY

This list was compiled from the 1840 tithe apportionment schedule and the 1841 population census returns. The schedule gives the name of the owner and the occupier of each property against its reference number, but no further details: the census returns gives details of all persons, but were normally only addressed vaguely as 'Rudgwick Street, with only farms and middle class homes of some status usually having names. This almost complete list was compiled by cross-referencing between the two, and is the basis of a more complex history to follow. The 1841 census details many tradesmen and artisans in this part of Rudgwick that were not shown as occupiers on the 1840 schedule, indicating that many of the households had lodgers, although some of these would have been family and working partners etc.

In the top north-west corner is the lane to the windmill which stood almost on, but to the Rudgwick side, of the county boundary. The lane is still discernable in the trees and thicket alongside the brickyard fence, and was retained as a public footpath until cut off by the clay-pit. The mill is shown on Greenwoods Map 1828 but had gone by 1840. The miller's cottage was close by, and is shown on the 1912 O.S. sheet as Mill Cottage. In 1840 the lane, cottage, and windmill site was owned by Charles Child, timber merchant of Slinfold, and the miller's cottage was occupied by Charles Tickner. (*see map insert for reference*)

- 1636½** Three cottages owned by William Woods and occupied by Henry Miles, Richard Sherwin, and Peter Eade, all agricultural labourers. By 1860 the pair of cottages to the right of the plot had been converted into the schoolhouse by Thomas Lyon Thurlow of Baynards, who let it to the parish on a tenuous six-monthly tenancy until the new school was built at Bucks Green in 1880. The school was supported by the Rectory, the Diocese, and with subscriptions from others.
- 1636** Cottage owned by Mary Harnes of Great House, and occupied by John Luff, agricultural labourer. Within a few years this cottage was demolished and School Cottages built on the site to align with the schoolhouse and joined to it by an entrance porch. The small outbuilding at the rear still stands and is reputed to have been used as the cloakroom.
- 939** Former small cottage built on roadside waste, owned and occupied by Mary Edwards.
- 1659** Building and yard part of Vicarage.
- 1658** The Vicarage occupied by the Rev. George Matthews.
- 1832** Cozens Cottage, owned by Mary Harnes, occupied by William Haynes.
- 1827 & 1831.** Church Cottage, house and garden owned by William Jelly sen, occupied by William Howard, surgeon, aged 51.
- 1665** Woes, house, garden and yard, owned by Richard Steere, occupied by William Weller, weaver, aged 70.

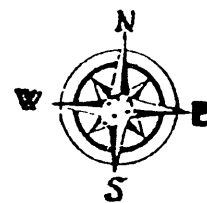
Opposite Woes is Church Gate House and The Old Bakehouse. (Because of surface distress on the tithe map and poor imagery from micro-film, tithe numbers were not determined, therefore no details from the schedule). Was later well known as Humphries Stores and the Post Office. In 1963, Cecilia Butcher moved the P.O. to a new purpose built one attached to Woes. Diana Chatwin dates Church Gate House from the mid-1400s, and in 1634/35 an indenture refers to it as 'The Old Shoppe' when it was sold to a butcher.

- 1666.** Farm building belonging to The Kings Head.
- 1666½** Kings Head Inn, buildings and garden, owned and occupied

by John Jenkins, victualler and farmer aged 65, having remained in the Jenkins family since Richard Jenkins built it in 1733. From at least 1799 and throughout the 19th century the inn was the favoured venue for parish vestry meetings. The detached southern portion was a farm building with a byre for 12 cows below.

