

Appendix A1 Non-designated Heritage Asset Review Local Heritage List



Client

Crawley Borough Council

Date:

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Version	Date	Author	Description of changes
1.0	12/05/2020	Tim Murphy	Survey Form
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Title of report		Non-designated Heritage Asset Review: Buildings not recommended for inclusion on Local Heritage List	
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Contents

Introduction	4
Methodology	5
Forge Wood	8
Gossops Green	40
Ifield	44
Langley Green	70
Maidenbower	74
Northgate	78
Pound Hill	112
Southgate	143
Three Bridges	176
Tilgate	216
West Green	226



Introduction

Local Heritage Lists

The National Planning Policy Framework (2019, Para. 184) outlines that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets¹.

There are a number of processes through which non-designated heritage assets may be identified – one of which is the formation of Local Heritage Lists.

Local heritage listing is a means for a community and a local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment. It provides clarity on the location of assets and what it is about them that is significant, helping to ensure that strategic local planning properly takes account of the desirability of their conservation. Sometimes it may also help to identify additional assets of high significance, which may warrant consideration for designation at the national level. The process of preparing a local heritage list not only allows communities to identify local heritage that they would like recognised and protected, but it is also an opportunity for local authorities and communities to work in partnership. Creating a local heritage list helps to improve access to clear, comprehensive and current information about the historic environment at the local level through resources such as Historic Environment Records (HERs) which can speed up the planning process².

Project Aims

In 2020 Crawley Borough Council commissioned Place Services to assess a number of buildings, monuments, sites, places, areas and landscapes to determine whether they merited inclusion in a revised Local Heritage List. This project will assist Crawley Borough Council make clear and current information on non-designated heritage assets accessible to the public and thereby provide greater clarity and certainty for developers and decision-makers.

Criteria

Irrespective of how they are identified, it is important that the decisions to identify buildings, monuments, sites, places, areas or landscapes as non-designated heritage assets are based on sound evidence³. As such, nominations have been assessed against criteria. The criteria are included in full in the next chapter which outlines the methodology used.

¹ Planning Practice Guidance Paragraph: 039 Reference ID: 18a-039-20190723

² Historic England Advice Note 7: *Local Heritage Listing* (2016)

³ Planning Practice Guidance Paragraph: 040 Reference ID: 18a-040-20190723

Methodology

Nominations

Initially, seventy-two nominations were put forward for assessment. Of these, fifty-eight had previously been included in the Crawley Local Building List (November 2010) which this document will supercede upon adoption.

Assessment was then made of further nominations put forward of those buildings identified during survey which were considered to be of merit and worthy of inclusion within the Local List.

Survey Forms

Each nomination assessment includes:

Section A – Overview

Photograph

- **Entry Name**
- **Unique Identification Number**
- **Site Address (including postcode or grid reference)**
- **Conservation Area (where appropriate)**
- **Description of the nomination including notable features and relevant history**

Section B – Assessment

- **Assessment against criteria (see below for details)**
- **Overall condition (see below for details)**
- **Recommendation (inclusion or not inclusion)**
- **Date assessed**

Criteria for Assessing Buildings

The criteria used to assess the nominated buildings, monuments, sites, places, areas or landscapes has been informed by the criteria and methodology used by Historic England. This approach ensures that the output is consistent with similar surveys at both a local and national level. For inclusion in the Local List an asset must demonstrate significance under at least one of the values below.

Criterion	Description
Age	<i>The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions. For example, an important date to consider is 1947 which is when the Crawley Development Corporation was set up to establish, administer and control the development of Crawley New Town.</i>
Authenticity	<i>Buildings should be recognisably of their time, or of a phase in their history. If they have been unsympathetically altered, the change should be easily reversible. A building which is substantially unaltered, or retains the majority of its original features, qualifies under this criterion.</i>



Aesthetic/Architectural Value	<i>The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.</i>
Historic Value	<i>The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.</i>
Social/Communal Value	<i>Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of a place.</i>
Group Value	<i>Groupings of assets with a clear visual design or historic relationship.</i>
Landmark/Townscape Value	<i>An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.</i>
Archaeological	<i>The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.</i>

Condition

This assessment includes a summary of condition. This summary is based upon available access and should not be considered definitive or conclusive. This is intended as an initial assessment to highlight the requirement for further action and to assist in the deliberation of the appropriateness of withdrawing Permitted Development Rights.

Condition	Description
Good	<i>Structurally sound, weathertight, no significant repairs required.</i>
Fair	<i>Structurally sound, but needing minor repairs or showing signs of a lack of general maintenance.</i>
Poor	<i>Deteriorating masonry and/or leaking roof and/or defective rainwater goods usually accompanied by rot outbreaks within and general deterioration of most elements of the building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building.</i>
Very Bad	<i>Structural failure/instability and/or loss of significant areas of roof covering leading to major deterioration of interior; or where there has been a major fire or other disaster which has affected most of the building</i>
Unknown	<i>In some circumstances it may not be possible to establish condition due to lack of visibility.</i>



Additional Considerations

Access

Assessments are undertaken from the public realm. Where a nomination is not visible from the public realm an assessment was made based on information available.

Unauthorised Works

Whilst these assessments may identify alterations or extensions which are unfavourable, no research has been undertaken to determine whether these have the benefit of the appropriate permissions. Inclusion or exclusion from this report does not imply acceptability.

Forge Wood

Section A - Overview

1. Name	Burstow Hall		
2. UID	FW 01		
3. Address	Burstow Hall, Antlands Lane,		
4. Postcode	RH6 9SR		
5. Grid Ref	E: 530132 N: 140639		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description			
<p>A mid-nineteenth century country house of red brick with stone detailing (now painted) and decorative cast iron water pipes; rusticated stone quoins and stone window and eaves brackets with scroll design. Original sash windows survive. A side wing, potentially the service wing, is of variegated brick with purple glazed headers. The existing local list description states that there is a very large stone conservatory and internally the main rooms have detailed cornice work.</p>			


Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
	A single significant phase with some alterations and/or extensions					
X	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>This property is surviving example of a large Victorian country residences, although since been subdivided into smaller residential units the property retains many original features. The associated walled garden to the east has become a garden centre.</p>						
11. Historic Value						
N/A						
12. Social / Communal Value						
N/A						
13. Group Value						
The building has group value with the gate lodge and other buildings of the policies of Burstow Hall.						



14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	Hamon Lodge			
2. UID	FW 02			
3. Address	Burstow Hall, Antlands Lane, Horley			
4. Postcode	RH6 9SR			
5. Grid Ref	E: 530000 N: 140606			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
<p>The lodge house to Burstow Hall (also locally listed; mid-nineteenth century country house) dating from the mid-nineteenth century. The structure is a typical nineteenth century gate lodge, with hung tiles to all elevations. The overhung eaves are supported by decoratively carved brackets.</p>				


Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The form of the gate lodge remains largely unaltered and is still clearly legible as a nineteenth century lodge. The property is in a state of disrepair which detracts from its architectural character.							
11. Historic Value							
The historic value of the building is derived from its historical association with Burstow Hall. The current condition of the building, however, impacts appreciation of this association.							
12. Social / Communal Value							
N/A							
13. Group Value							
This property has a group value with the principal Burstow Hall and together are a surviving example of Victorian country residences and their associated buildings. The two heritage assets have a clear historical association.							



14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair		Poor	X	Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	Parsons Pig Public House			
2. UID	FW 03			
3. Address	Parsons Pig Public House, Balcombe Road			
4. Postcode	RH10 3NL			
5. Grid Ref	E: 529755 N: 139869			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
A large late Victorian red brick public house in the Arts and Crafts style. With timber-framed gables, a tile hung first floor and a string of dentillated brickwork directly beneath, and prominent chimneys. It has an open porch at ground floor level. The roof line has decorative clay ridge tiles.				


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The property retains interesting and original architectural detail (fishscales hung tiles, prominent chimney, detailed barge board, exposed timbers under gable ends) that add value to the area's historic environment.							



There is a large modern single storey extension to the rear, however, the front facing the road is traditional and retaining character.							
11. Historic Value							
N/A							
12. Social / Communal Value							
Its sustained use of a pub enhances special interest, demonstrates the social interaction and coherence of the locality of past and present. The pubs continued use as a public house means people have a continued appreciation for the historic land use and the buildings nineteenth century architecture.							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	Rose Cottage			
2. UID	FW 04			
3. Address	Rose Cottage, Balcombe Road,			
4. Postcode	RH10 3NQ			
5. Grid Ref	E: 529769 N: 138893			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
<p>A good example of a late Victorian cottage decorated with fish scale tile hanging at first floor level on the end gables. The unusual 'valley chimney' detail between both end gables adds character to the dwelling. A decorative brick dentil course is also an interesting part of the design. The majority of the windows have been replaced with uPVC. This property has been subdivided into two dwellings. No. 1 has a modern flat roof rear extension. No. 2 has a white uPVC conservatory side extension</p>				


Section B – Assessment

8. Age (X)						
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>The fishscale tiles at first floor level and prominent detailed chimney contributes to this property's aesthetic value. The property makes a positive contribution to local character; however, the significance of this property has been diluted by the subdivision, unsympathetic alterations and extensions.</p>						
11. Historic Value						
N/A						
12. Social / Communal Value						
N/A						
13. Group Value						
N/A						



14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	Ten Sixty-Six			
2. UID	FW 05			
3. Address	Balcombe Road, Crawley			
4. Postcode	RH10 3NL			
5. Grid Ref	E: 529700 N: 139744			
6a. Conservation Area	Yes		No	X
6b. If yes, which CA				
				
7. Description				
<p>Ten sixty-six has red stock brick at ground floor with white timber weatherboarding at first floor. The roof is of slate. The leaded windows at ground floor level appear to be original. To the south elevation is a veranda with a swept rolled lead roof, enclosed partly with glazing.</p>				


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>Ten Sixty-Six is a detached property. It has retained many of its original features, such as single glazed leaded lights at ground floor and timber veranda, which contribute to the local character and architectural value of the building. The addition of uPVC windows at first floor detract from the building's interest.</p>							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							



N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	The Cottage in the Wood			
2. UID	FW 06			
3. Address	The Cottage in the Wood, Balcombe Road,			
4. Postcode	RH10 3NL			
5. Grid Ref	E: 529847 N: 529847			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
<p>The Cottage in the Wood was originally called 'Little Timbers' and was designed by Blunden Shadbolt, an architect known for picturesque timber-framed buildings designed to look ancient. It was constructed between 1931 and 1933 on the plot of a dilapidated gamekeeper's cottage.</p> <p>A timber framed house with brick infills, prominent chimney stacks, single glazed leaded lights within a woodland setting. Post war single storey extension on the side of the property.</p>				


Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input checked="" type="checkbox"/>
Exact date (if known):							1931-33
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The architectural and aesthetic value of this property derives from its Arts and Crafts features, such as its asymmetrical appearance of use of traditional materials and construction methods. It has a picturesque appearance with numerous gable pitched roofs which increase in stage and differ in orientation, making it an architecturally distinct and interesting property.</p> <p>The property remains largely unaltered.</p>							
11. Historic Value							
<p>Designed by Blunden Shadbolt, a British architect who specialised in houses in the neo-Tudor and Arts and Crafts style. Typical characteristics of his work include: irregular timber framing, steep 48 degree pitches, gabled roof forms, catslide roofs; prominent chimneys often to the front of the building irregular placement of windows, generally casement, usually lead light and single glazed. This property is a good example of his work.</p>							
12. Social / Communal Value							



N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/20			

Section A - Overview

1. Name	The Open Door			
2. UID	FW 07			
3. Address	The Open Door, Balcombe Road			
4. Postcode	RH10 3NL			
5. Grid Ref	E: 529699 N: 139747			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	
6b. If yes, which CA				
7. Description				
A late century cottage. It has a dark red stock brick at ground floor with black timber weatherboarding at first floor. The roof is of slate. The leaded windows at ground floor level appear to be original.				


Section B – Assessment

8. Age (X)							
Pre-1840	<input checked="" type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
<input checked="" type="checkbox"/>	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Large, detached property with a dominant front facing the street. The retention of original features, such as single glazed leaded lights at ground floor, and the traditional appearance of the property contribute to local character and appearance. uPVC windows at first floor and tall modern aerial detract from the building's interest.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							



N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	Poplars			
2. UID	FW 08			
3. Address	Poplars, Fernhill Road,			
4. Postcode	RH6 9SY			
5. Grid Ref	E: 530105 N: 141220			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
<p>A detached three bay mid-nineteenth century house. The ground floor bay windows may be later additions. Retains original slate roof, however windows have been replaced with UPVC and the front door is not original. A previous porch has been removed however the scar left is visible in the render. In the location of the removed porch, a poorly sited and detailed white UPVC soil pipe has been installed though this may have been present prior to the porch's removal. The render shows evidence in places of being scored in courses to appear as ashlar, this may be a historic original feature that has been successively over-rendered and overpainted.</p>				


Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The building has a largely unaltered form. It retains an original roof, however, has lost original windows and doors which has diluted the special interest of the property. The symmetrical regulated form of the building is notable with its tall flanking chimneys, the hipped roof lending them further height and giving the building stature in the landscape. The regulated formal appearance of the house is of architectural interest.</p>							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							



N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	1 Pullcotts Farm Cottages			
2. UID	FW 09			
3. Address	1 Pullcotts Farm Cottages, Peeks Brook Lane,			
4. Postcode	RH6 9SS			
5. Grid Ref	E: 530233 N: 140954			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
<p>Mid-nineteenth century three-bay detached house, with variegated brickwork, which is mostly red brick but with some purple glazed headers. The first floor is hung with clay tiles and includes a decorative band of diamond and fish scale tiles. Retains its original six pane sash windows, although external doors have been replaced with French windows and the original roofing replaced with concrete tiles.</p> <p>This property has since been divided into two separate dwellings. The building has historically undergone alterations and remodelling, the evidence of which is visible in the alterations and extension lines in the brickwork, differing window openings, and the placement of the chimney stacks. The rear has a lean-to extension with a catslide roof which appears to be a later addition, potentially dating from the late twentieth century.</p>				


Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The building retains original windows, traditional appearance and prominent position makes a positive contribution to local distinctiveness. The loss of original features dilutes the special interest of the property, however, forms part of an historic farm and therefore contributes to local development.							
11. Historic Value							
The Property may historically have been an Inn. The First Edition OS map of the Area labels the building as 'Pullcats Inn Farm'.							
12. Social / Communal Value							
N/A							
13. Group Value							



N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	Gatwick House			
2. UID	FW 10			
3. Address	Gatwick House, Peeks Brook Lane,			
4. Postcode	RH6 9ST			
5. Grid Ref	E: 530344 N: 141088			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
<p>A multiphase complex of buildings now used as offices but originally a Victorian country house formerly known as 'The Gables'. The most prominent building is a Neo-Gothic range of 1876 which is eleven bays, rendered in concrete, with quoins, dressed lintels, rustic partial side reveals and a central castellated tower which features a clock tower to its roof. There is an earlier Victorian red brick range to the north of this neo-gothic range, as well as some twentieth century Neo-Georgian buildings.</p>				


Section B – Assessment

8. Age (X)						
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
	A single significant phase with some alterations and/or extensions					
X	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>Surviving example of a Gothic Revival Country House. The building has evolved greatly over the course of its existence, through its varying architectural styles, detailing and materiality, represents an important example of changing architectural fashions in built form.</p>						
11. Historic Value						
<p>The building as a former country house, is indicative of changing tastes and the ambitions of the Victorian landed class. The locality became heavily populated with nineteenth century country houses as a consequence of growing ambitions for clean air though within travelling distance of London. Many have since been demolished.</p>						



12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	Touchwood Chapel		
2. UID	FW 11		
3. Address	Touchwood Chapel, Peeks Brook Lane,		
4. Postcode	RH6 9ST		
5. Grid Ref	E: 530306 N: 141232		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description			
<p>This is brick chapel dating from 1885 has been converted into a house. A black crucifix and the date 1885 is marked on the street facing gable beneath the eaves. The original slate roof and decorative ridge tiles are original. There is a later extension to the rear, and the windows have been replaced throughout. The street facing gable features brick supporting kneelers.</p>			


Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
Exact date (if known):						1885
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>Although this property is now a domestic dwelling, and has lost its original windows, it still retains its historic form and original roof which are of architectural merit.</p>						
11. Historic Value						
<p>The building is representative of historical shifts in religious communities in the area, displaying the changes in these communities, the changes in congregations and expansion of population in the area at the date of its construction.</p>						
12. Social / Communal Value						
<p>This property's significance is derived from the fact it once served as a Baptist church for the local area and therefore demonstrates the religious development of the area.</p>						
13. Group Value						
N/A						
14. Landmark / Townscape Value						
N/A						



15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	Little Radfords House		
2. UID	FW 12		
3. Address	2, Little Radfords, Radford Road, Tinsley Green, Crawley		
4. Postcode	RH10 3NR		
5. Grid Ref	E: 529025 N: 139590		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description			
<p>The property is a former nineteenth century farmhouse, formerly one property now divided into two dwellings. It is constructed in red brick laid Flemish bond. The property has a prominent gable front with overhung soffits with exposed rafters supported by timber brackets to the front elevation. There is a decorative pendant finial to the gable pitch.</p>			


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
X	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>This former farmhouse is a large nineteenth century property with a typical Victorian design. There have been some modern alterations which dilute the architectural character of the property. However, its form and decorative features still present a nineteenth century character and the property can still be appreciated in a relatively undeveloped surrounding.</p>							
11. Historic Value							



N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
Immediately adjacent to a Medieval settlement Scheduled Monument (list entry no. 1018681).							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	The Greyhound		
2. UID	FW 13		
3. Address	Greyhound Public House, Radford Road,		
4. Postcode	RH10 3NS		
5. Grid Ref	E: 528887 N: 139577		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description			
<p>A 1930s public house of eclectic design; it is symmetrical with both neo-classical and Arts & Crafts detailing. Constructed from dark red brick. There is a central curved projecting bay which has a conical roof, topped by a tall central chimney with two flanking chimneys to the southeast and south west, all of which feature decorative brickwork and moulded stone coping and a stringcourse. A semi-circular colonnade forms the entrance with pairs of Doric columns supporting a semi-circular balcony with wrought iron balustrade including greyhound motifs. One of the Doric columns has been replaced. Windows are largely timber casements with diamond or square patterned leading to them and fixed within deep moulded stone surrounds, painted white. The interior includes a copper capped hardwood rail, leaded windows and neoclassical plastered door.</p>			


Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913		1914-1947	X	Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>The property's prominent form and interesting architectural features makes it a notable building within the area. The north facing semi-circular bay and balcony with colonnade below and tall chimney above is an unusual feature, highly visible from the road, made more prominent by the symmetry of its flanking wings to the west and east. Though the symmetry of the building has been partially compromised through the addition of a poorly designed extension to the west, the architectural prominence of the building is largely maintained. Most windows retain squared or diamond pattern leaded glazing, with some windows retaining coloured glass. These details combine to achieve a highly detailed building overall which has largely retained its architectural character and appearance.</p>						
11. Historic Value						



