

Appendix A2 Non-designated Heritage Asset Review

Buildings not recommended for inclusion on the Local Heritage List



Client
Crawley Borough Council

Date:
December 2020

Version	Date	Author	Description of changes
1.0	12/05/2020	Tim Murphy	Survey Form
2.0	09/06/2020	Seren Wilson Hector Martin Tim Murphy	Draft Report
3.0	14/12/2020	Seren Wilson Hector Martin Tim Murphy	Final Report
Title of report		Non-designated Heritage Asset Review: Buildings not recommended for inclusion on Local Heritage List	
Client		Crawley Borough Council	
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Introduction

As part of Appendix A1 Local Heritage List, nominations for non-designated heritage assets were reviewed and assessed. This report contains those buildings which were reviewed for inclusion in the local heritage list, however, were found to not meet the criteria.

Section A - Overview

1. Name	Toovies Cottage			
2. UID				
3. Address	Toovies Cottage Balcombe Rd, Crawley			
4. Postcode	RH10 3NJ			
5. Grid Ref	E: 529709 N: 139495			
6a. Conservation Area	Yes		No	X
6b. If yes, which CA				
				
7. Description	<p>Toovies Cottage is a late nineteenth century semi-detached property. The property is two-storeys in height with two prominent gable fronts. It is constructed in redbrick with the western section laid in Flemish bond. The first floor is decorated with hung fishscale tiles. The ground floor has bay windows with hipped roofs, and the first-floor windows have a small canopy above that is supported by timber brackets. The eastern section of the property (closest to the road) is laid in stretcher bond suggesting it is a later addition. Toovies Cottage and the attached neighbouring property (Norfolk Lodge, originally Norfolk Cottage) were constructed as a pair and mirror in design. The pair have both been significantly extended which has eroded their original form. Although they present a nineteenth century character the pair have been significant extended, undermining the traditional character 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						
	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>Toovies Cottage has modern uPVC windows which detract from the aesthetic value. The pair have also both been unsympathetically extended, undermining their historical form. Their materiality including fishscale tiles, red brick, red clay roof tiles relate to local character and style. Original features such as the prominent chimney stack works to preserve the character of the pair. There are many examples of properties within Crawley that present the noted characteristics.</p>							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							
<p>The semi-detached properties make stylistic reference to the Grade II listed Toovies Farmhouse (List Entry 1187113), with brick to ground floor and hung tiles to the first floor.</p>							
14. Landmark / Townscape Value							
N/A							
15. Archaeological Value							
N/A							
16. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:	<p>This property has been significantly extended which undermines the traditional character of the house. Therefore, it is not recommended for listing as there are better examples of nineteenth properties within Crawley.</p>				
17. Recommended for inclusion				Yes		No	X
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	211-213 Three Bridges Road		
2. UID			
3. Address	211-213 Three Bridges, Crawley RH10 1LG		
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	Semi-detached property over two and a half storeys. There are shops to the lower ground and the attic floor has gabled dormers.		


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 form of these building remains largely unaltered. However, they retain no historic architectural features, and all windows are uPVC and the shop fronts are modern. The architectural value of this property has been diminished.						
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		No	X
18. Date of assessment				18/08/20			

Section A - Overview


1. Name	209 Three Bridges Rd			
2. UID				
3. Address	209 Three Bridges Rd Three Bridges, Crawley			
4. Postcode	RH10 1LG			
5. Grid Ref	E: 528517 N: 136961			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA	Within the suggested Hazelwick Road CA extension			
				
7. Description	Two- storey, gable end property constructed in the mid-twentieth century. The lower ground accommodates Co-op Funeralcare and is in dark brick laid in stretcher bond. The upper floor is two bays wide with brick lintels and rendered. The property has a deep floor plan with the rear extensions all set within the suggested Hazelwick Road CA extension.			