- 1820-26** Parsonage Farm, owned and occupied by William Jelley, farmer, aged 46. Parsonage Farm traditionally occupied the Glebe lands down the eastern side of the street for which it paid a nominal £1 p.a. tithe charge, and was liable in maintaining the Chancel of the Church.
- 1668** Eames, owned and occupied by Richard Puttock, butcher, aged 55.
- 1669** Former house belonging to Richard Puttock.
- 1670½** Little Kings, owned and occupied by Henry Attree, carpenter, aged 67.
- 1670** Kings, owned and occupied by Ann Churchman, independant, aged 67. Later it was a TB sanatorium.
- 1672** Yard and building part of Kings. (This is the lovely old wooden building with the sagging roof)
- 1673½** Chapel owned by the Society of Wesleyan Methodists. It was built in 1823 within the curtilage of The Cottage, and if this is the original substantial building is indicative of a strong following amongst the tradesmen, artisans, and yeoman farmers of the parish. This middle strata of society formed the backbone of methodism: the upper crust were normally strict conformists, and at the opposite end of the scale, servants and agricultural labourers were not allowed to be non-conformists.
- 1673.** The Cottage, owned by the society and occupied by Daniel Mann, carrier, aged 70. The occupancy of the house probably went with the job of caretaker and preacher. It is interesting to note that the name of Mann occurs elsewhere in connection with methodism, including the Mann family who began the business in Cranleigh, and were well known in the district as methodist preachers, so there may be a family connection.
- 1675** Woodbine, owned by Henry Attree, occupied by David Whitbourne, shoemaker, aged 45.
- 1674.** Cobblers, owned by Henry Attree, occupied by William Butcher, tailor, aged 40. Note the shoemaker lived next door to Cobblers, but as they are crossed in numerical order, this may be a clerical error.
- 1676** Lavender Cottage. (No details at hand)
- 1677 & 1678.** Hencocks, pair of cottages owned by Mary Harnes, occupied by Moses Woodhatch, aged 23, and Richard Pelling, aged 67, both agricultural labourers.
- 1679 & 1680.** Little Ames, cottage building, and garden, owned & occupied by Daniel Cox, farmer, aged 60. Had been converted from an outbuilding quite early in the 18th century, (Chatwin) and was formerly part of Little Eams. (Later The Plough). It had possibly been a malthouse, as there is reference to one on the premises and a horsemill on earlier documents.
- 1681 & 1682.** The Plough and Plough Cottage, formerly two cottages called Little Eams built 1582-1586. The southern end is later and was probably extended when James Mitchenor bought a strip of Webbs garden in 1822, building the rear cottage (1683 - demolished) at the same time. Mitchenor took out a £300 mortgage in Dec 1829 probably to set up a beershop in

Upper
Law's Hill
1662



Parish
of

Ewhurst

Churchyard
Orchard
1830

Church Close
1828

Stock Plot
1826

Little
Orchard
1829

Barney
Croft
1834

*Bottom
Field
1838*

Home Field
1843

Farm Break
1806

Drawn by Alan Siney for Rudgwick Preservation Society, 2000.

Drawn by Alan Siney and PRESENTED BY THE RUDGWICK PRESERVATION SOCIETY.
Autumn 2000

Autumn 2000

anticipation of the 1830 Beer Act. It was closed in 1909 at a time when the owner, Michell Brewery of Horsham, could claim compensation under an Act of 1904 whereupon the inn was converted into two cottages. (From documents in private hands). In 1840, both parts were owned by James Mitchenor, innkeeper aged 40, who occupied The Plough. (1681); 1682 was occupied by James Hill. The northern portion burned down and was sympathetically rebuilt in the 1960s.

- 1683** Former cottage behind Plough Cottage, owned by James Mitchenor, occupied by John Luff.
 - 1690** Webbs, owned by Mary Harmes, occupied by Mary Lanaway. This may have been the original old house. The land upon which Little Eams was built in the 16th C. was called Webbs Garden.
 - 1695** Former cottage owned by executor of Thomas Hoad, occupied by Stephen Hoad, bricklayer.
 - 1696** Former cottage owned and occupied by John Edmunds. (Now the site of Yaffords).
 - 1697** Two Wells, owned by exec of Thomas Hoad. (Some confusion here: the 1841 census gives Thomas Hoad bricklayer aged 90) Occupied by John Tate, shoemaker, aged 75.
 - 1698** Former cottage owned and occupied by exec of Thomas Hoad.
 - 1699** Former cottage owned by exec of Thomas Hoad, occupied by Ruth Puttock, Schoolmistress, aged 40.
 - 1699½** Former cottage owned by exec of Thomas Hoad, occupied by Thomas Hoad.
- All of these southernmost group of cottages had been built on roadside waste.

Other features on the map.

Roads are shown with their wastes and verges, which accounts for the width. In 1840 Corn Laws were still in force, and in rural parishes by far the greatest majority of land was arable to grow more profitable wheat. There were more than average amounts of pastures and meadows on the northern half of the map because of the concentration of tradesmen and artisans who could afford to buy dairy produce, whereas agricultural labourers generally could not and had very little of the fruits of their labours.

Field names are interesting: on the mid-east side is Pricked Field, possibly so named because 'to prick' was a colloquialism used for the goading of oxen. Below it is Pit Field, with its pond which is now the garden pond in the house of Summerfold. Hopefully evidence will be found as to what was dug here: it may have been stone, but it is more likely that it was either clay for brickmaking, or marl to sweeten the fields. Marl is patches of soft limestone found in clay soils, and before lime could be carried in from further afield, the only way that they could neutralize the acid produced by fermenting farmyard manure was to dig out marl, dry it, and pound it into powder, and appropriately, below, was Kiln Field.