The Greyhound is noted for being the venue for the annual World Marbles Championship, hosted at the pub since 1932, a game that apparently began during the reign of Queen Elizabeth I. Two plaques attest to this affixed to the building.							
12. Social / Communal Value							
The Greyhound is noted for being the venue for the annual World Marbles Championship, hosted at the pub since 1932, a game that apparently began during the reign of Queen Elizabeth I. Two plaques attest to this affixed to the building.							
13. Group Value							
The building shares historic group value with Greyhound cottage to the pub's immediate west, the site of the Greyhound Public house prior to the current 1930's building. Given that the cottage predates the pub, Greyhound cottage during its era as the Greyhound pub, is likely to have been the original location of the Marbles contests at Tinsley Green.							
14. Landmark / Townscape Value							
The building is a prominent landmark in the streetscape, highly visible from the road, when travelling from the north. Consequently, the building positively contributes positively to the landscape, signifying the location of Tinsely Green to those passing on the road.							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	Greyhound Cottage		
2. UID	FW 14		
3. Address	Greyhound Cottage, Tinsley Green		
4. Postcode	RH10 3NS		
5. Grid Ref	E: 528837 N: 139568		
6a. Conservation Area	Yes	No	x
6b. If yes, which CA			
			
7. Description			
<p>The original local list description states that this cottage was built c.1780s but the condition of the brickwork and roof might suggest a later date, a rebuilding or refacing of the building, perhaps in the early nineteenth century. The building has a range extending northwards from the centre of the western three bays to the cottage. The windows have all been replaced with uPVC. There is painted stock brick at ground floor level and simple clay hung tiles at first floor and on the roof. The building has a later porch extension with a decorative barge board. The easternmost bay is potentially an extension to the original three bay cottage to the west. This potentially evidenced by three vertical joining lines are visible in the brickwork indicating that the building may have had a secondary entranceway here or a large opening, the additionally gable chimney on the east gable is also a further potential indication of this.</p>			


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The building holds some architectural value in its plain materiality and use of materials. It is a good example of a nineteenth century house of simple regular form and material palette.							
11. Historic Value							
The building is likely to have historically been the site of the Greyhound Public house. Greyhound cottage and a now lost building adjacent to its immediate east and within the same curtilage, is labelled on the First Edition OS map as 'Greyhound PH'.							
12. Social / Communal Value							
N/A							
13. Group Value							



The building shares historic group value with the 1930s Greyhound to the cottage's immediate east. Given that the cottage predates the current pub, Greyhound cottage during its era as the Greyhound pub, is likely to have been the original location of the Marbles contests at Tinsley Green.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	Newbridge and Zell Cottages			
2. UID	FW 15			
3. Address	Newbridge and Zell Cottages, Tinsley Green			
4. Postcode	RH10 3NS			
5. Grid Ref	E: 528784 N: 139541			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
<p>An example of two worker's cottages from the late eighteenth century. The two-storey end gable extension to the east of Zell Cottage and the entrance porches to both cottages are later additions. The first-floor front elevations are faced in traditional painted weather boarding. The roof is of slate with a traditional shallow pitch. Newbridge Cottage features a gable chimney to its west gable which may be a twentieth century addition.</p>				

Section B – Assessment

8. Age (X)							
Pre-1840	<input checked="" type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
						Exact date (if known):	Late 18 th century
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
X	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							



<p>This property has lost many original features and has a modern extension to the south however, weatherboarding to the first floor and slate roof are original. The buildings retain much of their character with small, paned black painted timber casement windows. The buildings retain legibility as two workers cottages of reasonable size and through their form and materiality of brick and weatherboarding, contribute positively to the character of the area.</p>							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	Royal Oak House		
2. UID	FW 16		
3. Address	Royal Oak House, Peeks Brook Lane,		
4. Postcode	RH6 9ST		
5. Grid Ref	E: 530325 N: 141555		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description			
<p>This is a Queen Anne style villa of the 1880s with picturesque jettied first floor gable end and a side bay window. The jettied gable is supported by two timber brackets supported by corbels. The windows are characteristic of the Queen Anne style with 6-pane over 2-pane sash windows however the windows have been replaced with UPVC. The house has been heavily rendered and was likely brick built. The smaller, plainer building to the rear may be an earlier nineteenth century cottage. The north wall features a chimney stack corbelled out at the first floor.</p>			

Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							c.1880
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The building is a compact villa featuring various architectural features contributing overall to a building of interesting architectural character.							
11. Historic Value							
The building was historically part of a small farm known as Royal Oak Farm of which Royal Oak House is the only remaining building.							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							



15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Gossops Green

Section A - Overview

1. Name	St Albans Church		
2. UID	GG 01		
3. Address	St Albans Church, Gossops Drive, Gossops Green		
4. Postcode	RH11 8LD		
5. Grid Ref	E:524872 N:136106		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description			
<p>St Albans Church was Consecrated in 1962 and is unusually set on a south-north axis, parallel to the road and Gossops Green parade and adjacent to a green. It is a Composite structure of red brick, concrete and steel; the main roof has shallow pitch with aluminium sheeting and the low roofs are covered with bituminous felt. There is a bell tower and five stained glass windows in the north elevation. This church is an important component of Gossops Green neighbourhood centre and is a landmark of local architectural and historic interest.</p>			



Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913		1914-1947		Post 1947 X
Exact date (if known):						1962
9. Authenticity (X)						
X	A single significant phase and which is largely intact					
	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
Materials and appearance are synonymous with the New Town era which promote local identity. The north-south axis and prominent church tower create a focus for the community						
11. Historic Value						
Designed by Thomas S. Ford, a prolific ecclesiastical architect. This was an important ecclesiastical building associated with the New Town era of Crawley.						
12. Social / Communal Value						
Community asset as an ecclesiastical building that serves the area of Gossops Green. Its prominent location on the village green ensures it remains present in the public consciousness.						



13. Group Value							
N/A							
14. Landmark / Townscape Value							
The chimney-like bell tower is a prominent feature within the streetscene and the building is a significant structure in the neighbourhood centre							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:	Brick on bell tower failing, main building in good condition				
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				26/05/20			

Section A - Overview

1. Name	Gossops Green Shopping Parade		
2. UID	GG 02		
3. Address	Gossops Green Shopping Parade, Gossops Drive		
4. Postcode	RH118HH		
5. Grid Ref	E: 524966 N: 136150		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
			
7. Description			
<p>The two rows are three storeys with shops at ground floor and residential units on the upper two storeys. The parade is set in an L-shape form with The Windmill Public House at the centre of the courtyard. The shops at ground floor level are recessed under a colonnade. The columns are simple concrete. The parade consists of cantilevered lintels and protruding decorative boxed bay windows at the ground floor level. Rusticated architectural detail in the second-floor level includes traditional clay fishscale tiles. The side elevation facing Gossops Drive has diapering brick detailing.</p>			

Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):							c.1960
9. Authenticity (X)							
X	A single significant phase and which is largely intact						



	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Constructed as part of the New-Town era and retains distinct local character. The end gable facing the church has diapering brick detailing which adds a distinct design feature to the streetscene. The building has been described in Pevsner's <i>Buildings of England: Sussex</i> as 'excellent'. Shops set back with a colonnade supported by columns, with flats to the first and second floor) is also reflected in Tilgate Shopping Parade and therefore is an architectural detailing that contributes to the local identity and style.							
11. Historic Value							
Complete piece of bespoke architecture associated with New Town era of Crawley.							
12. Social / Communal Value							
As a place where people shop and live it is at the centre of neighbourhood and community. Located opposite the church and Gossops Green which ensures the shopping parade is at the centre of local interaction. As a community hub this is a place from which the community can appreciate the architecture of the New Town era.							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
Stands at the centre of Gossops Green neighbourhood, located opposite the green and St. Albans Church, it is at the heart of community interaction. The L-shape form with gable end diapering brickwork facing the road and set back from the road makes it a notable structure in the locality.							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/20			

Ifield

Section A - Overview

1. Name	1-2 Church Cottages		
2. UID	I 01		
3. Address	1-2 Church Cottages, Ifield Street, Ifield, Crawley		
4. Postcode	RH11 0NN		
5. Grid Ref	E: 524764 N: 137606		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/> X	No
6b. If yes, which CA	Ifield Village Conservation Area		
			
7. Description			
<p>Semi-detached cottages dating from the late nineteenth century. Constructed in dark brick with red brick quoin detailing, under a plain tile roof with a prominent central chimney stack. Number 1 Church Cottage has a one and a half storey extension with a hipped dormer.</p> <p>These buildings form the historic core of the Ifield Village, the character of which is recognised by the Conservation Area designation.</p>			


Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	<input checked="" type="checkbox"/> X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
<input checked="" type="checkbox"/> X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
A pair are typical nineteenth century cottages which retain their traditional character. The properties have attractive brick work, and the windows are timber casements. The properties make a positive contribution to the area and are surrounded by a number of listed properties.						
11. Historic Value						
N/A						
12. Social / Communal Value						
N/A						
13. Group Value						



N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	Sanatan Mandir Temple and Community Centre		
2. UID	I 02		
3. Address	Sanatan Mandir Temple and Community Centre, Ifield		
4. Postcode	RH11 0AF		
5. Grid Ref	E: 525258 N: 138307		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description			
<p>The Gurjar Hindu Union was formed in 1968. In 1998 they converted warehouse in Spencers Road into a temporary community centre, and in 2010 opened a purpose-built temple at the Apple Tree centre in 2010. – reference: http://crawley.cyng.org.uk</p>			

Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
X	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The modern community centre is a typical modern structure with neutral architectural merit. The elaborate and detailed temple façade of the front (east) elevation does have an aesthetic value which</p>							



adds an interesting detailing to the façade of this modern structure. However, it is not considered to be a piece of craftsmanship.							
11. Historic Value							
N/A							
12. Social / Communal Value							
As a place of worship and focal point for Crawley's Hindu community							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/20			

Section A - Overview

1. Name	Deerswood Court		
2. UID	I 03		
3. Address	Deerswood Court, Ifield Drive,		
4. Postcode	RH11 0HD		
5. Grid Ref	E: 525451 N: 137441		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			




7. Description			
<p>Deerswood Court contains 99 flats, set out in three storey blocks. The buildings are set out around two verdant courtyards, making use of existing trees, linked with pedestrian footpaths, with vehicular access and garages separated to the west. The palette of materials includes hung clay tiles, red and yellow brick which with the projecting balconies articulates the facades. There is a range of internal layouts in the flats, with 16 different variations.</p> <p>This is an unusual example of New Town social housing flats in Crawley, which was largely developed with two storey houses.</p>			


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):							1961-2
9. Authenticity (X)							
X	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							



<p>Erected in 1961-2 by Crawley Development Corporation on the site of a former mansion set in mature gardens. K.H. Saunders was the chief architect, E. M. Bourne the architect-in charge and D.E. Randall the landscape architect.</p> <p>The Civic Trust awarded Deerswood Court a Class 1 Award.</p> <p>Architecture that is representative of Crawley's New Town Era, linear form, courtyard layout Hung tiles are consistently used throughout Crawley</p>							
11. Historic Value							
Associated with New Town era of Crawley and considered to be of local historic value.							
12. Social / Communal Value							
The buildings here were constructed as part of the Crawley New Town and have been in residential use since. It is likely that the buildings provide some appreciation of this era of the Town's development to the local community some of whom experience them for their intended use.							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
Set on the site of a former fifteenth century timber framed mansion with mature gardens (demolished 1950).							
16. Overall Condition							
Good		Fair	x	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/20			

Section A - Overview

1. Name	Laburnum & Roslyn Cottages			
2. UID	I 04			
3. Address	Laburnum & Roslyn Cottages, Ifield Green			
4. Postcode	RH11 0ND			
5. Grid Ref	E: 525117 N: 137895			
6a. Conservation Area	Yes	X	No	
6b. If yes, which CA	Ifield Village Conservation Area			
				
7. Description				
<p>Pair of semi-detached cottages with gable ends. The cottages are faced with dark brick laid in Flemish bond with light brick quoin and lintel detailing, dating from the mid nineteenth century.</p>				

Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>Roslyn Cottage has uPVC windows and front door which dilutes the traditional character of the pair. However, their relatively unaltered form and appearance within the streetscene greatly contributes to the character and appearance of the area.</p>						
11. Historic Value						
N/A						
12. Social / Communal Value						
N/A						
13. Group Value						
N/A						
14. Landmark / Townscape Value						
N/A						
15. Archaeological Value						



N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	Oak House		
2. UID	I 05		
3. Address	Oak House, Ifield Green,		
4. Postcode	RH11 0ND		
5. Grid Ref	E: 525129 N: 137971		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/> X	No
6b. If yes, which CA	Ifield Village Conservation Area		
			
7. Description			
Detached late Victorian house, of three bays and two storeys, constructed from red brick with fine pointing. The building has a central porch and retains original sash windows. This is a typical example a Victorian property and one of a few unaltered properties within the Ifield Village Conservation Area.			

Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	<input checked="" type="checkbox"/> X	1914-1947		Post 1947	
Exact date (if known):							Late C19th
9. Authenticity (X)							
	A single significant phase and which is largely intact						
<input checked="" type="checkbox"/> X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Largely unaltered appearance makes a positive contribution to the street scene. The building retains original windows and presents strong nineteenth century character which contributes to the character and appearance of the Conservation Area. Its detached form emphasises its presence with the street scene.							
The building has a modern rear extension but this does not detract from its character.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							



N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/2020			

Section A - Overview

1. Name	Old Post Office and Malvern Cottage,		
2. UID	I 06		
3. Address	Old Post Office and Malvern Cottage, Ifield Green,		
4. Postcode	RH11 0ND		
5. Grid Ref	E: 525130 N: 137968		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Ifield Village Conservation Area		
			
7. Description			
<p>Pair of cottages dating from around 1890. They have red brick quoins and window detailing. At ground floor each cottage has a hipped-roof bay window with original 3-pane over 2-pane sash windows. Malvern Cottage has a modern two-storey extension containing a garage.</p>			


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	x	1914-1947		Post 1947	
						Exact date (if known):	c.1890
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The Old Post Office remains largely unaltered, retaining original features such as timber single glazed windows, chimneys. Significance of the Old Post office is somewhat enhanced as it once served as the Post Office for Ifield village.</p> <p>Alterations to Malvern Cottage such as the two-storey extension, roof replacement and front rooflight are considered to detract from the appearance of the pair. Although the windows appear to be timber single glazed, the window timber is thicker than the Old Post Office, therefore unlikely to be original. Their relatively traditional appearance contributes to the character and appearance of the Conservation Area. However, their significance as a pair of unaltered semi-detached cottages has been diluted by the alterations to Malvern Cottage.</p>							
11. Historic Value							
N/A							



12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/20			

Section A - Overview

1. Name	The Royal Oak		
2. UID	I 07		
3. Address	The Royal Oak, Ifield Green,		
4. Postcode	RH11 0ND		
5. Grid Ref	E: 525104 N: 137942		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Ifield Village Conservation Area		
			
7. Description			
<p>This is a rare example of the use of ironstone in the Crawley area in an early-mid nineteenth century public house. The ironstone principal elevation is horizontally articulated with a deep red stock brick string course, and the building has brick quoins and lintels. The building is two and a half storeys, retains original features such as the chimney stacks and casement windows. The pub has a 1960s single storey mansard extension to the front.</p>			

Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947	
						Exact date (if known):	
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
<input checked="" type="checkbox"/>	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The building retains original features and unusual use of Ironstone as the main building material ensures the building is a distinct feature within the streetscene. The exterior also has quoin detailing that is prevalent throughout the street.</p> <p>While the front extension is intrusive to the original form of this building. The single glazed timber windows of the extension match the detailing of the principal structure maintain a traditional appearance.</p>							
11. Historic Value							
N/A							
12. Social / Communal Value							
<p>Sustained use as a Public House contribute to our knowledge of long-standing land use. The public house is a focal point for community and local interest. The sustained use also ensures that an appreciation of the buildings architectural value is continuously maintained. Forming one of two Inns in the village it is important to the towns historical and social development</p>							



13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/20			

Section A - Overview

1. Name	Barn Theatre		
2. UID	I 08		
3. Address	Barn Theatre, Ifield Street,		
4. Postcode	RH11 0NN		
5. Grid Ref	E: 524694 N: 137630		
6a. Conservation Area	Yes	X	No
6b. If yes, which CA	Ifield Conservation Area		




7. Description
<p>A former barn and stables now converted into a theatre. The building is likely of seventeenth or eighteenth-century derivation. The single storey stable blocks are roofed with red clay tiles. The entrance foyer that links the two buildings is a post-war extension. The barn is adjacent to an historic village pond, and both buildings clearly make a positive contribution to Ifield Conservation Area.</p> <p>To the rear of the stable blocks is a small hay loft barn with a gable pitched roof.</p>


Section B – Assessment

8. Age (X)							
Pre-1840	X	1840-1913		1914-1947		Post 1947	
						Exact date (if known):	17 th / 18 th century
9. Authenticity (X)							



	A single significant phase and which is largely intact					
	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
X	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>Although the barn has been significantly altered, the interior retains some original timber beams.</p> <p>The stable block is not present on the nineteenth century OS Maps alongside the barn and rear granary. It is first present on the 1948 OS Map and therefore likely to be a modern construction.</p> <p>The hay loft/granary barn to the rear of the stables appears on all the nineteenth century OS Maps along with the barn, therefore it is likely to be contemporary with the barn which possibly date from the late 18th to early nineteenth century.</p> <p>Their survival is representative of the historic land use as a farm, and they indicate a change from the residential area of the Conservation Area to more rural land beyond.</p>						
11. Historic Value						
N/A						
12. Social / Communal Value						
N/A						
13. Group Value						
N/A						
14. Landmark / Townscape Value						
N/A						
15. Archaeological Value						
Potential to further our understanding of vernacular/ agricultural architecture in this region.						
16. Overall Condition						
Good		Fair	X	Poor		Very Poor
Unknown		Notes:	The barn to the rear should be included on the Local Heritage List as part of this group of agrarian buildings.			
17. Recommended for inclusion				Yes	X	No
18. Date of assessment				26/05/20		

Section A - Overview

1. Name	Hayloft/Granary to the rear of the Barn Theatre		
2. UID	I 09		
3. Address	Barn Theatre, Ifield Street,		
4. Postcode	RH11 0NN		
5. Grid Ref	E: 524694 N: 137630		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Ifield Conservation Area		
			
7. Description			
The hayloft/granary located to the rear of the locally listed Barn Theatre. The Hayloft/granary is constructed in red brick to the lower floor with black weather board to the upper half.			


Section B – Assessment

8. Age (X)							
Pre-1840	<input checked="" type="checkbox"/>	1840-1913		1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
A single significant phase and which is largely intact							
A single significant phase with some alterations and/or extensions							
A single significant phase with significant alterations and/or extensions							
The asset is of multiple significant phases							
10. Aesthetic / Architectural Value							
The hay loft/granary barn to the rear of the stables appears on all the nineteenth century OS Maps along with the barn; therefore, it is likely to be contemporary with the barn which possibly date from the late eighteenth to early nineteenth century.							
Their survival is representative of the historic land use as a farm, and they indicate a change from the residential area of the Conservation Area to more rural land beyond.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
The hayloft has a historical and functional association with the adjacent barn.							