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							
This is a modest two-storey building with a simple elevation treatment, and it sits well within the row. The appearance of the shop front is relatively traditional.							
However, the property presents no distinct aesthetic value nor does it have any noteworthy architectural features.							
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		No	X
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	1-3 The Broadwalk			
2. UID				
3. Address	1-3 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				
Single storey shops with mono-pitched roof and canopy, constructed from brick with typical modern shop fronts.				
Within proposed ASLC New Town Centre				


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							
No. 1-3 are typical examples of post-war shop rows. They are not of any particular architectural or aesthetic value. The area's architectural value is connected with the New Town Development and has been recognised by the proposed ASLC.							
11. Historic Value							
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.							
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:	Although the buildings form part of the New Town Development era, they are not significant enough for individual listing.				
17. Recommended for inclusion				Yes		No	X
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	Queensway Building			
2. UID				
3. Address	21-24 Queens Square, Crawley,			
4. Postcode	RH10 1HA			
5. Grid Ref	E: 527057 N: 136675			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
Queensway Building is prominent building located in Queen's Square. Set over three and a half storeys the building with a curtain wall to all elevations. The building opened in 1956-7.				


Section B – Assessment

8. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):							1956-7
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							
Curtaining walling systems are distinctively associated with architecture style of modernism of the mid-twentieth century. The building is characterised by a repetition in unit and substantial use of glass. A typical example of new structural and design techniques that emerged due to restrictions on building materials and post-war. However, the building is not considered a leading example of post-war architecture within Crawley.							
11. Historic Value							
The historic value of the building stems from its construction as part of Crawley's New Town Development 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		No	X
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	Crawley College – Three Storey Building		
2. UID			
3. Address	Crawley Campus, College Rd, Crawley		
4. Postcode	RH10 1NR		
5. Grid Ref	E: 527345 N: 136755		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA			
			
7. Description			
<p>The building is three storeys on a north-south axis. It has a flat roof with short north-south elevations and long east-west elevations, creating a dominant road facing frontage. The building is a typical example of post-war education buildings.</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 typical example of post-war education and school architecture. The use of curtain walling using steel and glass with a cubic form is synonymous with Crawley's New Town era. The building is of its time; however, it is not considered to be a leading example of Post-war public architecture.</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		No	X
18. Date of assessment				18/08/20			

Section A - Overview


1. Name	Three Bridges Spiritualist Church		
2. UID	059		
3. Address	10 New Street, Three Bridges		
4. Postcode	RH10 1LD		
5. Grid Ref	E: 528530 N: 137011		
6a. Conservation Area	Yes	No	X
6b. If yes, which CA	Within area of suggested enlarged Hazelwick Road CA		
			
<p>The following is apparently attributable to the building:</p> <p><i>Initially Worth Mission before operating as a penny school and then was taken on by Three Bridges Free church before they moved to their current site in Three Bridges road at which time it was taken on by the current owners of Three Bridges Spiritualist church.</i></p> <p><i>It has not changed a great deal over the years it has been clad at the front with UPVC and single storey extension at the rear but I believe for Three Bridges at least it is a building of more historical importance for Three Bridges than aesthetic importance although the stained glass window at the rear may be of interest, I believe the mission was originally built around 1860.</i></p> <p>On date of surveying and following desk-based assessment it has not been possible to confirm the above.</p> <p>The street elevation appears to have been refaced in plastic weatherboarding and an additional skin of brickwork has been affixed below 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						
	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 has minimal architectural value from street side observation. Observation of the stained-glass window was not possible at date of surveying.							
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		No	X
18. Date of assessment				27/05/2020			

Section A - Overview


1. Name	54 Horsham Road			
2. UID				
3. Address	Horsham Rd Crawley			
4. Postcode	RH11 8PA			
5. Grid Ref	E: 526314 N: 136380			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA	Within suggested extension of the Brighton Road Conservation Area			
				
7. Description				
<p>Number 54 is an early twentieth century property, constructed between 1912-1932. The property is detached and set within leafy surroundings. Its form and appearance is typical of 1920s/1930s design with asymmetrical footprint, hipped roof form with over hanging eaves and box bays. The lower floor is of brown brick and the first floor in painted rough cast.</p>				