Again, there is no evidence yet to hand as to whether it was a brick kiln or a lime kiln here, but for either they needed Furze Field opposite. Furze Field is quite a common name because furze - gorse, was grown as a fuel crop. Tied into bundles it gave fierce heat to raise the temperature in a kiln, and as a crop it was cut as and when required and left to regrow.

By 1840 the industry had ceased and the fields put to the plough. There were brick kilns at Pephurst out on the Loxwood road, and at The Haven, and lime could be brought in from the producing areas on the Wey and Arun Canal.

Between Kiln Field and Pit Field was Pond Field and Farm Break, more recently better known as Churchmans Meadow. The steep dip through the centre was Pond Field Shaw, an unkempt water course that drained these arable fields into Gravatts Hanger. The name of Pond Field is perhaps a hint that these steep-sided fields were better suited as pasture, with a cattle pond down in the water course, and only in the clamour to grow more wheat in the early 19th century was it put to the plough.

PAINTING LESSONS

By Malcolm Francis

Harold Tate ran a successful building business in Rudgwick in the 1920's and 30's. A lot of the substantial houses in the locality were built by "Tates the builders"; "High Croft" in Church Street and "Hawks Hill" in Lynwick Street are typical examples and he also built "Woodthorpe" on the Baynards road. Buckhurst Cottages – the first Council houses to be built in Rudgwick, and the houses in Jubilee Road were all built by Harold Tate. He also started Rudgwick Brickworks, together with a second brickworks in the Haven, called "Marshalls".

Harold Tate employed quite a large workforce and, as he was Bandmaster of Rudgwick's Silver Band, he liked to recruit men who had musical talent. (I wonder how that would stand in today's climate of "equal opportunity employment"?) The building business, in those days, spawned a wealth of funny stories and some of the classic ones were recalled by my father, who worked for Mr Tate as an engineer (he was also a good horn player).

An order was placed for quite a large greenhouse to be built at one of the larger properties in the village. The wooden upper structure was made in Tate's workshop, but the groundwork and low supporting brick wall construction were subcontracted to a couple of local men, who were self-employed. The finished timber structure was duly delivered to the site for mating with the brick base; but there was a major problem; the construction was such a trapezoid shape that the upper structure would not fit at all. There were some very red faces. One presumes that such jobs were subcontracted because of the workload on larger projects, but it obviously had its drawbacks.

Before the 2nd World War the building industry was a lot more labour intensive; decorators for example had to mix their own paint to obtain the colour requested by the customer. One decorating job that Tate's undertook caused some problems. The owner of the house concerned complained, to one of Mr Tate's decorators, that the paint colour was not the one she had agreed with Mr Tate. The decorator replied that this would not be a problem as the paint would dry to a lighter colour, an explanation that was accepted by the house-owner in question. However, the following week, for some reason a different decorator was sent to continue with the work and again the question about the paint colour was raised. This time the reply was that it would not be a problem because the paint would dry to a darker colour, at which the harassed house-owner replied "How can that be, my man, your predecessor told me the opposite?" The problem was eventually solved by painting over the paint chart to get a perfect match!

Rudgwick saw a lot of piecemeal building at the turn of the last century. A lot of the semi-detached houses in the village were built by small building firms and planning control in those days was very lax. My father recalled a feud that went on between two builders in Hermongers Road. There are two semi-detached pairs of houses that are separated by a detached house called "Leith View". It seems that the builder of "Leith View" managed to fit it into a very narrow strip of land, despite the protests of his next door neighbour, who was also a builder. This neighbour would not give permission for scaffolding to be erected on his land, which meant that the end wall of the new house could not, in theory, be built hard on the boundary between the two plots. As a consequence, the builder erected the wall abutting the boundary by leaning over from the inside of the house and laying each brick from above. I once owned the neighbouring house and the adjacent wall looked as good as a normally built one but, as the saying goes, "Where there's a will, there's a way".

LOST HOUSES

BY MALCOLM FRANCIS

Rudgwick's timber framed houses have been well documented in Diana Chatwin's excellent book and I have mentioned in a previous article the moated house that once stood in Baynards Park, close to Baynards lane, and which was destroyed by fire in late Victorian times. Today the dry moat is the only indication of its existence. However, fire was not the only cause for the loss of such houses, as the following note in a 1957 diary belonging to Charley Tate (my wife's great uncle) indicates:



"I went for a walk by Godleys, Roman Woods, Park Pin (pulled down about 25 years ago by Holman of Hyes), Burnt House, Row-hook, by Stringersland, Snell, up the Sussex/Surrey boundary footpath. A stockbroker who bought Bury St Austens about three years ago has had a hard road made between Ridge Farm and Bury house drive. I notice they are pulling Ridge House down; went inside, lovely old chimney corner, a pity to pull this old house down. They are also grubbing the hedges up."