14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair		Poor	X	Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	Rectory Farmhouse		
2. UID	I 10		
3. Address	Rectory Farmhouse, Ifield Street,		
4. Postcode	RH11 0NN		
5. Grid Ref	E: 524658 N: 137571		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Ifield Village Conservation Area		
			
7. Description			
<p>A large two storey dark red brick hipped roof of three bays, the central first floor window is bricked up. The building has a grey slate roof with large central chimney stack. Constructed c.1860s. The open porch is typical of this period.</p> <p>There is a part front and side single storey extension with a hipped roof.</p>			

Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947
						Exact date (if known):
						c.1860
9. Authenticity (X)						
	A single significant phase and which is largely intact					
<input checked="" type="checkbox"/>	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
This large detached property is set at the end of a private road. The windows do not appear to be original. As a surviving farmhouse it is indicative of historic land use.						
11. Historic Value						
N/A						
12. Social / Communal Value						
N/A						
13. Group Value						
N/A						
14. Landmark / Townscape Value						
N/A						



15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/20			

Section A - Overview

1. Name	Ifield Steam Mill		
2. UID	I 11		
3. Address	Ifield Steam Mill, Mill Lane,		
4. Postcode	RH11 0NG		
5. Grid Ref	E: 525026 N: 137872		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/> X	No
6b. If yes, which CA	Ifield Village Conservation Area		
			
7. Description			
<p>A substantial three storey brick building circa 1835, with weatherboarding of the upper floors and decorative barge board at the gable end. A separate engine house and some alterations were made in 1860. The building was converted to a youth club in 1965. The building is currently under conversion and windows have been blocked up with bricks at ground floor level.</p>			


Section B – Assessment

8. Age (X)							
Pre-1840	<input checked="" type="checkbox"/> X	1840-1913		1914-1947		Post 1947	
						Exact date (if known):	c.1835
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
<input checked="" type="checkbox"/> X	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>This is the only surviving early Victorian industrial building in Crawley but has lost many of its original features. Although many features have been lost, the building's original form and use is still legible and can be appreciated.</p> <p>The building is set secluded behind the properties of Ifield village with playing fields to the rear, surrounded by mature trees with an extended private driveway.</p>							
11. Historic Value							
<p>The building once contained an early Beam Steam Engine, the machinery was acquired by the Science Museum (1928) when the mill ceased working. The engine was given to the Verkehr & Technik Museum in Berlin in 1985.</p> <p>Research into the building will likely find local historic value associated with the mill's nineteenth century operation.</p>							
12. Social / Communal Value							
N/A							



13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair		Poor	X	Very Poor	
Unknown		Notes:	Unable to fully assess the building as it is not clearly visible from the public domain. It appears to be in a similar state as the photo provided.				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/20			

Section A - Overview

1. Name	Brooklands			
2. UID	I 12			
3. Address	Brooklands, Rectory Lane,			
4. Postcode	RH11 0NQ			
5. Grid Ref	E: 525029 N: 138001			
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No	
6b. If yes, which CA	Ifield Village Conservation Area			
7. Description				
<p>Large, detached late Victorian villa. It is a good example of the restrained use of high-quality red stock brick on the main walls and fish scale tiled end gables. The tiled end gables are dressed abutting the brickwork with original brick dentils. The building has large corbelled chimneys and original timber sash windows.</p>				


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
<input checked="" type="checkbox"/>	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>This is a fine example of late Victorian architecture and a prominent individual property that is largely unaltered retaining most of its original features. The use of hung fishscale tiles are a common feature in nineteenth century properties throughout Crawley, which therefore relates to local style and characteristics. The building presents a strong nineteenth century character and contributes greatly to the historic building stock of Ifield as it is the only property along Rectory Lane.</p>							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							



14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/20			

Section A - Overview

1. Name	The Lodge			
2. UID	I 13			
3. Address	Ifield Park Care Home Rusper Rd, Crawley			
4. Postcode	RH11 0JE			
5. Grid Ref	E: 524776 N: 136590			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				

Section B – Assessment


8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>Ifield lodge house is a typical example of a nineteenth century gate lodge and a surviving example of Crawley's Victorian country houses and their associated buildings.</p> <p>Architectural features such as the hung tiles and decorative barge boards are typical design features seen on Victorian properties throughout Crawley and therefore the building contributes to local distinctiveness.</p>							
11. Historic Value							
<p>The property has an historical value due to its relationship with the principal manor house (Hoyland House). Its survival contributes to the continued understanding of Crawley's country houses.</p>							
12. Social / Communal Value							
N/A							



13. Group Value							
The former principal house appears to still survive from mapping and there is a clear historical relationship between the principal house and the gate lodge. It is recommended that an assessment is carried out for the main house, named Hoyland House.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Langley Green

Section A - Overview

1. Name	Gatwick Manor Lodge		
2. UID	LG 01		
3. Address	Gatwick Manor Lodge, Povey Cross		
4. Postcode	RH6 0AD		
5. Grid Ref	E: 527210 N: 142326		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description			
<p>The lodge house is the only building remaining of pre-airport Gatwick Manor, not to be confused with the neogothic Gatwick House further to the east. The original structure is of variegated brick in Flemish Bond with purple glazed headers and white painted stone quoins under a tiled roof. The building is in a picturesque with attractive carved bargeboards with pendants to the roof and front porch. Stone mullion windows with drip moulds. The large window to the street elevation features diamond pattern iron glazing.</p>			


Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
						c.1890
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>The prominent position and architectural detailing of this lodge house contributes to the character and appearance of the area. It is the only surviving associated building of the Gatwick Manor estate, the other buildings of the estate demolished through the expansion of Gatwick Airport.</p>						
11. Historic Value						
<p>It is the only surviving associated building of the Gatwick Manor, the other buildings of the estate demolished through the expansion of Gatwick Airport. The Manor house was apparently built in 1890 with extensive stabling associated with the adjacent Gatwick racecourse, now part of the site of Gatwick Airport.</p>						
12. Social / Communal Value						
N/A						



13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	Langley Green Neighbourhood Parade			
2. UID	LG 02			
3. Address	Langley Parade, Langley Green, Crawley			
4. Postcode	RH11 7RS			
5. Grid Ref	E: 526187 N: 138122			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				

Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input checked="" type="checkbox"/>
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The form and appearance of the parade is synonymous with Crawley’s New Town Development, contributing to intrinsic design value that relates to local style and characteristics.							
11. Historic Value							
The building is representative of post-war optimistic architecture and urban planning. Typical of this era of architecture and urban planning are large monolithic structures, often with external access routes, colonnades, and combining residential dwellings with commercial units.							
12. Social / Communal Value							
Langley Green Parade is set at the heart of community interaction, it forms a place where the community work, shop and live. As a communal shopping hub, the building continues to serve as a social and commercial centre of the community. The building therefore continues to hold a degree of communal and social significance at the centre of the Crawley suburb of Langley Green.							
13. Group Value							
The building shares group value with other combined municipal shopping arcades featuring flats above, typical Crawley’s new town expansions, such as Gossops Green Shopping Parade, Pound Hill Parade, Tilgate Shopping Parade.							
14. Landmark / Townscape Value							



The building is prominent and of townscape value, located at the centre of the Langley Green community.							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Maidenbower

Section A - Overview

1. Name	Bishops Lodge			Image not available
2. UID	M 01			
3. Address	Church Road, Worth, Crawley			
4. Postcode	RH10 7RT			
5. Grid Ref	E: 530217 N: 136139			
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No	
6b. If yes, which CA	Worth Conservation Area			
7. Description				
<p>The building is located within the St Nicholas undesignated park and garden and within Worth Conservation Area.</p> <p>Bishops Lodge is located to the south of Grade I listed St Nicholas Church and to the west of the Old Rectory. It is a substantial property constructed in the neo-Georgian style. The property is two and a half storeys set out in a U-shaped footprint. It is constructed in red brick. The ground floor has larger sash windows with arched lintels, and the first floor has eight over eight box sash windows with hipped dormers to the attic floor. The roof form is hipped with four imposing chimney stacks which add to the bold and balanced form of this property.</p> <p>The property is not visible from the public domain and therefore unable to photograph the property.</p>				

Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947	X	Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
X	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The property is set within a substantial, verdant landscape and woodland which is recognised locally as an unregistered park and garden which contributes to the aesthetic value of the property.</p> <p>The location, scale and features of this property contribute to local identity and distinctiveness. The revival of Georgian architecture emerged during the early twentieth century as there was a growing nostalgia for its sense of order. Georgian architecture is typified by its formality, regularity and classical appearance. There is a large single storey extension with a crown roof to the west of the property which detracts from the host building. However, the principal part of the house remains largely unaltered.</p>							
11. Historic Value							



<p>The name of the property indicates that there is an association with St Nicholas Church and the Old Rectory.</p> <p>The property is thought to have once been the residence of the Bishop of Horsham.</p>							
12. Social / Communal Value							
N/A							
13. Group Value							
<p>The property has a group value with Old Rectory Cottage which is situated within the grounds of Bishops Lodge and adjacent to St Nicholas Church. Therefore, the properties have a historical and functional association.</p>							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:	Description has been written from photos within the CA appraisal.				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	The Old Rectory Cottage				
2. UID	M 02	Image not available			
3. Address	The Old Rectory Cottage Church Road, Worth, Crawley				
4. Postcode	RH10 7RT				
5. Grid Ref	E: 530162 N: 136142				
6a. Conservation Area	Yes			<input checked="" type="checkbox"/>	No
6b. If yes, which CA	Worth Conservation Area				
7. Description					
<p>Located within the St Nicholas Historic Park and Garden and Worth Conservation Area. The Old Rectory Cottage is located to the south of the Grade I listed St Nicholas Church.</p> <p>The Old Rectory pre-dates Bishops Lodge and is present on the first edition Ordnance Survey map. The property is still likely to have had a functional relationship with Bishops Lodge. The cottage is a two and a half storey property in red brick under a half-hipped roof. There is a tall chimney stack to the eastern end of the property and the eaves have an attractive brick detailing.</p> <p>The property is not visible from the public domain and therefore unable to obtain photographs of the property.</p>					

Section B – Assessment



8. Age (X)							
Pre-1840		1840-1913	<input checked="" type="checkbox"/>	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
<input checked="" type="checkbox"/>	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The cottage is an attractive property set within the substantial grounds of Bishops lodge and the Historic Park and Garden. The attractive brick dentilled detailing contributes to the design value of the area and refers to local style.							
11. Historic Value							
The name of the property and indicates the building has a historical association with Bishops Lodge and St Nicholas Church.							
12. Social / Communal Value							
N/A							
13. Group Value							



Given the properties location set within the substantial ground of Bishops Lodge the property has a historical relationship with the principle house. Therefore, has a group value as a service structure to the principal dwelling. The property is also situated adjacent to St Nicholas Church and the name of the property indicates a functional and historical association.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:	Description has been written from photos within the CA appraisal				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Northgate

Section A - Overview

1. Name	Old Children's Library		
2. UID	NG 01		
3. Address	Old Children's Library, County Buildings, Northgate		
4. Postcode	RH10 8BF		
5. Grid Ref	E: 527349 N: 136885		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
			
7. Description			
A rotunda/ drum shaped structure with flat roof that bridges onto the West Sussex Fire and Rescue Service building (now disused). Set on a recessed plinth, constructed from reinforced concrete.			

Section B – Assessment


8. Age (X)						
Pre-1840		1840-1913		1914-1947		Post 1947
						X
						Exact date (if known):
9. Authenticity (X)						
X	A single significant phase and which is largely intact					
	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						



<p>This building is particularly striking within the streetscene due to its circular drum form that projects out from the two-storey building behind. This is an unusual building, that is unique in its form and appearance.</p> <p>The use of steel, reinforced concrete and glass relate to Crawley's New Town era. This building is a very good example of Crawley's Post-War architecture.</p>							
11. Historic Value							
<p>This building is a notable and unique structure, constructed as part of Crawley New Town Development. The building exhibits distinct local character and style which is strongly associated with the local and national mid twentieth century development.</p>							
12. Social / Communal Value							
<p>This building will hold communal value as public children's library and hub for education.</p>							
13. Group Value							
<p>The old Children's library is part of a group of county buildings set out around a courtyard. The building that it bridges from forms part of its context and together they have an enhanced architectural and aesthetic value. However, the library is significant as a stand-alone structure.</p>							
14. Landmark / Townscape Value							
<p>This structure has a striking circular form unlike the blockish form of the surrounding buildings and therefore is pronounced within the street scene.</p>							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair		Poor	X	Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/20			

Section A - Overview

1. Name	47 High Street		
2. UID	NG 02		
3. Address	47 High Street,		
4. Postcode	RH10 1BQ		
5. Grid Ref	E: 526778 N: 136569		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No
6b. If yes, which CA	High Street Conservation Area		



7. Description
The ten-pane sash windows suggest an eighteenth century date but this building may have earlier origins; it has historic clay roof tiles.


Section B – Assessment

8. Age (X)							
Pre-1840	X	1840-1913		1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
X	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The altered shop front is considered to detract from the architectural and aesthetic value of this property. The two ten-pane timber sash windows contribute to the appearance of the historic High Street.							
If Attached to the Grade II* listed The Ancient Priors.							
11. Historic Value							
As a building deriving from at least the eighteenth century it likely has historic association of local importance with pre-New Town Crawley and its early development.							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							



15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/20			

Section A - Overview

1. Name	31–33 High Street		
2. UID	NG 03		
3. Address	31–33 High Street,		
4. Postcode	RH10 1 BQ		
5. Grid Ref	E: 526769 N: 136506		
6a. Conservation Area	Yes	X	No
6b. If yes, which CA	High Street Conservation Area		
			
7. Description			
<p>This is a mid-nineteenth century building of neoclassical design. There are two central first floor pairs of windows with pediments on consoles, and the two other outer first floor windows have flat hoods on consoles. There is a string course to second floor cill level. The sash windows survive in the first and second floors but the doors and windows at ground floor appear to have been replaced to facilitate commercial units.</p>			


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>This property contributes to the character and appearance of the historic high street. The original features at first floor level have been lost but the building has single glazed timber sash windows to the first and second floor. The main value of the building is found in the high-end formal architecture which makes a positive contribution to the streetscene and the historic high status of this building is still legible.</p>							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							



14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/20			

Section A - Overview

1. Name	The Dyers			
2. UID	NG 04			
3. Address	The Dyers Almshouses, Northgate Road,			
4. Postcode	RH10 1YD			
5. Grid Ref	E: 526994 N: 137036			
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No	
6b. If yes, which CA	Dyers Almshouses Conservation Area			
7. Description				
<p>Thirty Almshouses constructed by the Dyers livery company of London from 1939, designed by architects Bertram and Co. in the Arts and Crafts style. Arranged around a central quadrangle, the buildings have prominent gable ends with large decorative chimneys, tile-hanging, Tudor-style doors and red brickwork. Reminiscent of rural Dutch cottage style. Erected by local building firm Longleys. The first block was completed in 1940, a further sixteen houses were erected in 1952 and a final four in 1971.</p>				


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):							1939-40, 1952, 1971
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The buildings have a distinct Arts and Crafts character with a quadrangle arrangement, and uniform appearance which makes a positive contribution to the Conservation Area. Although they have lost their original windows, they retain their original appearance which contributes to local character.							
11. Historic Value							
A group of thirty almshouses that belong to the <u>Worshipful Company of Dyers</u> , a London <u>Livery Company</u> .							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							



14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/20			

Section A - Overview



1. Name	30-40 Queen's Square			
2. UID	NG 05			
3. Address	30-40 Queen's Square, Crawley,			
4. Postcode	RH10 1HG			
5. Grid Ref	E: 526975 N: 136659			
6a. Conservation Area	Yes		No	X
6b. If yes, which CA				
				
7. Description				
<p>Numbers 30-40 Queen's Square are set over three floors with shops under a suspended canopy at ground floor level. The windows of the upper two floor are set back within the elevation and vertically separated by vertical posts of Portland stone, with a brick detailing beneath each window.</p> <p>No. 40 occupies the corner plot where Queen's Square meets The Broadway. It projects beyond the building line of Nos. 30-39, and the shops are recessed under a colonnade supported by mosaic columns. The fenestration detailing of number 40 differs to the rest of the row, with a simple three over three individual glazed units formation.</p> <p>Within suggested New Town Centre ASLC (recommended for Conservation Area designation).</p>				

Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The materiality and form of nos.30-40 are synonymous with the New Town era of Crawley. Mosaic elements are prevalent throughout the buildings along Queensway and Queens Square which contribute to the aesthetic quality of the buildings.							
11. Historic Value							
The buildings along Queensway and Queen's Square were constructed as a road of purpose-built shopping precinct as part of Crawley's New Town era. The building relates to local identity and is also indicative of a national architectural development (New Towns movement) of the mid-twentieth century.							
12. Social / Communal Value							
The communal value of the building is derived from its location within an area where people come to shop and work, at the heart of Crawley's town centre.							
13. Group Value							
Nos. 4-19 and 30-40 all present similar architectural features, such as the vertical window arrangement to the front façade, brick elements beneath windows and mosaic detail which emphasises the clear aesthetic and design relationship. These two rows of shops would have once faced one another, however modern buildings have been constructed facing Queens Square which has resulted in the disconnect of the two architecturally related buildings. Although the buildings can no longer be visually appreciated as a group they should be noted for their associated and intrinsic design value.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	4-19 Queen's Square		
2. UID	NG 06		
3. Address	4-19 Queen's Square, Crawley		
4. Postcode	RH10 1DY		
5. Grid Ref	E: 526950 N: 136718		
6a. Conservation Area	Yes	No	x
6b. If yes, which CA			

7. Description


Numbers 4-11 are set over three floors with shops under a suspended canopy at ground floor level. The windows of the upper two floors are set back within the elevation and vertically separated by Portland stone posts, under each window is a brick detailing. Above the third-floor windows is a mosaic frieze that stretches the full length of the elevation.

Numbers 14-19 is three and a half storeys in height. The building has shops to the ground floor under a suspended canopy. The upper floor is in brick with smaller box windows to the upper half storey. Within suggested New Town Centre ASLC (recommended for Conservation Area designation).

Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The materiality and form of nos. 4-19 are synonymous with the New Town era of Crawley. Mosaic elements are prevalent throughout the buildings along Queensway and Queens Square which contribute to the aesthetic quality of the buildings. The buildings remain relatively unaltered apart from the shop fronts to the lower ground.							
11. Historic Value							
The buildings along Queensway and Queen's Square were constructed as a road of purpose-built shopping precinct as part of Crawley's New Town era. The building relates to local identity and is also indicative of a national architectural development (New Towns movement) of the mid-twentieth century.							
12. Social / Communal Value							
The communal value of the building is derived from its location within an area where people come to shop and work, at the heart of Crawley's town centre.							
13. Group Value							
Nos. 4-19 and 30-40 all present similar architectural features, such as the vertical window arrangement to the front façade, brick elements beneath windows and mosaic detail which emphasises the clear aesthetic and design relationship. These two rows of shops would have once faced one another; however, modern buildings have been constructed facing Queens Square which has resulted in the disconnect of the two, architecturally related buildings. Although the buildings can no longer be visually appreciated as a group they should be noted for their associated and intrinsic design value.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	1-5 Queensway		
2. UID	NG 07		
3. Address	1-5 Queensway Crawley		
4. Postcode	RH10 1EB		
5. Grid Ref	E: 526950 N: 136718		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description			
<p>The building is set over three storeys. The upper two floors are constructed in red brick with recessed shops at ground floor level. The colonnade is supported by square, concrete columns with a brick frieze. The front elevation has a glazed and ceramic element which is set in the front façade, and it is divided into vertical and regular panels with glazed ceramic tiles under the windows.</p> <p>Within suggested New Town Centre ASLC, recommended for Conservation Area designation.</p>			


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>This building is a good example of the architecture of Crawley's New Town Development. The recessed shops at ground floor level under colonnades and brick detailing can be seen throughout the buildings constructed as part of Crawley's New Town era, presenting local style and materials that is synonymous with Crawley's post-war development.</p> <p>The building line of nos. 1-5 is set further forward to other buildings along Queens Way and is therefore emphasised within the streetscene.</p>							
11. Historic Value							
<p>The building was constructed as part of Crawley's New Town Development and forms part of a distinct phase of the area's growth. The building relates to local identity and is also indicative of a national architectural development (New Towns movement) of the mid-twentieth century.</p>							



12. Social / Communal Value							
Queensway is located just off Queens Square creating an area of community interaction and leisure.							
13. Group Value							
The buildings along Queensway all relate to each other in materiality and style which are synonymous with the post-war development of the New Town. Together they form a central shopping precinct.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	19-21 Queensway		
2. UID	NG 08		
3. Address	19-21 Queensway Crawley		
4. Postcode	RH10 1EB		
5. Grid Ref	E: 527099 N: 136718		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description			
<p>The building is set over three-storeys and is four lights wide. The lower ground is occupied by shops with a suspended canopy. The upper two floors appear to be reinforced concrete, the windows are separated by vertical concrete posts, and directly below each window is a mosaic element.</p> <p>Within suggested New Town Centre ALSC (recommended for Conservation Area designation).</p>			


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The use of materials such as reinforced concrete, large glazing and mosaic elements prevail throughout the street, and form are distinct local style and character that is synonymous with Crawley's New Town Development.</p>							
11. Historic Value							
<p>The buildings along Queensway were constructed as a road of purpose-built shopping precinct as part of Crawley's New Town era. The building relates to local identity and is also indicative of a national architectural development (New Towns movement) of the mid-twentieth century.</p>							
12. Social / Communal Value							
<p>The communal value of the building is derived from its location within an area where people come to shop and work, at the heart of Crawley's town centre.</p>							



13. Group Value							
The buildings along Queensway all relate to each other in style and form which are synonymous with the post-war development of the New Town. Together they form a central shopping precinct.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	6-18 Queensway			
2. UID	NG 09			
3. Address	6-18 Queensway Crawley			
4. Postcode	RH10 1EB			
5. Grid Ref	E: 527088 N: 136687			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
<p>Numbers 6-18 Queensway is a row of two-storeys with shops at ground floor level which are recessed under a colonnade. The columns are in blue tiled mosaic the underside of the colonnade are recessed elements which are also tiled mosaic. This row of shops was constructed as part of Crawley's New Town Development forming the central area for commerce.</p> <p>Within suggested New Town Centre ALSC (recommended for Conservation Area designation)</p>				


Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input checked="" type="checkbox"/>
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The recessed shops under a colonnade are common throughout Crawley and are a common structural feature of shops that were constructed as part of Crawley's New Town Development. This is also reflected in Tilgate Shopping Parade and Gossops Green Shopping Parade and therefore has an intrinsic design value that relates to local style and characteristics.</p>							
11. Historic Value							
<p>The row of shops was construed as part of Crawley's New Town Development and forms part of the planned central hub for work, leisure and education. The building relates to local identity and is also indicative of a national architectural development (New Towns movement) of the mid-twentieth century.</p>							



12. Social / Communal Value							
This is a place where people shop and work, a central hub for community engagement at the heart of Crawley's town centre. This ensures that there is a continued appreciation for the architecture associated with Crawley's New Town era.							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview


1. Name	20 - 62 The Boulevard			
2. UID	NG 10			
3. Address	20 The Boulevard Crawley			
4. Postcode	RH10 1XP			
5. Grid Ref	E: 526934 N: 136768			
6a. Conservation Area	Yes		No	X
6b. If yes, which CA				
7. Description				
Number 20-62 forms part of a row of post-war shops which were all built in a similar architectural style, with shops to lower ground and typical mid-twentieth century fenestration detailing to the upper two floors.				



Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The loss of original windows in nos. 20-32 has somewhat diluted the architectural and aesthetic interest of the building. However, nos. 34-62 appear to retain their original metal frame windows.</p> <p>The brick diapering of the archway separating nos. 32-34 and 54-56 are attractive architectural features within the row. There are other examples of brick diapering in Crawley's New Town architecture, and therefore contributes to distinct local style and identity.</p>							
11. Historic Value							
<p>The Boulevard was laid out as part of Crawley's new town development, provided a principal thoroughfare with the New Town shopping area located to the south.</p>							
12. Social / Communal Value							
<p>The buildings significance is enhanced as it is a place where people work and shop. It is, therefore, a source of local identity and interaction.</p>							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	Post Office			
2. UID	NG 11			
3. Address	Post Office, The Boulevard, Northgate			
4. Postcode	RH10 1AA			
5. Grid Ref	E: 526916 N: 136842			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	X
6b. If yes, which CA				
				
7. Description				
<p>Large, three-storey building with a dominant front and short flank elevation. The front elevation is predominantly glazed with a slight recessed ground floor and a honey-comb brickwork screen concealing a staircase at one end. It has a duo pitched copper roof. The building is set back from the main Boulevard.</p>				


Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	X
Exact date (if known):							1959
9. Authenticity (X)							
X	A single significant phase and which is largely intact						
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions						
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions						
<input type="checkbox"/>	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The use of copper as a roofing material is an unusual feature within the area.</p> <p>The building is a typical example of the New Town era, defined by restrictions on building materials and new ways of building (brickwork screen). The honeycomb brick elevational treatment is of architectural interest.</p>							
11. Historic Value							
<p>The Post Office building was opened in 1959 by Alf Pegler, the Vice-Chairman of Crawley Council. According to Crawley Encyclopaedia, the first customer was the chairman of Crawley Development Corporation, Sir Thomas Bennett.</p>							
12. Social / Communal Value							
N/A							
13. Group Value							



N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/20			

Section A - Overview

1. Name	2 Broadwalk			
2. UID	NG 12			
3. Address	2 Broadwalk Crawley			
4. Postcode	RH10 1HQ			
5. Grid Ref	E: 526798 N: 136665			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	
6b. If yes, which CA				
7. Description				
<p>Number 2 The Broadwalk is a drum shaped structure with a segmental domed roof with copper trim. The front elevation has a shop front supported by steel columns, and to the rear the walls are constructed from brick.</p>				


Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input checked="" type="checkbox"/>
						Exact date (if known):	
9. Authenticity (X)							
<input checked="" type="checkbox"/>	A single significant phase and which is largely intact						
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions						
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions						
<input type="checkbox"/>	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The drum structure, with a domed roof with copper trim is unique within the streetscene. It is in a prominent location, set at the end of a row single storey flat roof shops and fronting the High Street. The use of steel, bricks and glass related to Crawley's New Town Era and is a good example of Crawley's post-war architecture.</p>							
11. Historic Value							
<p>Constructed as part of Crawley New Town Development forming the first section of the new town shopping centre that opened in 1954. The building exhibits distinct local character and style which is strongly associated with the local and national mid twentieth century development.</p>							
12. Social / Communal Value							
N/A							
13. Group Value							



N/A							
14. Landmark / Townscape Value							
This building has townscape merit due to its drum shaped form and marks the end of the historic town core and the start of the New Town Development. The Broadwalk formed the first part of the New Town Centre.							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	5 The Broadwalk			
2. UID	NG13			
3. Address	5 Broadwalk Crawley			
4. Postcode	RH10 1HJ			
5. Grid Ref	E: 526956 N: 136553			
6a. Conservation Area	Yes		No	X
6b. If yes, which CA				
				
7. Description				
<p>Number 5 The Broadwalk is a three-storey building constructed from brick. There is a shop to the lower ground which is recessed under a colonnade supported by concrete columns. The upper two floors are occupied by residential flats with inset balconies in the west (high street facing) elevation.</p>				


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The building was constructed as part of Crawley's New Town Development. The materiality and appearance of the building is typical of post-war town centre architecture, and it is an example of Crawley's post-war architecture.</p>							
11. Historic Value							
<p>The Broadwalk was the first area of the New Town centre to open and was officially opened by the Minister of Housing, Duncan Sandys, on 10th December 1954.</p>							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							



14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	14-26 The Broadway			
2. UID	NG 14			
3. Address	14 – 26 The Broadway, Crawley			
4. Postcode	RH10 1DS			
5. Grid Ref	E: 526893 N: 136720			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	X
6b. If yes, which CA				
				
7. Description				
<p>Nos. 14-26 are currently occupied by Wilkos. The lower ground is covered by a thick suspended canopy which was refurbished in 2012. The glazed curtain walling to the front elevation is set back within the elevation and divided into six sections with Portland stone features. The south flank elevation has the same fenestration detailing. The upper two floors are constructed from brick and frames the fenestration detail. The south side of the front elevation has a 'Family Group' sculpture set on Portland stone.</p> <p>Within suggested New Town Centre ASLC (recommended for Conservation Area designation).</p>				


Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	X
						Exact date (if known):	1956
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The building is an impressive mid-twentieth century purpose-built department store and a notable building along The Broadway. The use of brick, Portland stone and curtain walling are materials widely used in post-war architecture and synonymous with Crawley's New Town era.</p>							
11. Historic Value							
<p>This building was constructed as part of the New Town Development master plan to provide Crawley with a new town centre. The building relates to local identity and is also indicative of a national architectural development (New Towns movement) of the mid-twentieth century.</p>							
12. Social / Communal Value							



N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
The building has been in use as a department store since its construction and remains largely unaltered and may be emphasised within the public consciousness due to the sculpture to the front elevation.							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	28-32 The Broadway		
2. UID	NG 15		
3. Address	28-32 The Broadway Crawley		
4. Postcode	RH10 1HG		
5. Grid Ref	E: 526895 N: 136636		
6a. Conservation Area	Yes	<input type="checkbox"/>	No <input type="checkbox"/> X
6b. If yes, which CA			
			
7. Description			
<p>Three-storey building with duo pitched roof. The lower ground is occupied by shops that are covered by a suspended canopy. The fenestration detailing is a typical post-war design divided by vertical Portland stone posts with glazed ceramic tiles beneath the windows.</p>			


Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	X
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
X	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The building's materiality and appearance is typical of Crawley's Post-war architecture, constructed as part of Crawley's New Town Development.							
11. Historic Value							
The building was constructed as part of Crawley's New Town Development. However, there are better examples of Crawley's post-war architecture within the town centre.							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							



14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	Cross Keys House			
2. UID	NG 16			
3. Address	31-35 The Broadway, 12-24 Haslett Avenue West			
4. Postcode	RH10 1FL			
5. Grid Ref	E: 526956 N: 136553			
6a. Conservation Area	Yes	No	X	
6b. If yes, which CA				
7. Description				
<p>This building is a substantial and characteristically blocky in mass, constructed in the Brutalist style.</p> <p>The lower floor is occupied by shops which is covered by a suspended canopy. The east elevation (facing The Broadway) is stepped down.</p> <p>Nos 31-35 are set over two storeys and Nos 12-24 are set over three storeys. The upper two floors have simple sash windows which are relatively small for the scale of the building, creating a repeated pattern. The third floor is recessed under a projecting canopy supported by concrete block columns. The canopy is steps down along the west elevation.</p> <p>Within suggested ASLC - New Town Centre (recommended for Conservation Area designation).</p>				

Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):							
9. Authenticity (X)							
X	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The building is set on a corner plot and is visually striking. It is a typical example of brutalist architecture due to its use of poured concrete, large-scale and monolithic appearance. Brutalism became synonymous with post-war town planning.							
11. Historic Value							
The building was constructed as part of Crawley's New Town Development.							
12. Social / Communal Value							



N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
The building is an imposing structure within the streetscene. Its brutalist form with a monotonous colour is architectural unique within the environs. The building is located on a prominent corner plot, with relatively little development to the south and west of the building which emphasises its presence.							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	Bandstand			
2. UID	NG 17			
3. Address	Bandstand, Queens Square			
4. Postcode	RH10 1HA			
5. Grid Ref	E: 527149 N: 136679			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				



7. Description				
<p>Built in 1891, this was originally the bandstand for Gatwick Racecourse. The racecourse was built after Queen Victoria banned all race meetings in London during the 1880s because of hooliganism. The last race meeting was held in 1948 and the racecourse is located where Gatwick Airport was developed. In 1948 the bandstand was sold to Crawley Development Corporation for £60. It was refurbished and re-erected in 1958, when Her Majesty Queen Elizabeth II opened the Square, following her official opening Gatwick Airport.</p> <p>The bandstand was disassembled and removed from Queen's Square in June 2016 and was refurbished and moved to the Memorial Gardens in June 2018.</p>				

Section B – Assessment


8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
Exact date (if known):							1891
9. Authenticity (X)							
<input type="checkbox"/>	A single significant phase and which is largely intact						
<input checked="" type="checkbox"/>	A single significant phase with some alterations and/or extensions						
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions						
<input type="checkbox"/>	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The bandstand is a highly decorative iron work structure. The restoration of the bandstand and its placement in the memorial gardens has given it a new lease of life which has allowed for its continued use.							
11. Historic Value							
Although the authenticity of the structure is diminished by the fact it is not historically associated with its location, significance is enhanced by the story attached and it is a focal point within garden laid out as part of Crawley's New Town expansion.							



12. Social / Communal Value							
A focal point for communal entertainment/ social interaction. The bandstand is valued as a community asset, the restoration and relocation in the memorial gardens highlights the importance of the bandstand and remains in the public consciousness extending the appreciation for this intricately designed structure.							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
The bandstand is a notable structure within the Memorial Gardens and a focal point for social and community engagement.							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/20			

Pound Hill

Section A - Overview

1. Name	The Moat House		
2. UID	PH 01		
3. Address	The Moat House, Balcombe Road, Pound Hill		
4. Postcode	RH10 7SY		
5. Grid Ref	E: 529659 N: 137423		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description			
<p>Late Victorian building with later alterations. The building adjacent to the south known as Woodways which was historically a Free School for girls. Following the end of Woodways use as a school with the addition of the structure known as the Moat House, the two buildings were in use as the laundry for the Worth Park Estate. The building is now in residential use. Moat house features an unsympathetic modern gable extension and a large three bay garage that detracts from the form and materiality of the pair of buildings. Observation and photography were challenging for the building known as Moat House. Moat House is attached to the building next door to the south known as Woodways.</p>			

Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
X	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The building is attractive sharing similar brickwork, and architectural form, and dentil courses to the building known as Woodways to the south. Though there have been various unfortunate alterations described above. Overall, the building retains its architectural and aesthetic interest.</p>							
11. Historic Value							
<p>The building has potential historical value through association with the adjacent building's period of use as a school. Moat house may have been classrooms or stables associated with the school or its later existence as a house.</p>							
12. Social / Communal Value							
N/A							



13. Group Value							
Moat House shares group value with the adjacent building to the south known as Woodways.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair		Poor	X	Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	6-8 Crawley Lane		
2. UID	PH 02		
3. Address	6-8 Crawley Lane		
4. Postcode	RH10 7EE		
5. Grid Ref	E: 529349 N: 137054		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			



7. Description

These two semi-detached cottages date from the 1870s with the first floor hung with original white painted beaded edge weatherboarding, the ground floor sash and case windows to the street elevation may be original. Brickwork is in Flemish bond, being of red brick with queen closers to the street elevation and brown brick to the gable elevations. The roof is of slate, no chimney stack remains externally. The doors and windows to the ground floor street elevation feature diagonally laid brick lintels which form a decorative feature. Number 8 features a set back gable extension with an exposed brick ground floor in cross bond and white painted plain plank weatherboarded first floor. This extension may date from a later period than the original cottages.


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							1870
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						



The asset is of multiple significant phases							
10. Aesthetic / Architectural Value							
The pair retain their original appearance with little alteration. The cottages also relate to Woodcote cottage (located to the west on Crawley Lane) with similar form, use of materials and appearance. Therefore, contributing to local style and characteristic.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	Woodcote Cottage			
2. UID	PH 03			
3. Address	Woodcote Cottage, Crawley Lane			
4. Postcode	RH10 7EG			
5. Grid Ref	E: 529550 N: 136978			
6a. Conservation Area	Yes	No	X	
6b. If yes, which CA				
7. Description				
<p>An attractive detached 1840s cottage of two storey and two bays with a gabled m-roof. The ground floor consists of solid red brick but has been painted since the original local list description was written. The first floor external walls are weather boarded. The building retains original sash windows with margin panes.</p>				


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							1840s
9. Authenticity (X)							
X	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The building is visually prominent, due to its positioning at the edge of the road. The set-back nature of the adjacent properties results in views being afforded of the prominence chimney stacks from when viewed from the east, and of the M profile roof. The building appears to retain all of its original features, and the building is a particularly good example of a rural worker's cottage.</p>							
11. Historic Value							



N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	55 Grattons Drive			
2. UID	PH 04			
3. Address	55 Grattons Drive			
4. Postcode	RH10 3AG			
5. Grid Ref	E: 529207 N: 137935			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	X
6b. If yes, which CA				
				



Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Architecturally striking property within the street scene. Number 55 is an interesting example of a conversion of a former agricultural storage building using materials and architectural design principles contemporary of its conversion date.							
11. Historic Value							
Association with the now-demolished Worth Park house.							
12. Social / Communal Value							
N/A							
13. Group Value							
The building form a group with the buildings at 57-59, 61A, 72, 74, and the house to the immediate east of number 74, which also form a grouping of historic buildings of Park Farm. The building forms wider group value with the prominent stable block to Worth Park House that still stands and the partially standing sweeping covered veranda to the west of the stables, views from which would have historically overlooked the Park Farm buildings.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	72 Grattons Drive		
2. UID	PH 05		
3. Address	72 Grattons Drive, Crawley		
4. Postcode	RH10 3AG		
5. Grid Ref	E: 529238 N: 137971		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description			
<p>The building is attached to the former stable block, set over two storeys. The north elevation forms part of the stable blocks, painted brick to the ground floor and red brick to the first floor with a prominent corner chimney stack. The west and south elevation have a more domestic appearance. The ground floor is in red brick with hung clay tiles to the first floor. The windows have attractive bullnose lintels. There is a prominent square tower to the front elevation and the roof form is hipped.</p> <p>The building formed part of Park Farm which is likely to be the home farm of Worth Park House and this building is likely to be a former workshop now converted to residential and commercial use.</p>			


Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
The buildings form and appearance with a prominent square tower emphasise its presence within the streetscene. The use of hung tiles, red brick, and prominent chimneys relate to local design and characteristics of the nineteenth century						
11. Historic Value						
The building's historic value is derived from its former association with Park Farm which was associated with Worth Park House.						