Section B – Assessment

8. Age (X)						
Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input checked="" type="checkbox"/>	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						
<p>The property is a typical example of interwar domestic architecture and indicative of Crawley's inter-war infill development. The separation from surrounding properties with views or trees behind creates a sense of isolation/seclusion which is considered to contribute to the aesthetic value of the property and character and appearance of the area. The property has an unattractive box bay to the front elevation.</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		No	X
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	6 Newlands Road		
2. UID			
3. Address	6 Newlands Rd Crawley		
4. Postcode	RH11 8AL		
5. Grid Ref	E: 526344 N: 136318		
6a. Conservation Area	Yes	No	x
6b. If yes, which CA	Within suggested extension of the Brighton Road Conservation Area		
			
<p>This property was constructed in the 1920s-1930s with red tiled a hipped roof in an L-shape form. The lower ground displays red brick in stretcher bond and the first floor is in rough cast.</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>While this property preserves local character, it presents characteristics that are typical of this period, it is not exceptional in its character or appearance. The loss of original windows and door is considered to dilute its special 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	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes		No	X
18. Date of assessment				18/08/20			

Section A - Overview


1. Name	2-4 Newlands Road			
2. UID				
3. Address	2-4 Newlands Road Crawley			
4. Postcode	RH11 8AL			
5. Grid Ref	E: 526321 N: 136287			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	X
6b. If yes, which CA	Within suggested extension of the Brighton Road Conservation Area			
				
7. Description				
<p>The semi-detached properties are located on a corner plot. The properties have a bold hipped roof form with bulky chimney stacks. The lower ground has brick in stretcher bond and the first floor has hung clay tiles. The bay windows over two floors terminate at the over hung eaves.</p> <p>Number 2 has catslide roof to the east elevation with the entrance door set on a diagonal with a rounded canopy.</p> <p>These properties are not considered to be significant enough for individual listing.</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							
Number 2-4 are of their time and makes a positive contribution to the area. The loss of original architectural features dilutes the traditional appearance of the pair. However, they still present early twentieth century 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		No	X	
18. Date of assessment			18/08/20				

Section A - Overview


1. Name	41-43 Horsham Rd			
2. UID				
3. Address	41 Horsham Rd Crawley			
4. Postcode	RH11 8PB			
5. Grid Ref	E: 526252 N: 136305			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
<p>Number 41 and 43 comprise of two storey, semi-detached Edwardian properties. The building is in red brick to the ground floor and rough cast to the first floor. The second-floor windows to the front elevation have arches lintels, and oculus windows set within a recessed wall that is supported by carved timber brackets. The pair also have hung fishscale tiles to the gable end.</p> <p>The property is located within the Brighton Road Conservation Area boundary 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					
	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 properties display typical features of Edwardian domestic architecture and formed the earlier development of Horsham Road. However, loss of features and inappropriate extensions have diminished the special interest of the pair.</p> <p>Number 41 has been inappropriately extended to the side, creating a haphazard appearance that undermines the original form of the property. The rooflights to the front elevation are also unsympathetic and modern additions.</p> <p>Number 43 has been less heavily altered, with a single storey side extension.</p> <p>The properties have retained features such as hung tiles, oculus windows and brick detailing which is typical of late nineteenth/ early twentieth century dwelling throughout Crawley, thus relating to local style.</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		No	X
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	42-44 Springfield Rd			
2. UID				
3. Address	42-44 Springfield Rd Crawley			
4. Postcode	RH11 8AH			
5. Grid Ref	E: 526252 N: 136305			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
<p>A set of two-storey semi- detached houses, late nineteenth century in dark brick with red brick quoin detailing. The properties have prominent gables to the front elevation with thick stone surrounding the bay window over two floors, and decoratively carved barge boards to the gable fronts and pendant finials.</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						
	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 semi-detached properties are typically Victorian with contrasting brick detailing, large bay windows and gable pitched roofs. Their nineteenth century origin is clearly read despite the loss of original feature such as the windows. Number 42 has a sympathetically designed timber porch, however, number 44's has been replaced with modern uPVC, detracting from the aesthetic value of the pair.</p>							
11. Historic Value							
N/A							
12. Social / Communal Value							
N/A							
13. Group Value							

This set of semi-detached properties share distinct design relationship with numbers 48-50, which have also been proposed for local listing. Nos 48-50 retain more of their traditional features such as timber sash windows and ornate timber porches. As a group they make a positive contribution to the areas historic building stock. Nos 42-44 would benefit from sympathetic replacement of modern alterations which would work to uphold the aesthetic value of the group.