Old houses did come to the end of their lives through decay. There were some old almshouses in Bucks Green, opposite the garage on the Loxwood road junction. Mrs McWilliam, who has lived in Rudgwick all her life remembers them being deliberately burnt down in the late 1920's, as they had been condemned as a health risk. I cannot imagine that happening now. Another victim of decay was a house that stood opposite Hawkrigge; the only photograph in existence shows that it was in a sorry state in 1905. It was adjacent to Rudgwick's "Upper Smithy", that large shed which has only been demolished within the last 10 years.

There had also been a house right on the junction where Baynards Lane meets the link road at "Maybanks Corner".

Charley Tate reported that it had been pulled down years ago (probably in Victorian times); and he also mentions another house that stood on Bowcroft Lane (the green lane that runs north east from the Downs Link A281 crossing point) and which was called "Challemers".

Now for a little mystery. I was searching through some old Rudgwick Parish magazines and came across the following extract, written by Rev. Wynn in May 1940. Mr Wynn was a very articulate man and his reports of village activities were always well written and informative:

"This is the month of Christian Festivals; Ascension, Whitsun and Trinity. Our Church is called Holy Trinity. So Trinity week used to be a great day in Rudgwick when the Fair was held on the common just outside the Churchyard under the Charter of King Richard II. How times have changed; even the common has disappeared, and the last of the old cottages that were dotted round the common went some three or four years back. Yet the old Church goes on....."

I have consulted Alan Siney who, by coincidence was producing a map of the village drawn from the 1840 Tithe Map. It is evident from the Tithe Map that there was no common land, apart from the wide verges, and no evidence of cottages that have since been removed. Evidence suggests that the location of the fair was on the land to the west of the King's Head, now the car park and adjoining field. Alan drew my attention to the fact that until the Tithe Redemption Act in 1936 Rev Wynn would have certainly been in possession of the Parish copy of the Tithe Map, whilst a photograph of the Church taken in 1912 from the footpath to Hermongers shows how open this land was at that time.

So where was this long lost common and where were those cottages that vanished less than 100 years ago?



SUMMER WALKS PROGRAMME

Our now traditional evening walks took place again on 15 Tuesdays during the summer.

As I hope everyone knows by now, the walks start at 7pm and cover about 4 miles.

The first this year was on the 2nd of May and the last should have been on the 8th of August. However, due to really appalling weather on the 4th of July, the walk to be led by Bridget and David Cozens was abandoned and moved to the 15th of August. Last year attendances were exceptionally high with Susan Bostock walking from the Limeburners with 74. We did not attract quite so many this year but we are still a big group. Once again the Frazer-Claytons kindly allowed us to visit their home at Baynards Station. This opportunity to see the beautifully restored station is a real treat. Sitting in the waiting room it is difficult to believe that the train will never come again. It even smells right!

We were surprised to see a hot air balloon pass right over us when standing at the head of Furnace Pond at Hyes.

The West Sussex Walks booklets arrived just too late for our Spring Meeting this year and 20 of the 50 were unsold, these have been returned.

I would like to thank the walk leaders for their efforts and the publicans who allowed use of their parking. Please support the local pubs after the walks.

We are always in need of leaders. Please let me know if you might lead a walk. We need to get our walk details to WSCC by Christmas to be included in the Summer Walks Booklet.

Contact me on 822668 for information.

Geoff Ayres

Then and Now



These two pictures of the Kings Head are separated by at least 70 years. The one to the right is on a postcard sent by someone from Exeter in Devon to her niece in Catford dated 27th January 1930. The picture may have been taken some years earlier but the bull-nosed Morris would date it at sometime during the 1920's. The pub stands on a piece of land that was acquired by Richard Jenkins in 1733. At the time it had on it a building that was known as the 'Fair Hovel', in which were stored standings and other things for the Rudgwick Fair. (See Malcolm Francis's article on p7). The original building was extended southward by two bays just before 1800 and by 1840 on the tithe map it was referred to as the Kings Head Inn. (See Alan Siney's article on p 5 and village map insert). However it was

almost certainly used as a pub from the time it was extended. The vestry book of 1799 says "Met at the vestry and adjourned to the house of the widow Michenor at the sign of the Kings Head". Mary Michenor was a granddaughter of Richard Jenkins and daughter of John Jenkins who owned the property in 1840/41. The picture bottom right was taken in August 2000. It is nice to know some things show little change. (Picture bottom right by Maureen Hawkins).