12. Social / Communal Value							
N/A							
13. Group Value							
The building forms a group with the buildings at 55, 61A, 72, 74, which also form a grouping of historic buildings of Park Farm. The farm is likely to be the home farm to Worth Park House, views from which would have historically overlooked the Park Farm buildings.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	74 Grattons Drive		
2. UID	PH 06		
3. Address	74 Grattons Drive Crawley		
4. Postcode	RH10 3AG		
5. Grid Ref	E: 529238 N: 137971		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description			
<p>The former stable blocks of Park Farm which was associated with Worth Park House. The building is U-shape in footprint. The property is set over one and a half storeys with hipped dormers to the roof pitch. The building is constructed from brick painted white. Decorative features include arched lintels in red brick, dog tooth dentils and the gable front facing the road has an oculus window.</p> <p>Stone sets to the forecourt/courtyard appear to be original and should be retained. They contribute to the character of the group of former farm buildings, allowing for a continued understanding and appreciation that this was once a working farm within a more rural surrounding.</p>			

Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>This building retains its original form and can still be read as a former stable block.</p> <p>The building has unsympathetic modern uPVC windows; however, the traditional character of the property is relatively unchanged.</p> <p>The group of buildings associated with Park Farm and Worth Park House are architecturally unique and prominent within the streetscene and greatly contribute to Crawley's historic building stock.</p>							
11. Historic Value							



The building's historic value is derived from its former function as the stable blocks of Park Farm which was associated with Worth Park House.							
12. Social / Communal Value							
N/A							
13. Group Value							
The building form a group with the buildings at 55, 61A, 72, 74, which also form a grouping of historic buildings of Park Farm. The farm is likely to be the home farm to Worth Park House, views from which would have historically overlooked the Park Farm buildings.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	57-59 Grattons Drive			
2. UID	PH 07			
3. Address	57-59 Grattons Drive			
4. Postcode	RH10 3AG			
5. Grid Ref	E: 529208 N: 137955			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	X
6b. If yes, which CA				



7. Description
<p>Architecturally impressive mid-Victorian farm building, part of a former farmstead known as Park Farm associated with Worth Park House (now demolished).</p> <p>57-59 Grattons Drive is converted into a terrace of three houses. The building is likely to be of red brick construction with bricks laid in Flemish bond, however it has been painted white since the local list description was first written. The building features two protruding bays flanking a central doorway with gabled dormer above. The eaves and string course below it are articulated with brick dentils, broken in three places on the eastern elevation by the three gabled dormers. The centre of the plain clay tile is dominated by a two-tier decorative oak shingle ventilation tower. The roof line is capped in decorative clay ridge tiles the gables featuring decorative terracotta finials. The central gabled dormer features dentil eaves course and an oculus above the window. Some of the chimneys may be later additions dating from the building's change of use, some pots to the chimneys remain. The building is glazed in a variety of window styles of timber and UPVC with some large and some small paned windows.</p>


Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
Architecturally striking property within the street scene, designed in a picturesque symmetrical style with the street facing elevation historically facing the approach drive from the estate house.						
11. Historic Value						
Association with the now-demolished Worth Park house.						
12. Social / Communal Value						
N/A						



13. Group Value							
<p>The building form a group with the buildings at 55, 61A, 72, 74, and the house to the immediate east of number 74, which also form a grouping of historic buildings of Park Farm.</p> <p>The building forms wider group value with the prominent stable block to Worth Park House that still stands and the partially standing sweeping covered veranda to the west of the stables, views from which would have historically overlooked the Park Farm buildings.</p>							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	61A Grattons Drive		
2. UID	PH 08		
3. Address	61A Grattons Drive, Crawley		
4. Postcode	RH10 3AG		
5. Grid Ref	E: 529207 N: 137958		
6a. Conservation Area	Yes	No	x
6b. If yes, which CA			
			
7. Description			
Two-storey picturesque property in an L-shape form with half hipped roof to side elevation and a gable end and eve dormer to the front elevation. Decorative barge board with timber decorative bracing truss to the gable pitch. The roof has red clay tiles with crested clover leaf ridge tile and ball top finials.			

Section B – Assessment



8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The building is in the typical English cottage style house which was popular in rural England in the nineteenth century.							
This property has lost some of its original architectural features such as the windows, which have been unsympathetically replaced with uPVC. However, the property has retained a strong nineteenth century character and is visually striking, surrounded by other picturesque buildings which have a clear architectural relationship.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
There is a clear design relationship between with 55-59, 74 and 72 Grattons Drive which also form a grouping of historic buildings of Park Farm. The high-quality design of the properties is likely to be due to their association with Worth House.							



The building forms wider group value with the prominent stable block to Worth Park House, views from which would have historically included the Park Farm buildings.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	RC Church of Edward the Confessor		
2. UID	PH 09		
3. Address	RC Church of Edward the Confessor, Hillcrest Close		
4. Postcode	RH10 7EQ		
5. Grid Ref	E: 529687 N: 136880		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			

7. Description
 Designed by Alexander Lane and built in 1965 on land given by the Crawley Development Corporation.

Reinforced concrete, and faced with smooth rubble limestone. The plan is of two triangles, the church hall/clubroom, back to back, the high points of the catenary roof being the two furthest apart. The church faces south with the altar set at the outermost point of the triangle. The two side walls are largely glazed causing interior problems of solar gain and glare for the congregation facing the altar. The entrance is at one end of the spine wall.


Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913		1914-1947		Post 1947
						X
						Exact date (if known):
9. Authenticity (X)						
X	A single significant phase and which is largely intact					
	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					



The asset is of multiple significant phases							
10. Aesthetic / Architectural Value							
This building was constructed as part of Crawley's New Town Era, its form and appearance of simple form, use of monolithic masonry massing and extensive curtain wall glazing, is illustrative of local new town modernist style and character. The building's parabolic roof also holds architectural significance as an unusual feature. The flat roofed north extension wing features an unusual metal pyramidal vent to its roof that is reminiscent of a church spire.							
11. Historic Value							
The building holds historic value as an exploration of new architectural design styles and principles being applied to new materials and construction techniques.							
12. Social / Communal Value							
The building is a community asset as an ecclesiastical building that serves the locality and is a focal point for local events. The green to the church is also a publicly enjoyed space which lends further importance to the site.							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
The building does not hold substantial landmark characteristics due to its secluded site, however in its immediate locality it holds significant townscape value and is a prominent building to its immediate environs.							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			


Section A - Overview

1. Name	Woodways			
2. UID	PH 10			
3. Address	Woodways, Balcombe Road, Pound Hill			
4. Postcode	RH10 7SY			
5. Grid Ref	E: 529659 N: 137423			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
Late Victorian historically a Free School for girls. Latterly, the building was in use as part of the Worth Park laundry. Now in residential use.				

Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
X	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The building is attractive with similar brickwork, and architectural form, and dentil courses to the adjacent Moat House. The building presents an impressive Victorian elevation to the streetscape, though positioned low in the landscape when viewed from Balcombe road, the building's pedimented dormer windows and decorative chimney stacks ensure that the building contributes greatly to the locality.							
11. Historic Value							
Potential historical value to be gained from the building's period of use as a school.							
12. Social / Communal Value							
N/A							
13. Group Value							
Woodways shares group value with the adjacent building to the north known as Moat House							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	<input type="checkbox"/>	Fair	<input checked="" type="checkbox"/>	Poor	<input type="checkbox"/>	Very Poor	<input type="checkbox"/>
Unknown	<input type="checkbox"/>	Notes:					
17. Recommended for inclusion				Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	Caxton's Lodge		
2. UID	PH 11		
3. Address	Caxton's Lodge, Worth, Crawley		
4. Postcode	RH10 4SW		
5. Grid Ref	E: 530401 N: 136855		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description			
<p>Caxton's Lodge is the former gate lodge to Crabbet Park which is a Grade II* listed manor house. It is a single storey property in painted brick under red clay tiled roof. The earliest reference to Crabbet Park was in 1296. Crabbet Park House was constructed in 1873 and Caxton's Lodge is likely to be contemporary with the principal house.</p>			

Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
	A single significant phase with some alterations and/or extensions					
X	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
The architectural value of the lodge has been impacted by unsympathetic extension to the west, which undermines the original form and appearance of the building.						
11. Historic Value						
The lodge's association with Crabbet Park as its former gate lodge is significant to Crawley's historical development. Its presence is indicative of the extensive grounds once occupied by Crabbet Park and its survival also allows for a continued understanding of former land use.						
12. Social / Communal Value						
N/A						
13. Group Value						



The relationship to the listed house has been lost due to the construction of the M23 and modern development and therefore cannot be fully understood. However, the historical association with the Crabbet Park does somewhat enhance the heritage value of this property.

14. Landmark / Townscape Value

N/A

15. Archaeological Value

N/A

16. Overall Condition


Good		Fair	X	Poor		Very Poor	
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Unknown		Notes:	
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17. Recommended for inclusion	Yes	X	No	
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18. Date of assessment	18/08/20
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Section A - Overview

1. Name	South Lodge			
2. UID	PH 12			
3. Address	South Lodge, Turners Hill Road			
4. Postcode	RH10 7RW			
5. Grid Ref	E: 530024 N: 136845			
6a. Conservation Area	Yes		No	x
6b. If yes, which CA				
				
7. Description				
<p>This is a small compact red brick lodge, cruciform in plan, with Dutch end gables and a heavy decorative central chimney stack. This is a good example of the use of graded Horsham slab as a roofing material. Located adjacent to an historic drive to that historically led to Crabbet Park. The gate lodge features a low sweeping wall to its front, following the curve of the drive round from Crawley Lane to the drive. The sweeping wall terminates at the foot of one of three gate piers of brick construction with projecting and recessed courses. The pedestrian gate remains, though the main gates are lost.</p> <p>The roof features an area covered by a tarpaulin at the date of survey, the chimney also is in the process of biological colonisation. There is risk here that the building may deteriorate if these issues are not addressed.</p> <p>The building features a solar heating panel to a small outshot extension in the corner to the east and south ranges. This detracts from the appearance of the historic building.</p>				


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							c.1873
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The Lodge forms part of the historic driveway to Crabbet Park. Crabbet Park House was constructed in 1873 (replacing an existing Tudor House). The large-slab roof stone hung in diminishing sizes is an unusual feature for the area and is indicative of the prominence of the estate, and its owner's ambitions through the use of this material.</p>							
11. Historic Value							
<p>Earliest reference to the estate was in 1296. The existing lodge and drive way is evidence of the area's land use and development as part of the historic parkland to Crabbet Park.</p>							



12. Social / Communal Value							
N/A							
13. Group Value							
The building possesses group value with the other buildings of the former wider estate of Crabbet Park. The building also possesses group value with the two cottages at 89-91 Three Bridges Road which feature an identical chimney stack.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair		Poor	X	Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	Worth Annexe			
2. UID	PH 13			
3. Address	Worth Annexe, Turners Hill Road,			
4. Postcode	RH10 7RW			
5. Grid Ref	E: 530054 N: 136809			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	X
6b. If yes, which CA				
				
7. Description				
<p>A Victorian school constructed in two phases. The earlier phase dates from 1852 and uses graded cut sandstone blocks that contain decorative stone end gables. It has a sizeable decorative chimney stack adjacent to the bell tower with a castellated and corbeled parapet to the cap of the stack. The later extension dates from 1894 is of red brick in Flemish bond with darker headers, contrasting with the stretchers to produce a decorative variegated pattern to the wall. The 1894 extension also features prominent tile hung gable roofs with decorative fascia boards and retains large original windows in timber.</p>				


Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	X	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
						Exact date (if known):	1852 & 1894
9. Authenticity (X)							
<input type="checkbox"/>	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions						
<input type="checkbox"/>	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The materiality of the sandstone blocks and red brick are indicative of the building's differing construction phasing. This differentiation and the differing decorative details of the building show the differing architectural possibilities of the materials. Large expansive timber windows allowing great quantities of light to enter the classrooms in the later Victorian extension is indicative of changing, generous attitudes to the education of children.</p>							
11. Historic Value							
N/A							
12. Social / Communal Value							
<p>As a mid-Victorian school with late-Victorian additions, and sustained use as such, it contributes to our understanding of social coherence and development of the area. The building has been an educational institution at the site since its inception, many who were educated here, or whom had</p>							



children, grandparents, or great grandparents pass through the school may still live in the area and retain strong connections to the historic structure, giving the building significant communal and social value.							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	Christ Church United Reformed Church			
2. UID	PH 14			
3. Address	Christ Church United Reformed Church, Worth Park Avenue			
4. Postcode	RH10 3DF			
5. Grid Ref	E: 529053 N: 137176			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
<p>Crawley Development Corporation provided this site for a Congregational (later United Reformed) church. Christ Church was designed by Lomas and Pooley and opened in 1957. The building is constructed in red brick with an adjoining hall on its west side. Careful detail has been considered and applied in the design of this church; for example, a fleche pattern is created in the weatherboarding above the side windows which is repeated in the gable end of the main building. The building is of a good example of a nonconformist church created with the redevelopment of Crawley as a new town.</p> <p>A previous single storey brick front porch to the south gable has been replaced by a taller zinc clad extension with full height glazing. Original windows have been replaced.</p>				

Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input checked="" type="checkbox"/>
Exact date (if known):							1955
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Although loss of original features dilutes special interest, the building is part of Crawley's New Town Era and displays distinct local style and characteristics carefully detailed throughout the building. The addition of the enlarged porch makes a positive enhancement to the building.							
11. Historic Value							
Key building associated with the creation of Crawley New Town.							
12. Social / Communal Value							
As an ecclesiastical building it is a source of local identity and interaction							
13. Group Value							



The building holds some group value with the other modernist churches and community structures of Crawley's era of new town expansion.							
14. Landmark / Townscape Value							
The building is sited in a prominent location at the intersection of main arteriole roads, offering differing views and opportunities to appreciate the building's architectural and aesthetic merits. The prominence of the building in this position is enhanced by its new porch.							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	Former Worth Park Lodge			
2. UID	PH 15			
3. Address	Nail salon (Worth Park Lodge), Worth Park Road			
4. Postcode	RH10 3DE			
5. Grid Ref	E: 529075 N: 137111			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
<p>This is an Edwardian red brick lodge in stretcher bond with some neo-classical detailing, including two prominent chimneys rising from the rear, east elevation, though these have lost their pots. The building also features projecting brick quoins, a brick dentil eaves course that continues beneath the verges of the gables. Classical pediments are present above the first-floor windows projecting above the eaves. The timber fretted veranda has a domestic character. The white painted rainwater goods appear original, the guttering is partially wrapped round the quoins with symmetrical downpipes located on the gable to the interior of the quoins, this detailing forms a broken-based pediment to the gables. A date stone of 1881 is present in the southern gable. The windows have all been replaced with UPVC which detracts from the aesthetic of the building. The large grey painted shed and close-boarded fence to the south of the building further detracts from the historic character of the building. The large top lit advertising boarding detracts from the neoclassical formalism of the principle elevation.</p>				


Section B – Assessment

8. Age (X)						
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947
Exact date (if known):						1881
9. Authenticity (X)						
A single significant phase and which is largely intact						



X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Prominent Victorian property on a corner plot opposite and area of open green space. The loss of original windows has diluted its appearance as a nineteenth century property. However, its interesting architectural features ensure that it contributes to the character and appearance of the area. The building's prominent positioning at a major intersection of roads, and the relatively unencumbered views of the building that are afforded, mean that the building provides a significant contribution to the locality.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
The building's location at a road intersection and multiple viewing angles that this affords, means that the building features prominently in the immediate landscape.							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	Pound Hill Neighbourhood Parade			
2. UID	PH 16			
3. Address	Pound Hill Parade, Crawley			
4. Postcode	RH10 7EA			
5. Grid Ref	E: 529316 N: 137003			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
<p>A neighbourhood shopping parade that is typical of Crawley's New Town Development. The parade is set in an L-shaped form. The parade is set on the north-south axis and has shops to the ground floor with the upper two stories occupied by residential flats. The upper floors alternate between dark brick and render. Those that are rendered have canted bay windows to the first floor.</p> <p>The parade on the east-west axis is set over two floors with half of the parade occupied shops and the other half occupied by residential flats which are separated by a walkway through to Pound Hill Place.</p>				

Section B – Assessment

8. Age (X)						
Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947
						<input checked="" type="checkbox"/>
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
<input checked="" type="checkbox"/>	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
Shopping parades are a typical of the new neighbourhood centres, created as part of Crawley's New Town Development. The materiality of the parade is synonymous with post-war construction, relating to local style and characteristics, which contribute to its architectural and aesthetic value.						
11. Historic Value						
The building is representative of post-war optimistic architecture and urban planning. Typical of this era of architecture and urban planning are large monolithic structures, often with external access routes, colonnades, and combining residential dwellings with commercial units.						



12. Social / Communal Value							
Crawley's neighbourhood parades are central hubs for community engagement and interaction where people live, work and shop. The building continues to serve as a social and commercial centre of the community. The parade is also located adjacent to St. Barnabas Church, creating a pleasant community hub.							
13. Group Value							
The building shares group value with other combined municipal shopping arcades featuring flats above, typical Crawley's new town expansions, such as Gossops Green Shopping Parade, Langley Green, Tilgate Shopping Parade.							
14. Landmark / Townscape Value							
The parade is set back from Worth Road which provides clear views of the parade when travelling along the road.							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Southgate

Section A - Overview

1. Name	24 Brighton Road		
2. UID	SG 01		
3. Address	24 Brighton Road, Southgate		
4. Postcode	RH10 6AA		
5. Grid Ref	E: 526772 N: 136237		
6a. Conservation Area	Yes	X	No
6b. If yes, which CA	Within Brighton Road Conservation Area		



7. Description
<p>Large detached late-Victorian property, red brick, carved timber supporting bracket sat on a stone corbel, half-timber with roughcast render under gable fronts.</p> <p>Embedded stone with engraved 'Hazeldene 1896'</p> <p>If this property was well maintained it would contribute greatly to the streetscene, neighbouring No. 26 is also a large late-Victorian property and therefore as a pair they have a strong aesthetic value. There are also other good examples of Victorian properties along Brighton Road which uphold the character and appearance of the Conservation Area.</p>

Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							1896
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
X	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
This property has uPVC throughout and significant large flat roof extensions to the rear. If this property was well maintained it would contribute greatly to the streetscene, neighbouring No. 26 is							



also a large late-Victorian property and therefore as a pair they have a strong aesthetic value. There are also other good examples of Victorian properties along Brighton Road which uphold the character and appearance of the Conservation Area.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/2020			

Section A - Overview

1. Name	49 Brighton Road		
2. UID	SG 02		
3. Address	49 Brighton Road,		
4. Postcode	RH10 6AX		
5. Grid Ref	E: 526686 N: 135911		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			



7. Description
Detached late Victorian or Edwardian villa, in red brick with high quality moulded brickwork, including pilasters flanking the porch. Timber framed gable ends, slate roof with decorative clay ridge tiles. Retains original 4- pane sash windows in double height bay windows, and stained glass in porch.


Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						



This property has lost its original windows, which are now all uPVC. Despite this, the symmetrical/traditional form, moulded brick work, half-timbered gable ends make it a noticeable property within the streetscene, especially as it contrasts with the surrounding modern housing.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	x	No	
18. Date of assessment				26/05/20			

Section A - Overview

1. Name	Nightingale House		
2. UID	SG 03		
3. Address	Nightingale House, Brighton Road		
4. Postcode	RH10 6AE		
5. Grid Ref	E: 526736 N: 136342		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/> X	No
6b. If yes, which CA	Brighton Road Conservation Area.		
			
7. Description			
<p>This bank dates from 1901 and is constructed from red brick with stone detailing and a copper turret. The building has oriel windows at first floor level, with prominent gable ends, and a mixture neo-gothic and naturalistic classical detailing of the windows and doors at ground floor. It forms an important landmark on the corner of Brighton Road and Springfield Road, with a striking reverse ogee copper turret. This property was originally a bank.</p>			


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	<input checked="" type="checkbox"/> X	1914-1947		Post 1947	
						Exact date (if known):	1901
9. Authenticity (X)							
	A single significant phase and which is largely intact						
<input checked="" type="checkbox"/> X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>Located on a prominent corner plot, this property's appearance retains a strong connection with the rest of Brighton Road which largely consists of nineteenth century properties. It therefore adds value to distinct local style and characteristics. As a purpose-built bank its architectural value is important to local development as it a representative of the town's nineteenth century architectural development with the evolution of the banking profession and architectural trends.</p>							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							



This building is visually striking due its corner plot and copper turret which can be seen from views down Brighton Road and the High Street.							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/20			

Section A - Overview

1. Name	Buchan Lodge						
2. UID	SG 04						
3. Address	19 Goffs Park Road, Crawley						
4. Postcode	RH11 8AY						
5. Grid Ref	E: 526485 N: 135868						
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	X		
6b. If yes, which CA							
							


Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	X	Post 1947	<input type="checkbox"/>
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The architectural and aesthetic value of the property is a good example of typical Arts and Crafts architecture. There are a number of large detached Arts and Crafts properties along Goffs Park Road, demonstrative of Crawley’s interwar development. Their special interest is further recognised by the Area of Special Local Character.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
At the turn of the century the road remained largely undeveloped. Between 1910 and 1930 a number a large, detached properties were constructed all in the Tudor Revival style. They contribute to the streetscene and area’s historic building stock.							



14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	Former Goffs Park Nursing Home			
2. UID	SG 05			
3. Address	Goffs Park Rd, Crawley			
4. Postcode	RH11 8AX			
5. Grid Ref	E: 526262 N: 135929			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
<p>A large, detached Edwardian Villa constructed as one of the first developments of Goffs Park Road. The property is set over three storeys and has two dominant gable fronts facing Goffs Park Road with large arched windows. The property is constructed from red brick laid in Flemish bond, with dentilled cornice and eaves under a red tiled roof. Beneath the gable the elevation is rendered in roughcast and painted, there is a simple sliding sash set within the gable of the third floor.</p>				


Section B – Assessment

8. Age (X)						
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>This property is indicative of the area’s early twentieth century development. The property has attractive architectural features such as dentilled eaves, tiled roof, prominent chimney stacks and largely presents a traditional character from the front. However, the property has been unsympathetically extended to the rear cutting through the original form of the property. Original windows have also been unsympathetically replaced with modern uPVC. Despite the unsympathetic alterations the large property retains its architectural character and is pronounced within the streetscene. Careful repair and maintenance of the property would greatly enhance the character of the building.</p>						
11. Historic Value						
N/A						
12. Social / Communal Value						
N/A						
13. Group Value						
N/A						



14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair		Poor	X	Very Poor	
Unknown		Notes:	The property appears to be vacant				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	Masons Hall		
2. UID	SG 06		
3. Address	Masons Hall Goffs Park Road,		
4. Postcode	RH11 8XX		
5. Grid Ref	E: 526194 N: 136086		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description			
<p>This detached property was constructed in 1905 in the style of rustic Tuscan villa, stucco-faced painted pink. There is a tower to the rear, reminiscent of a campanile, which according to the existing local list description was conceived as service quarters. Both buildings have a heavily featured over sail of terracotta roof tiles. The chimney stacks and top of the tower have rectangular decorative features.</p>			


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							1905
9. Authenticity (X)							
X	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>This property has a classic form with a large tower to the west. This is a unique property within Crawley, with a striking appearance. Detached set on a corner plot, surrounded by mature trees which give the impression of seclusion and separation from the neighbouring properties which mimics/ relates to the formal integrated garden and landscape setting of true Tuscan villas</p>							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							



N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/20			

Section A - Overview

1. Name	Park Lodge		
2. UID	SG 07		
3. Address	Park Lodge Care Solutions, 24 Goffs Park Road		
4. Postcode	RH11 8AY		
5. Grid Ref	E: 526454 N: 135939		
6a. Conservation Area	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
6b. If yes, which CA			
			
7. Description			
A late Victorian red brick villa. A number of features described in the original local list are no longer evident, including the decorative plaster band at first floor level and dentillated gutter soffits on the main end gable and fascia board. The windows have also been replaced with uPVC. The front entrance door has a moulded ceramic surround.			

Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
This property is a good example Victorian villa architecture, however, it has been altered resulting in the loss of original features. All windows are now UPVC. Its corner projecting bay makes it an interesting property within the streetscene. This property retains its character despite the loss of the original windows and makes a positive contribution to the street scene. The remainder of the properties along this street are large, detached and set back from the road which contributes to the aesthetic value of this area.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	<input checked="" type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>	Very Poor	<input type="checkbox"/>
Unknown	<input type="checkbox"/>	Notes:					
17. Recommended for inclusion				Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
18. Date of assessment				26/05/20			

Section A - Overview

1. Name	Malthouse Farmhouse		
2. UID	SG 08		
3. Address	Malthouse Farmhouse, Holmcroft Crescent		
4. Postcode	RH10 6TN		
5. Grid Ref	E: 527211 N: 527211		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			



7. Description

This is a large detached historic farmhouse is located on the land that once formed part of Malthouse farm.

The property is present on all the nineteenth century OS Maps.

The site of Malthouse Farm predates the 1800s as indicated by historic maps. The form, use of materials and appearance of the existing property indicates it was constructed in the mid to late nineteenth century. Large corbelled chimneys, diamond leaded lights with timber framed throughout, the ground floor is red brick in Flemish bond and the first floor has hung tiles which are prevalent throughout Crawley.


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
X	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The property has a strong nineteenth century character retaining many original features. The large property is surrounded by a modern housing development, making it an identifiable structure within the streetscene. The use of hung clay tiles, common within Crawley, relates to distinct local style and character.</p> <p>There is potential for some of the internal structure to predate the nineteenth century given the history of the site, however, the interior has not been inspected.</p>							



This property provides the only visible reference of previous and historic land use of the area which is now occupied by a modern housing development.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/20			

Section A - Overview

1. Name	48 Horsham Rd		
2. UID	SG 09		
3. Address	48 Horsham Road, Crawley		
4. Postcode	RH11 8PA		
5. Grid Ref	E: 526330 N: 136422		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA	Within suggested Brighton Road CA extension		
			
7. Description			
<p>This building is a large detached Arts and Crafts style property constructed between 1910 and 1932. It is situated on a corner plot and set back from the road. The property is two storeys in height with a Dutch hipped gable roof, with hung terracotta tiles, which prevail throughout Crawley. There are two tall, prominent chimney stacks located on the south and east elevation.</p>			


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947	X	Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The property is a typical example of an early twentieth century dwelling and displays the use of traditional materials and craftsmanship commonly associated with the Arts and Crafts movement. The property is located within a designated Area of Special Local Character which recognises the areas aesthetic and architectural value. This property is not an architecturally unique example in Crawley but does make a positive contribution to the area. The windows appear to be modern uPVC replacements which detract from the architectural and aesthetic character of the property.</p>							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							



13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	60 Horsham Rd		
2. UID	SG 10		
3. Address	60 Horsham Rd Crawley		
4. Postcode	RH11 8DP		
5. Grid Ref	E: 526300 N: 136283		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA	Within the suggested extension of Brighton Road Conservation Area		
			
7. Description			
Large detached, Edwardian property constructed of red brick in stretcher bond. Prominent gable porch with decorative half-timber with rough cast above the entrance door. The windows at first floor level have attractive eyebrow lintels.			

Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
The property is set on a prominent corner plot, enhancing its aesthetic value. The large chimney stacks and gable roof form are characteristic of late nineteenth and early twentieth century buildings.						



The building's windows appear to largely have been replaced with modern uPVC and the side entrance has been unsympathetically bricked up. Despite some modern alterations the property retains its architectural character and is indicative of Crawley's pre-war development.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	50 – 52 Horsham Rd		
2. UID	SG 11		
3. Address	50 – 52 Horsham Rd Crawley		
4. Postcode	RH11 8PA		
5. Grid Ref	E: 526317 N: 136397		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA	Within suggested extension of Brighton Road Conservation Area		




7. Description

Semi-detached properties constructed between 1899 and 1910. The pair have imposing gable fronts and an asymmetric plan which mirror in design, creating a balanced form. The gable fronts have canted bays set over two storeys. The roof has red clay tiles and decorative terracotta ridge tiles. The properties have an oval oculus window each with six panes. There is a brick and timber porch to the recessed front elevation under a hipped roof. Number 52 appears to retain its original leaded windows to the top half of the bay which contributes to the nineteenth century character of the property. The pair are part of the first residential development of this road.


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							



9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The property is typically Edwardian in form and appearance. The use of red/brown brick, bay windows, mid-pitched gable roof form and prominent chimney stacks are characteristic of late nineteenth/early twentieth century dwellings. The stained leaded glazing to the upper section of the bay window contributes to the traditional character of the property.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
Nos. 56-58 are set of semi-detached properties of the same construction date and design, however, appear to have lost their original windows. The pair were likely constructed as speculatively built houses by a local builder.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	56– 58 Horsham Rd		
2. UID	SG 12		
3. Address	56 – 58 Horsham Rd Crawley		
4. Postcode	RH11 8PA		
5. Grid Ref	E: 526317 N: 136397		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA	Within the suggested extension of Brighton Road Conservation Area		
			
7. Description			
Semi-detached properties constructed between 1899 and 1910. The pair have imposing gable fronts and an asymmetric plan which mirror in design, creating a balanced form. The gable fronts have canted bays set over two storeys. The roof has red clay tiles and decorative terracotta ridge tiles. The properties have an oval oculus window each with six panes. There is a brick and timber porch to the recessed front elevation under a hipped roof.			


Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
The property is typically Edwardian in form and appearance. The use of red/brown brick, bay windows, mid-pitched gable roof form and prominent chimney stacks are characteristic of late nineteenth/early twentieth century dwellings. The loss of original windows dilutes the architectural and aesthetic interest of the two semi-detached properties. Nevertheless, they retain a strong Edwardian character.						
11. Historic Value						
N/A						
12. Social / Communal Value						



N/A							
13. Group Value							
Nos. 56-58 are set of semi-detached properties of the same construction date and design of nos. 50-52. The pair of semi-detached properties were likely constructed as speculatively built houses by a local builder. They have a clear visual design relationship.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	Goffs Park House				
2. UID	SG 13				
3. Address	Goffs Park House, Horsham Road				
4. Postcode	RH11 8PE				
5. Grid Ref	E: 526106 N: 136172				
6a. Conservation Area	Yes	<input type="checkbox"/>	No		<input checked="" type="checkbox"/>
6b. If yes, which CA					
7. Description					
<p>Goffs Park House was a country house designed by the architect William Buck and completed in 1882. It was commissioned by the banker Edwin Henty and built by Messrs Peter and Redford of Horsham. This is a substantial stock red brick Victorian house in the Domestic Revival and Queen Anne style. There is a modern extension on the south-east side of the building. Most windows and dressings are original, although some dormer windows have been added in the top floor. The mullions and decorative entrance bay are of high-quality dressed sandstone, often with a foliage pattern. There is evidence of the survival of the original internal features including a staircase and fireplaces. The building is set in the historic landscape of Goffs Park, a locally listed park and garden. The garden includes a formal parterre and ornamental lake to the north. Goffs Park House is currently occupied by Crawley Museum and the Probation Service.</p> <p>There is a modern single storey side extension to the east elevation.</p>					

Section B – Assessment



8. Age (X)						
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947
Exact date (if known):						1882
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>Surviving example of a late Victorian county house, retaining original features, set on substantial grounds that have become Goff Public Park. The property is well preserved.</p> <p>Its construction was synonymous with the growth in wealth generated by the Industrial Revolution and a desire to live in the countryside.</p> <p>The property is set on stepped up land facing the park.</p>						
11. Historic Value						
<p>The house is located on 20 hectares of garden and woodland. The house was designed for a local banker, Edwin Henty and designed by William Buck in 1882.</p>						
12. Social / Communal Value						



N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
This building had an especially striking aesthetic value located in a public park.							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/20			

Section A - Overview

1. Name	108–122 Malthouse Road			
2. UID	SG 14			
3. Address	108–122 Malthouse Road			
4. Postcode	RH10 6BH			
5. Grid Ref	E: 526883 N: 135831			
6a. Conservation Area	Yes	X	No	
6b. If yes, which CA	Malthouse Road Conservation Area			

7. Description
This is a group of eight matching semi-detached houses built at the turn of the century. They are constructed of red brick, hipped roof and have square bay windows with single pane sash windows. All houses have decoratively carved wooden porches and many still have stained glass inserts in their triple panelled front doors.

Section B – Assessment


8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
						Exact date (if known):	c.1900
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							



<p>This group of semi-detached properties remain largely unaltered, retaining timber sash windows and doors. Their uniformity, regularity of spacing and original features greatly contribute to the character and appearance of the area.</p> <p>Some of the properties within this row have lost some original features, such as chimneys and timber windows, and had modern alteration, such as roof lights and dormers. Such alterations are considered to have a negative visual impact on this uniform row, however, they retain a strong nineteenth century character and connection. The decorative elements and those with original features ensure this group of attractive, semi-detached properties are notable within the street scene.</p>							
11. Historic Value							
They are of local historic interest because they were constructed by the local building family, Longleys, and the features of architectural interest largely remain intact.							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/5/20			

Section A - Overview

1. Name	40 Springfield Road		
2. UID	SG 15		
3. Address	Springfield Road, Crawley		
4. Postcode	RH11 8AH		
5. Grid Ref	E: 526388 N: 136409		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			



7. Description
Late nineteenth century detached property. The property has a dominant gable front with canted bays surrounded by stone. The property is constructed from brick laid in stretcher bond with quoin detailing and hung tiles to the first floor. There is a decorative timber porch presenting an attractive and traditional entrance.


Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
There have been some modern alterations to this property, such as the replacement of timber windows with modern uPVC and replacement roof covering. Nevertheless, the property is located on a prominent corner plot, retaining a strong nineteenth century character. Hung fishscale tiles can be seen on many of Crawley's nineteenth century properties and therefore relates to local style and identity. The property is an attractive late nineteenth century property and makes a positive contribution to the character of Springfield Road.						
11. Historic Value						
N/A						
12. Social / Communal Value						
N/A						



13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:	Property appears to be vacant				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	48-50 Springfield Road			
2. UID	SG 16			
3. Address	48-50 Springfield Road, Crawley			
4. Postcode	RH11 8AH			
5. Grid Ref	E: 526388 N: 136409			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
A pair of two-storey semi- detached houses, late nineteenth century. Constructed in dark brick with red brick quoin detailing. Prominent gables to the front elevation with decorative barge boards. The properties have canted bay windows with stone surrounds which extend over two floors. The properties also have attractive timber porches.				

Section B – Assessment



8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The semi-detached properties are prominent within the streetscene, presenting a strong nineteenth century character. They appear to retain original features such as the timber sash windows and prominent chimneys which contribute to the architectural value of the pair.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
Numbers 42 and 44 are two semi-detached properties that are identical to numbers 48 and 50. The pair of semis is now divided by a detached property which is a typical example of 1930s domestic							



architecture. The 1930s property is set back from the road which emphasises the pair of nineteenth century semis. Numbers 42-44 no longer retain original sash windows which have modern uPVC replacements. They still present a strong nineteenth century character and have a clear visual design relationship with no. 48-50. No. 40 is a late-nineteenth century detached dwelling; its architectural detailing and prominent corner plot contributes to the aesthetic and architectural value of this street. It is recommended that no. 40 is included for individual local listing.

14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	St Marys Church			 
2. UID	SG 17			
3. Address	St Marys Church, Wakehurst Drive,			
4. Postcode	RH10 6DL			
5. Grid Ref	E: 527060 N: 135581			
6a. Conservation Area	Yes	X	No	
6b. If yes, which CA	Southgate Neighbourhood Centre Conservation Area			
7. Description				
<p>St. Mary's Church was completed in 1958 as part of the development of the New Town neighbourhood centre at Southgate and was designed by Braddock & Martin-Smith. It is constructed in reinforced concrete clad in flint and brick, with a sweeping hump-backed roof surmounted by a skeletal lantern tower and flèche. The east wall forms a decorative concrete reredos. Steel and concrete structure bell tower with the hall located at the west end of the nave.</p>				

Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913		1914-1947		Post 1947
						X
Exact date (if known):						1958
9. Authenticity (X)						
X	A single significant phase and which is largely intact					
	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
The use of reinforced concrete is synonymous with Crawley's New Town development and typical of New Town architecture.						



Differing appearance of the west and east elevations make this church an architecturally and aesthetically interesting building that stands out at the centre of a suburban area. The flint dressing angled brickwork and decorative concrete east elevation are of aesthetic value.							
11. Historic Value							
This church is a notable example of Crawley's mid twentieth development							
12. Social / Communal Value							
As an ecclesiastical building that serves the locality, it is representative of local identity and interaction. This church was constructed as part of the New Town Era and is present in the public consciousness as part of the town's expansion and development.							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
As a Church, with materiality that is indicative of Crawley's New Town development, it is a focal point and landmark within the local scene.							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/20			

Three Bridges

Section A - Overview


1. Name	Entrance to Crawley College Tower			
2. UID	TB 01			
3. Address	Crawley College Tower, College Road, Three Bridges			
4. Postcode	RH10 1NR			
5. Grid Ref	E: 527341 N: 136805			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
				
7. Description				
<p>The entrance to the Crawley College Tower is a two-storey structure with butterfly roof, the upper floor is concrete render/clad, overhanging the ground floor and supported by brick pillars. The road facing elevation has a central brick element flanked by concrete posts. The ground floor is largely glazed.</p>				



Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):							
9. Authenticity (X)							
X	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The entrance structure is synonymous with Crawley's New Town era development and is a good example of post-war architecture. The materiality of the building such as brick, reinforced concrete and glass, relates to local styles and materials. The building is also indicative of a national architectural development (New Towns movement) of the mid-twentieth century.							
11. Historic Value							
Synonymous with the Crawley's New Town Era, this building relates to local identity and is also indicative of a national architectural development (New Towns movement) of the mid-twentieth century.							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
The building is opposite the old children's library (also been recommended for local listing); both structures are dominant and unique and in their form.							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	Crawley College - Four Storey Building			
2. UID	TB 02			
3. Address	Crawley Campus, College Rd, Crawley			
4. Postcode	RH10 1NR			
5. Grid Ref	E: 527342 N: 136709			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
<p>Crawley College was opened by HM Queen Elizabeth in June 1958. This building is part of a group of New Town buildings that form Crawley College Campus. The building is a four-storey building set on an east-west axis with a cubic form in a Brutalist style. It is constructed from reinforced concrete with large glazing to each floor.</p>				


Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input checked="" type="checkbox"/>
Exact date (if known):							1958
9. Authenticity (X)							
<input checked="" type="checkbox"/>	A single significant phase and which is largely intact						
<input type="checkbox"/>	A single significant phase with some alterations and/or extensions						
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions						
<input type="checkbox"/>	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The building is a good example of Post-War public architecture. The materiality of the building, such as reinforced concrete and glass panelling, is synonymous with Crawley's Post-war development. Although the building was part of a significant phase of Crawley's development, it is not considered to be an architecturally leading example.</p>							
11. Historic Value							



Synonymous with the Crawley's New Town Era, this building relates to local identity and is also indicative of a national architectural development (New Towns movement) of the mid-twentieth century. This building is a good example of Crawley's New Town educational buildings.							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	107 Hazelwick Road		
2. UID	TB 03		
3. Address	107 Hazelwick Road,		
4. Postcode	RH10 1NQ		
5. Grid Ref	E: 528367 N: 137174		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/> X	No
6b. If yes, which CA	Hazelwick Road Conservation Area		
			


Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	<input checked="" type="checkbox"/> X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
<input checked="" type="checkbox"/> X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>This property contributes to the nineteenth century character of this street which is coherent in its appearance and use of materials. However, the property no longer retains original windows which have been replaced with uPVC. It remains one of the only detached properties on this street. Nevertheless, the special interest of the building is largely derived from the collective appearance and traditional nineteenth century character of this street to which this makes a positive contribution as one of the street's more prominent houses.</p>						
11. Historic Value						
<p>The building has importance as the residence of the developer of this characterful nineteenth century street.</p>						
12. Social / Communal Value						
N/A						
13. Group Value						
<p>The building retains group value with the other brick terraces and cottages of the street</p>						
14. Landmark / Townscape Value						
N/A						
15. Archaeological Value						
N/A						



16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	59 New Street		
2. UID	TB 04		
3. Address	59 New Street Three Bridges, Crawley		
4. Postcode	RH10 1LP		
5. Grid Ref	E: 528435 N: 137069		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA	Within suggested Hazelwick Road CA extension.		
			
7. Description			
<p>Late nineteenth century property. Two-storey gable ended dwelling, three bays wide with a central entrance door with an arched lintel. Two bay windows with hipped roof flank the entrance door. The property is in brick with light brick quoins and window surrounds. The gable ends have carved barge boards which can be seen on a number of houses within the area.</p> <p>Within suggested Hazelwick Road Conservation Area extension.</p>			

Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>This building is a typical example of modest late nineteenth century domestic architecture that remains largely unaltered. The original form of the property is clearly legible with a garage extension to the side and a conservatory to the rear. This property is attractive and makes a positive contribution to the character of the area. Architectural features such as the windows have been replaced with modern uPVC which detract from the value of the property. The retention of the front garden is considered to enhance the aesthetic value of the property.</p>						
11. Historic Value						
N/A						
12. Social / Communal Value						



N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	51-53 New Street		
2. UID	TB 05		
3. Address	51-53 New Street Three Bridges, Crawley		
4. Postcode	RH10 1LP		
5. Grid Ref	E: 528465 N: 137059		
6a. Conservation Area	Yes	No	<input checked="" type="checkbox"/>
6b. If yes, which CA	Within suggested Hazelwick Road CA extension		
7. Description			






Semi-detached two-storey dwellings. The building is constructed from brick painted white. Each property is three bays wide with the central arched entrance, and the gable ends to the flank elevations have decorative barge boards.

No. 53 has a blue plaque which states that Author, Richard Marsh lived in the property between 1891-1910.

Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The removal of a chimney to no. 51 has diluted the symmetrical appearance of the pair. However, they largely retain their character.							
11. Historic Value							
The significance of this asset may be enhanced by the historical associated of local note with links to local figure Richard Marsh.							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	7-25 North Road		
2. UID	TB 06		
3. Address	7-25 North Road		
4. Postcode	RH10 1JU		
5. Grid Ref	E: 528367 N: 136969		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA	Within area of suggested enlarged Hazelwick Road CA		
			
7. Description			
<p>This is a terrace of mid-nineteenth century brick artisan's cottages associated either with the Worth Estate or the railway junction at Three Bridges. The buildings are of varying roof heights, which adds visual interest. However, they are much altered, with the majority of the windows replaced with a variety of differing uPVC since the local list description was first written and most roofs reroofed with concrete tiles, although the original slates on Nos. 7-9 survive. Some chimney stacks have been lost, to 7, 21, 23, and 25. Two sets of telecoms wires spreading out to connect to each cottage results in an unfortunate appearance to the front of the properties.</p>			



Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>This row of cottages, with varying roof heights are an attractive feature within the street scene, the loss or original features does somewhat dilute the special interest. The loss of chimneys and the irregular replacement of windows in varying different UPVC styles detracts from the overall ensemble of the cottages. The terrace does however retain a positive aesthetic appearance and can be considered of architectural merit, positively contributing to the character of the immediate area.</p>						
11. Historic Value						
N/A						
12. Social / Communal Value						
N/A						
13. Group Value						
N/A						
14. Landmark / Townscape Value						
N/A						



15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	125 Three Bridges Road			
2. UID	TB 07			
3. Address	125 Three Bridges Road, Crawley			
4. Postcode	RH10 1JT			
5. Grid Ref	E: 528168 N: 136797			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
				
<p><i>Figure 1 Source: http://crawley.cyng.org.uk/CCT-ThreeBridgesRoad.html</i></p>				
7. Description				
<p>Large, detached late-nineteenth/ early twentieth century property. The property has a gable-ended roof form with two prominent projecting gable bays set over two floors. The property is constructed from red brick with a stone string course incorporated into the lintels. The gable pitched bays have clay ridge tiles with terracotta finials. The mullions have attractive cast iron mullions supporting the lintels.</p>				


Section B – Assessment

8. Age (X)



Pre-1840		1840-1913	X	1914-1947		Post 1947		
							Exact date (if known):	
9. Authenticity (X)								
X	A single significant phase and which is largely intact							
	A single significant phase with some alterations and/or extensions							
	A single significant phase with significant alterations and/or extensions							
	The asset is of multiple significant phases							
10. Aesthetic / Architectural Value								
<p>The property is of high aesthetic value and prominent within the streetscene. Attractive decorative elements include stone lintels and cills, decorative finials to the gabled bays, central arched doorway and cast-iron mullions which relate to Crawley's local character.</p> <p>The form and appearance of the property has remained largely unaltered since its construction, contributing positively to the design value and the historic building stock of the area. The property also appears to retain original box frame sliding sashes.</p>								
11. Historic Value								
N/A								
12. Social / Communal Value								
N/A								
13. Group Value								
Numbers 125, 145, 150-6, all display the design feature of the cast iron columns to the window mullions which is an architectural interesting attribute to Three Bridges Road. This feature also demonstrates a clear design relationship between the properties.								
14. Landmark / Townscape Value								
N/A								
15. Archaeological Value								
N/A								
16. Overall Condition								
Good	X	Fair		Poor		Very Poor		
Unknown		Notes:						
17. Recommended for inclusion				Yes	X	No		
18. Date of assessment				18/08/20				

Section A - Overview

1. Name	141 Three Bridges Rd		
2. UID	TB 08		
3. Address	141 Three Bridges Rd Crawley		
4. Postcode	RH10 1JT		
5. Grid Ref	E: 528205 N: 136806		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description			
<p>Large detached, late nineteenth century property. The property has a hipped roof with a prominent gable front and a bay window to the ground floor set under a hipped roof. Under the gable is a decorative half-timbered element with rough cast infill and timber decorative bracing truss to the gable pitch. The eastern side of the front elevation is set back from the principal building line with a bay window over two floors set under a hipped roof.</p>			

Section B – Assessment


8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>The prominent gable front, chimney stacks, decorative ridge tiles, finials, red brick with stone headers to the window are all relate to style and materiality of late nineteenth century dwellings. The property now has uPVC windows which somewhat detract from the aesthetic value of the property. Nevertheless, the form and traditional appearance of the property make a positive contribution to the area.</p>						
11. Historic Value						
N/A						
12. Social / Communal Value						



N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	142 Three Bridges Road		
2. UID	TB 09		
3. Address	142 Three Bridges Road, Three Bridges RH10 1JP		
4. Postcode			
5. Grid Ref	E: 527857 N: 136606		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			



7. Description

The building is a house of Tudor revival style house set back from the with a one metre high brick plinth in in stretcher bond with white render and black painted planking above. Above this the walls are covered in red brown plain tiles at first floor and also to roof. The corners to the building feature brick corbelling extending up to the eaves to the west and east. A catslide roof extends over the garage to east. Two large brick stacks rise above the roof ridge which have lost their pots. Some diamond pattern leaded windows are present, other windows have uPVC with Diamond pattern inserts. A canted oriel window is located on the south range gable at first floor.

Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947	X	Post 1947	
Exact date (if known):							1935-46
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							



<p>The building is a late 1930s house in a Tudor revival farmhouse style. The architectural significance of the building is constituted from the architectural detailing and form described above. Though some of this material detail has been lost to modern materials, the overall appearance of the house is largely upheld and the building makes a positive aesthetic contribution to the appearance of the locality.</p>							
11. Historic Value							
Represents changing building techniques and uses of materials of its construction era.							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	145 Three Bridges Road		
2. UID	TB 10		
3. Address	145 Three Bridges Road Crawley		
4. Postcode	RH10 1JT		
5. Grid Ref	E: 528334 N: 136826		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description			
<p>Large, redbrick detached property dating from the mid to late nineteenth century. The property has projecting gable bays over two floors flanking the entrance. The elevations have decorative stone string courses and headers. The property has attractive cast iron columns to the mullions supporting the lintels.</p>			

Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
X	A single significant phase and which is largely intact					
	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>This is a highly attractive late nineteenth century property. It is prominent within the streetscene due to its decorative elements, such as cast-iron mullion columns, stone string course, and terracotta ridge tiles. The uPVC windows and porch are considered to detract from the aesthetic quality of this building. Despite modern alterations the property is an attractive Victorian dwelling with interesting design features.</p>						
11. Historic Value						
N/A						
12. Social / Communal Value						
N/A						
13. Group Value						



Numbers 125, 145, 150-6, all display the design feature of the cast iron columns to the window mullions which is an architectural interesting attribute to Three Bridges Road. This feature also demonstrates a clear design relationship between the properties.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	166 Three Bridges Road		
2. UID	TB 11		
3. Address	166 Three Bridges, Crawley		
4. Postcode	RH10 1LE		
5. Grid Ref	E: 528350 N: 136831		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA	Within suggested Hazelwick Road CA extension		
			
7. Description			
<p>Two-storey shop constructed from brick under a gable pitched roof. The appearance of the property is simple, with a traditional shop front and recessed entrance to the lower ground and the upper floor is two lights wide. The shop is currently occupied by 'Langley Miniature Models'.</p>			


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>Although the property has had some modern additions and alterations, such as roof lights, loss of chimney and insertion of uPVC window, the traditional shop front upholds the architectural and aesthetic value of the property. This property makes a positive contribution to the area as one of few properties that retain a traditional shop front.</p>							
11. Historic Value							



N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	207 Three Bridges Road			
2. UID	TB 12			
3. Address	207 Three Bridges Road, Crawley			
4. Postcode	RH10 1LG			
5. Grid Ref	E: 528483 N: 136937			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA	Within suggested Hazelwick Road CA extension.			
				
7. Description				
<p>No. 207 is a two-storey detached dwelling, three lights wide with a central entrance. The property appears to retain the original six by six sash windows presenting a strong traditional character.</p>				


Section B – Assessment

8. Age (X)						
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>Number 207 is a modest detached property, with a timber porch. Windows are six over six sliding sashes which appear to be single glazed. The property is characterful, its form is traditional and the retention of the front garden upholds the aesthetic quality of the property, making a positive contribution to the area.</p>						
11. Historic Value						
N/A						
12. Social / Communal Value						
N/A						
13. Group Value						
N/A						
14. Landmark / Townscape Value						



N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:	This property was identified as a candidate for inclusion following an initial assessment of 191-207 (Odd) Three Bridges Road				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	225 Three Bridges			
2. UID	TB 13			
3. Address	225 Three Bridges Rd, Three Bridges, Crawley			
4. Postcode	RH10 1LG			
5. Grid Ref	E: 528496 N: 136947			
6a. Conservation Area	Yes	No	X	
6b. If yes, which CA	Within suggested Hazelwick Road CA extension			
7. Description				
<p>Detached nineteenth century villa, with a central entrance flanked by bay windows to the ground floor. The roof form is hipped, and decorative elements include quoins, stone headers and brackets to eaves and cills.</p>				


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>This villa is architecturally unique within the streetscene, with a well-balanced and symmetrical appearance with attractive features such as eaves and cill brackets</p> <p>The windows have been replaced with modern uPVC which somewhat dilute the architectural value of this property. However, its appearance from within the streetscene remains largely unaltered and, therefore, makes a positive contribution to the area.</p>							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							



13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	150-156 Three Bridges Road		
2. UID	TB 14		
3. Address	150-156 Three Bridges Road, Crawley		
4. Postcode	RH10 1LE		
5. Grid Ref	E: 528334 N: 136826		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA	Within suggested Hazelwick Road CA extension		
			
7. Description			
<p>Pair of semi-detached properties. The front elevation is of gault brick with decorative red brick courses. The side elevations are in red brick. Each pair has a large central gault brick chimney to the front roof pitch. The properties have interesting, cast iron columns to the window mullions which is a prevailing feature along Three Bridges Road.</p>			

Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>Together the pair of semi-detached properties have a strong aesthetic value within the streetscene. Although original features such as the windows and roof covering have been lost, they still present a nineteenth century character with decorative pilasters to the first-floor windows which add to the aesthetic and architectural value of the pair.</p>						
11. Historic Value						
N/A						
12. Social / Communal Value						
N/A						
13. Group Value						



Numbers 125, 145, 150-6 include cast iron columns to the window mullions which are an architectural interesting and attractive attribute to Three Bridges Road. This feature also demonstrates a clear design relationship between the properties.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	172- 174 Three Bridges Road		
2. UID	TB 15		
3. Address	174 Three Bridges Road, Crawley		
4. Postcode	RH10 1LE		
5. Grid Ref	E: 528397 N: 136854		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA	Within suggested Hazelwick Road CA extension		
			
7. Description			
<p>Numbers 172-174 are a pair of semi-detached shops with gable form roof, each shop is two lights wide at the first floor with a shop to the lower ground. The pair have masonry quoin detailing, red clay tile roof with decorative ridge tiles and a ball top finial.</p> <p>Number 172 has lost its traditional shop front, original windows and chimney. The upper floor and flank elevation are in dark/red brick. The loss of features somewhat detracts from the character of the pair. Although, their form still enables one to appreciate the pair.</p> <p>Number 174 is a two-storey painted brick property with a gable end that is roughcast and half timbered. The lower ground has a traditional shopfront to the front and return elevation which appears to be original. The upper floor is in painted brick with original sliding sashes. There is a two-storey side extension set back from the principal elevation with flat roof and catslide at the rear.</p>			


Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
The property has attractive architectural features such as the traditional shop front and margin sliding sashes which positively contribute to local design value and the appearance of the area. It is located on a corner plot which enhances experience of its aesthetic value.						
11. Historic Value						
N/A						



12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	215–223 Three Bridges Road		
2. UID	TB 16		
3. Address	215–223 Three Bridges Road		
4. Postcode	RH10 1LG		
5. Grid Ref	E: 528541 N: 136977		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA	Within area of suggested enlarged Hazelwick Road CA		
			
7. Description			
<p>This group of five terraced properties with a central gable date from the late Victorian era, originally of 7 bays. All cantilever porch roofs, fascia boards and timber decoration supports are original apart from number 215 which features an unsympathetic enclosed porch outshot added to its street elevation. Number 215 also features an extension to its west extending the terrace by one further bay. The extension and enclosed porch unsympathetically unbalance the symmetrical street elevation of the building. The majority of the windows have been replaced with uPVC in the original openings, although some original sash windows are retained. The building is largely roofed in concrete tiles, and the render is scored to appear as ashlar masonry.</p>			


Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
Exact date (if known):						
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>This row has retained some original features, as listed in the description. However, the traditional appearance of this row has been diluted by the loss of original features, side and porch extensions, loss of front gardens replaced by hardstanding, and instalment of unsympathetic UPVC glazing. However, the building retains architectural prominence and aesthetic value and contributes positively to the character of the street and the locality. The building’s large linear form, symmetry and regularity, focused on the central protruding gable gives it particular prominence.</p>						
11. Historic Value						
N/A						
12. Social / Communal Value						
N/A						
13. Group Value						
N/A						
14. Landmark / Townscape Value						



N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	89-91 Three Bridges Road			
2. UID	TB 17			
3. Address	89-91 Three Bridges Road			
4. Postcode	RH10 1JR			
5. Grid Ref	E: 527818 N: 136753			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
Semi-detached properties possibly constructed as farm cottages. Constructed of red brick in stretcher bond and with gauged brick lintels. They have fish scale tiles at first floor level and a decorative dentil band of brickwork between the tiles and redbrick ground floor level. The eastern cottage has a prominent decorative chimney and has been extended to at both the rear to the north, and also to the east.				


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
This property's design and use of materials are prevalent throughout the area on nineteenth century properties (fishscale tiles, red brick, prominent decorative chimney). Therefore, the building relates to local character and contributes to local distinctiveness and historic building stock.							
11. Historic Value							
N/A							



12. Social / Communal Value							
N/A							
13. Group Value							
Yes, although the loss of original roof and different windows goes some way to dilute the aesthetic value of the pair. The cottages are very similar in their form and detailing to the pair of cottages known as Rose Cottages on Balcombe Road. The chimney of the eastern cottage stack is identical to that of the South Lodge to the now demolished Crabbett Park.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	Former Barclays Bank			
2. UID	TB 18			
3. Address	Former Barclays Bank, 192 Three Bridges Road			
4. Postcode	RH10 1LJ			
5. Grid Ref	E: 528588 N: 136961			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA	Within area of suggested enlarged Hazelwick Road CA			
				
7. Description				
<p>This was formerly the main entrance lodge to the to Tilgate House, and latterly a branch of Barclay's Bank, now closed. The building has a sandstone cruciform shaped roof with gables, a bay window and corner porch. Post-war flat roof side extension, but the exterior is in good condition and the building forms a local landmark. The building shares the same picturesque architectural language as that historic house and associated estate buildings, the materiality is also identifiably similar, being constructed of sandstone in coursed rubble with ashlar detailing to window cills, mullions, lintels, and quoins. No chimney stack remains visible externally, the building roofed in flat plain brown tiles.</p>				


Section B – Assessment

8. Age (X)						
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
	A single significant phase with some alterations and/or extensions					
X	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						



<p>The property largely retains its original appearance and external features described above. The building's prominence, though this is partially diminished by the glazed modern flat roof extension to the south west, is also largely retained with the surrounding undeveloped land contributing to this.</p>							
11. Historic Value							
<p>This north Lodge would have been the entrance that guests arriving by coach, train, and latterly car from London would have arrived at when visiting Tilgate House. The building's location was historically the centre of Three Bridges High Street, meaning the building and all who arrived through the gate were highly observable to the inhabitants of Three Bridges. The location, grandeur of the building, and the considerable length of the carriage drive from the building leading south towards the house, is important in understanding the structuring of class, society, and the ambitions of the owners of Tilgate House during the period of its construction.</p>							
12. Social / Communal Value							
<p>The building retains a degree of communal value from its recent use as a small local bank branch serving the local community.</p>							
13. Group Value							
<p>The building shares group value with the remaining buildings of the estate of the now demolished Tilgate House.</p>							
14. Landmark / Townscape Value							
<p>The decorative use of sandstone, fenestration, symmetry and its siting set back from the road ensures that the building retains its aesthetic and architectural prominence.</p>							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	The Moonraker Public House			
2. UID	TB 19			
3. Address	199 Three Bridges Road, Crawley			
4. Postcode	RH10 1LG			
5. Grid Ref	E: 528483 N: 136937			
6a. Conservation Area	Yes	No	X	
6b. If yes, which CA	Within suggested Hazelwick Road CA extension.			
				
7. Description				
<p>The Moonraker is a notable building within the streetscene. The property has red brick to the ground floor and flank elevations. The upper two floors of the front elevation are finished in rough cast. The property has a jettied front elevation with decorative half-timbering to the gable end. The building appears to retain original features, such as the chimney and windows. Historically, the building has not always been named the Moonraker. Originally known as the Locomotive, it was rebuilt in an Edwardian Swiss-chalet style in 1905. It opened as the Moonraker in 1977 after a refurbishment.</p>				


Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
Exact date (if known):						
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>The Moonraker PH has an individual architectural character that differs from the appearance of other properties within the streetscene, thus contributing to local design value.</p>						
11. Historic Value						



N/A							
12. Social / Communal Value							
The Moonraker is of social and communal value due to its continued function as a public house.							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:	This property was identified as a candidate for inclusion following an initial assessment of 191-207 (Odd) Three Bridges Road				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/2020			

Section A - Overview

1. Name	The Plough Public House		
2. UID	TB 20		
3. Address	181 Three Bridges Road, Three Bridges, Crawley		
4. Postcode	RH10 1LG		
5. Grid Ref	E: 528427 N: 136895		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA	Within suggested Hazelwick Road CA extension		
			
7. Description			
<p>The Plough Inn is five bays wide set over two storeys, and the roof form is hipped with three substantial chimney stacks. The ground floor is of brick in stretcher bond and render to the first floor. There is a central projecting oriel window to the first floor and the property has timber windows throughout. There are glazed tiled pilasters flanking the principle entrance which may be related to the pub's historical association with the Rock Brighton Brewery.</p>			

Section B – Assessment

8. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
<p>The property has a traditional character, contributing to the aesthetic value of the streetscene. Architectural features such as the glazed pilasters, timber windows and prominent chimney stacks contribute to the area's design value.</p>						
11. Historic Value						
N/A						
12. Social / Communal Value						
<p>The Plough has retained its function as a public house which allows for a continued appreciation of the architectural and historic value of this property. Its sustained use as a pub is also of communal value.</p>						
13. Group Value						
N/A						




14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Tilgate

Section A - Overview

1. Name	Tilgate Shopping Parade		
2. UID	T 01		
3. Address	Tilgate Shopping Parade, Ashdown Drive,		
4. Postcode	RH10 5EQ		
5. Grid Ref	E: 527485 N: 135227		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			




7. Description

An unspoilt example of a 1950s New Town commercial and residential crescent. All the ground floor shop units are set behind a colonnade supported by simple concrete support columns. The two upper floors are flats with deck access and servicing to the rear. There are recessed balconies at first floor level with irregularly curved balcony supports and handrails in a Festival of Britain style, with blue and white panels set within the balconies and below the second-floor windows above. The shallow roof has a pleasing sweep that is emphasised by the plain fascias. The building is of significant historic and architectural local interest and the best example of a New Town neighbourhood shopping parade in Crawley. The gable ends feature concrete stairs of their period, the western stair being of a particularly impressive slender concrete design. The northern side of the building has been much altered at ground floor. Original windows have been largely replaced with UPVC and the southern elevation features a large number of incongruous satellite dishes fixed at first floor level.


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):							1950s
9. Authenticity (X)							



	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The appearance of Tilgate Shopping Parade is synonymous with Crawley's New Town era. The form (shops set back with a colonnade supported by columns, with flats to the first and second floor) is also reflected in Gossops Green Shopping parade. The unaltered appearance is characteristic of Crawley's mid twentieth century style and character.							
11. Historic Value							
The building is representative of post-war optimistic architecture and urban planning. Typical of this era of architecture and urban planning are large monolithic structures, often with external access routes, colonnades, and combining residential dwellings with commercial units. The curved parade also provides sheltering embrace and subtle focal point to the junction of Titmus Drive and Ashdown Drive. While still prominent in the streetscape and drawing from classical architecture in its colonnade, the parade is a departure from the architectural dominance of many inter-war or pre 1920s buildings which often favoured strict classicism or imposing gothicism.							
12. Social / Communal Value							
As a communal shopping hub with a pleasant south facing colonnade, the building continues to serve as a social and commercial centre of the community. The building therefore continues to hold a degree of communal and social significance at the centre of the Crawley suburb of Tilgate.							
13. Group Value							
The building shares group value with other combined municipal shopping arcades featuring flats above, typical Crawley's new town expansions, such as Gossops Green Shopping Parade.							
14. Landmark / Townscape Value							
The prominent three- storey building located at the end of Titmus Drive and parallel to the curvature of Ashdown Drive results in the building occupying the most prominent site at the geographic centre of the Tilgate area of new town expansion. Its location at this point results in it being visible from three directions along axial roads of the suburban area.							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview


1. Name	The Oaks Primary School			
2. UID	T 02			
3. Address	The Oaks Primary School, Loppets Road,			
4. Postcode	RH10 5DP			
5. Grid Ref	E: 527845 N: 135362			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
<p>A good example of a New Town primary school constructed in the 1950s, of 1-2 storeys, with an eye-catching tower with a W-shaped roof. Buildings are characterised by full height glazing to most walls, and flat or very low-pitched roofs which contribute to an architectural character of horizontality. Windows are largely white uPVC and unlikely to be original.</p>				



Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):							1950s
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>Low rise, mainly single storey. Regular, parallel form of the windows with a distinct tower, reflecting the character of Crawley's New Town era. Post-war primary school architecture was also an innovative period in school design throughout the country.</p> <p>The school is surrounded by playing fields and mature trees which further enhances the aesthetic value of this building as a townscape feature.</p>							
11. Historic Value							
N/A							
12. Social / Communal Value							
As a school constructed as part of Crawley's New Town era. Those who attended the school and live in the area have a sense of shared identity.							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	Cottage in Tilgate Park between Stables and walled garden			
2. UID	T 03			
3. Address	The Cottage Tilgate Park, Tilgate Drive, Crawley			
4. Postcode	RH10 5PQ			
5. Grid Ref	E: 527355 N: 134190			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	X
6b. If yes, which CA				
				
7. Description				
<p>Located within the land of Tilgate Park along the principal driveway of the former Tilgate House (now demolished). The property is constructed in red brick to the ground floor with hung tiles to the first floor under a gabled roof form. There is a large chimney stack to the centre of the roof. The property was likely to be associated with the former Tilgate House, serving as a cottage of the manor house such as grounds keeper.</p>				

Section B – Assessment



8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	X	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
X	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The property appears to have been significantly extended and altered with modern uPVC windows.</p> <p>The property's aesthetic value derives from its solitary location within Tilgate Park. The hung tiles and prominent chimneys stack can be seen on many nineteenth century buildings throughout Crawley and therefore contributes to local intrinsic styles and materials.</p>							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							



13. Group Value							
Tilgate House was demolished in the 1950s. However, The Cottage shares a group value with other surviving buildings that were historically associated with Tilgate House and grounds.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	Former Stables to Tilgate House			
2. UID	T 04			
3. Address	Tilgate Mansions, Tilgate Park, Tilgate			
4. Postcode	RH10 5PQ			
5. Grid Ref	E: 527562 N: 134454			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				

7. Description

Former stables to Tilgate House, now demolished which stood to the east of the remaining stables. The stables are now sympathetically converted to residential dwellings and retain much of the original features externally and within the courtyard. The former stables are arranged on four sides in a square symmetrical plan with access openings to the east and west, with cross gables to the north, south and east ranges and rising to a single story plus attic. The exterior is of ashlar and coursed rubble sandstone masonry with ashlar quoins to some windows, heavy stone lintels, mullions and sills. The courtyard interior is of red brickwork in English bond with large arched sandstone sills arched lintels. Most of the original openings for stabling and garaging have been bricked in sympathetic brickwork to facilitate use as dwellings. The roof is covered with plain brown tiles. Cross gables feature decorative timber barge boards and plain brown tiles with bandings of brown fishscale tiles. The north range features four decorative triangular dormers to its north slope with quatrefoils at their centres that may be glazed. Historically the roof slope to the internal courtyard featured similar triangular dormers, now lost. Some external windows may be original; however many have been replaced with unsympathetic white UPVC windows.


Section B – Assessment

8. Age (X)						
Pre-1840	<input type="checkbox"/>	1840-1913	<input checked="" type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947
Exact date (if known):						



9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
The former stables share the same picturesque architectural articulation and materiality as the now demolished Tilgate House and other buildings of the former estate. The building externally is largely unaltered and serves as an important reference of the appearance of the now lost House which it once served.							
11. Historic Value							
One of the last standing structures of the former policies of Tilgate House that remains isolated within its associated parkland. The building also features its original clocktower housing a clock mechanism by Gillet and Bland of Croydon in operation at date of inspection (latterly the company became Gillet and Johnston). The mechanism has been electrified however most of its historic components remain, a date of 1873 is marked on the mechanism in two places.							
12. Social / Communal Value							
N/A							
13. Group Value							
The former stables have group value with other historic buildings of Tilgate parkland and properties of the houses' wider estate that are located throughout the Tilgate area, now mostly encompassed by urban development.							
14. Landmark / Townscape Value							
The building with its striking clocktower and picturesque design is an important landmark feature within the parkland.							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

Section A - Overview

1. Name	St Bernadette's RC Church			
2. UID	T 05			
3. Address	St Bernadette's RC Church, Tilgate			
4. Postcode	RH10 5BT			
5. Grid Ref	E: 527306 N: 135220			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	X
6b. If yes, which CA				
				
7. Description				
<p>Monolithic plain church with single storey ancillary wings to the north and south. The building is of yellow stock brick in Sussex bond/Flemish garden wall bond, featuring chamfered concrete architraves and surrounds to windows and doors. The main east door is timber panelled, windows where original are metal pivot windows, though some have been replaced in UPVC. Black clerestory windows to the church building may not be original. The roof is concrete tiled. The site is poorly kept and becoming overgrown at time of surveying. The building, particularly the architraves and reveals to the doors and windows, and the ordered simple fenestration is in the style of mid twentieth century Scandinavian architecture.</p>				

Section B – Assessment


8. Age (X)						
Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947
						X
Exact date (if known):						1962
9. Authenticity (X)						
	A single significant phase and which is largely intact					
X	A single significant phase with some alterations and/or extensions					
	A single significant phase with significant alterations and/or extensions					
	The asset is of multiple significant phases					
10. Aesthetic / Architectural Value						
An example of British architects imitating Scandinavian architectural styles of the early and mid twentieth century, often utilised in municipal or religious buildings, and characterised by their sparing						



use of detail and interpretation of classicism. The use of these motifs in this instance gives it building architectural importance and significance, differentiating it from the housing and other new town buildings, positively contributing to the character and appearance of the locality.							
11. Historic Value							
N/A							
12. Social / Communal Value							
The building is a communal and religious centre to the community.							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/2020			

West Green

Section A - Overview

1. Name	St Peter's Church		
2. UID	WG 01		
3. Address	St Peter's Church, Church Street,		
4. Postcode	RH11 7BG		
5. Grid Ref	E: 526392 N: 136633		
6a. Conservation Area	Yes	<input checked="" type="checkbox"/> X	No
6b. If yes, which CA	St Peter's Conservation Area.		
			


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	<input checked="" type="checkbox"/> X	1914-1947		Post 1947	
Exact date (if known):							1892
9. Authenticity (X)							
<input checked="" type="checkbox"/> X	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
Highly prominent positioning on an island village green accentuates the architectural and aesthetic value of this nineteenth century neo-gothic church.							
11. Historic Value							
N/A							
12. Social / Communal Value							
A nineteenth century church that acts as a central hub for past and present community engagement and indicative of social identity.							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
Located on a prominent green at the centre of area, it is a focal point within the locality.							
15. Archaeological Value							
N/A							



16. Overall Condition							
Good	x	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				27/05/20			

Section A - Overview

1. Name	The Grand Parade		
2. UID	WG 02		
3. Address	The Grand Parade, High Street,		
4. Postcode	RH10 1BU		
5. Grid Ref	E: 526760 N: 526760		
6a. Conservation Area	Yes	X	No
6b. If yes, which CA	High Street Conservation Area.		
			
7. Description			
<p>A 1930s neo-classical shopping parade. It is three storeys and has seventeen bays, with a projecting central range. This central range has brick quoins, retains its original sash windows and incorporates a classical balcony at third floor level, with weatherboarding above, and the roof is capped with a cedar shingled tower that forms a landmark from the south end of the High Street. The rest of the sash windows in the parade have been replaced with uPVC. Side wings of nine bays (to the south) and three bays (to the north) were added in the 1950s in a complementary style.</p>			


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>Although, some windows have been unsympathetically altered, its dominant horizontal frontage, with central hipped section, balcony and clock tower make this property a distinct building within the High Street. It is a definitive building of local character and distinctiveness. The construction of this building is evident of Crawley's pre-war urbanisation and marks the start of the High Street.</p>							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							



N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/20			

Section A - Overview

1. Name	No. 11 Horsham Road			
2. UID	WG 03			
3. Address	11 Horsham Road,			
4. Postcode	RH11 7AY			
5. Grid Ref	E: 526339 N: 136547			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	X
6b. If yes, which CA				
				
7. Description				
A relatively well-preserved, restrained example of mid-Victorian domestic architecture. Red brick construction with fine pointing; it is 2 bays and 2 storeys. Retains original 4-pane sash windows and decorative fascia panel on gable end of porch. Modern two-storey extension to the rear.				


Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	X	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
This property is relatively unaltered, retaining original features such as the timber sash windows and central gable porch. Contributes to the aesthetic of the street's nineteenth century character, which has been moderately diluted by modern alterations.							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	<input type="checkbox"/>	Fair	x	Poor	<input type="checkbox"/>	Very Poor	<input type="checkbox"/>
Unknown	<input type="checkbox"/>	Notes:					



17. Recommended for inclusion	Yes	X	No	
18. Date of assessment	27/05/20			

Section A - Overview

1. Name	The Swan Public House			
2. UID	WG 04			
3. Address	The Swan Public House, Horsham Road,			
4. Postcode	RH11 7AW			
5. Grid Ref	E: 526379 N: 136599			
6a. Conservation Area	Yes	X	No	
6b. If yes, which CA	St Peter's Conservation Area			
				
7. Description				
<p>A good example of a late Victorian public house in the Arts and Crafts style. It is red brick with plain and fishscale hung tiles, clay roof tiles and decorative ridge tiles. There are decorative fascia panels in the gabled dormer windows. There is a flat roofed 'extension' that appears to be part of the original design with a cast iron balcony at first floor level.</p>				


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913	X	1914-1947		Post 1947	
Exact date (if known):							
9. Authenticity (X)							
	A single significant phase and which is largely intact						
X	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The property retains original features such as timber windows. The use of fishscale tiles to the first floor is a reoccurring use of materials on late Victorian buildings throughout the area, therefore contributes to local character. Prominent corner position and cast-iron balcony is an interesting feature in the streetscene.</p>							
11. Historic Value							
N/A							
12. Social / Communal Value							
<p>As a public house is it indicative of historic and current social interaction. The sustained use as a public house strengthens and sustains the community which has continued appreciation for the historic land use and architecture.</p>							
13. Group Value							
N/A							



14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/20			

Section A - Overview

1. Name	Nos. 3-4 Ifield Road			
2. UID	WG 05			
3. Address	34 Ifield Road, RH11 7AP			
4. Postcode	RH11 7AP			
5. Grid Ref	E: 526723 N: 136571			
6a. Conservation Area	Yes	X	No	
6b. If yes, which CA	High Street Conservation Area			
7. Description				
<p>A mix of late seventeenth and early eighteenth century two storey dwellings converted during nineteenth century into shops. Some six paned side casement windows survive at first floor level, but most replaced with uPVC (since the local list description was first written) so unlikely to be worthy of statutory listing. Vestiges of the nineteenth century shopfronts remain but doors have been replaced.</p>				


Section B – Assessment

8. Age (X)							
Pre-1840	X	1840-1913	X	1914-1947		Post 1947	
							Exact date (if known):
9. Authenticity (X)							
	A single significant phase and which is largely intact						
	A single significant phase with some alterations and/or extensions						
X	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>A surviving example of Crawley's seventeenth and eighteenth-century domestic architecture and subsequent development into commercial properties in the nineteenth century is evidence of Crawley's development. Careful and regular maintenance of these properties would enhance their aesthetic and architectural value.</p> <p>Attached to listed buildings Nos. 1-2 Ifield Road (Grade II eighteenth century cottages now shops with nineteenth and twentieth century alterations) Nos.3-4 contribute to the traditional appearance of the shop row. Although at ground floor level they have been significantly altered to include modern shop frontages.</p>							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							



Yes, along-side the listed properties, contributes to the character and appearance of this side street that serves the main High Street.							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:	Nos. 1-2 are Grade II listed (list entry no. 1263375) NB: the photo shows nos. 3-4 Ifield Road.				
17. Recommended for inclusion				Yes	X	No	
18. Date of assessment				26/05/20			

Section A - Overview

1. Name	Smugglers Cottage		
2. UID	WG 06		
3. Address	1 Victoria Road		
4. Postcode	RH11 7AU		
5. Grid Ref	E: 526493 N: 136576		
6a. Conservation Area	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
6b. If yes, which CA			
			
7. Description			
<p>According to the original local list description this cottage dates from the 1790s. It is constructed from brick with plain tile hanging at first floor level. There are square bay windows supporting a central porch. The windows appear to have been replaced with uPVC, which suggest it would not be eligible for statutory listing, but it is an historic vernacular building of clear local interest.</p>			

Section B – Assessment

8. Age (X)							
Pre-1840	<input checked="" type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input type="checkbox"/>	Post 1947	<input type="checkbox"/>
Exact date (if known):							1790s
9. Authenticity (X)							
	A single significant phase and which is largely intact						
<input checked="" type="checkbox"/>	A single significant phase with some alterations and/or extensions						
	A single significant phase with significant alterations and/or extensions						
	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>Although original windows have been replaced by uPVC, it remains largely intact and good example of eighteenth-century vernacular architecture within the area and adds great value to the local historic building stock. It is a unique property within the streetscene which is largely nineteenth century terraces and modern housing.</p>							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
N/A							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good	<input checked="" type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>	Very Poor	<input type="checkbox"/>
Unknown	<input type="checkbox"/>	Notes:	Unable to fully assess this property from the public domain as it is surrounded by high fencing.				



17. Recommended for inclusion	Yes	X	No	
18. Date of assessment	27/05/20			