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		No	X
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	Ferndale Nursing Home			
2. UID				
3. Address	124 Malthouse Rd, Crawley			
4. Postcode	RH10 6BH			
5. Grid Ref	E: 526896 N: 135833			
6a. Conservation Area	Yes	X	No	
6b. If yes, which CA	Malthouse Road Conservation Area			
				
7. Description				
<p>A set of three, large red brick detached properties constructed at the turn of the century. They are two and a half storeys, all similar in appearance with dentilled eaves, hipped bay to the ground floor, and windows are sliding sashes with eight panes to the upper sash. The attic floor had gable dormers with casement 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						
	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 group of detached properties are notable within the streetscene due their scale.</p> <p>Although they have some aesthetic merit, there have been unsympathetic modern alterations and extensions which detract from their architectural value.</p> <p>Their heritage value is recognised by the Malthouse Road Conservation Area. While they do make a positive contribution to the area, however, substantial extensions have diluted the original form of the property, which does not qualify for individual listing.</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		No	X
18. Date of assessment				18/08/20			

Section A - Overview


1. Name	13-15 New Street		
2. UID			
3. Address	13-15 New Street, Three Bridges, Crawley		
4. Postcode	RH10 1LP		
5. Grid Ref	E: 528562 N: 137020		
6a. Conservation Area	Yes	No	x
6b. If yes, which CA	Within suggested Hazelwick Road CA extension		
			

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 pair have interesting brick detailing; the cottages are in English bond with the stretchers in red brick and the headers in yellow brick. Although the brick bond is not particularly uncommon, the two-tone masonry is an interesting architectural feature within the streetscene and contributes to the design value of the area.</p> <p>However, the pair have been heavily altered. Loss of windows, doors, cills with uPVC boxed in eaves and loss of front gardens detract from the significance of this pair.</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	
Unknown		Notes:	The brick work makes the pair attractive. However, the pair have been heavily altered and little historical features remain
17. Recommended for inclusion		Yes	No X
18. Date of assessment		18/08/20	

Section A - Overview

1. Name	40 North Road			
2. UID				
3. Address	40 North Road, Crawley			
4. Postcode	RH10 1RH			
5. Grid Ref	E: 528303 N: 137172			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA				
				
7. Description				
<p>Number 40 was constructed in the 1920s/ 1930s. This is a modest two-storey building with a gable front, constructed in red brick laid in stretcher bond. The roof has red tiles with a decorative ball top finial. There is a bay window to the ground floor with a pitched canopy over the ground floor supported by timber brackets.</p> <p>The property is traditional in its appearance, however the modest architectural detailing, age of the property and given the property is not within a Conservation Area it is not considered to be worthy of local listing.</p>				

Section B – Assessment

8. Age (X)							
Pre-1840	<input type="checkbox"/>	1840-1913	<input type="checkbox"/>	1914-1947	<input checked="" 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 property is a modest early twentieth century dwelling. The form and appearance remain largely unaltered. The property is not architecturally or aesthetically distinctive, however, its traditional appearance contributes to the area's character.</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		No	X
18. Date of assessment				18/08/20			

Buildings not visible from public domain:

Section A - Overview

1. Name	Lower Tilgate House to NW of Dam in Tilgate Park (Tittermus Cottage)							
2. UID	Image not available							
3. Address					Tittermus Cottage Tilgate Dr Crawley RH10 5PG			
4. Postcode					RH10 5PG			
5. Grid Ref					E: 527808 N: 134697			
6a. Conservation Area					Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA								
7. Description								
<p>There appears to be only one house NW of the Dam in Tilgate Park called Tittermus Cottage. However, there are limited views of this property from the public domain and it was therefore not possible to undertake a full assessment.</p> <p>From historic mapping, it appears the property was constructed in the late nineteenth century and was named Lower Tilgate. From the limited views of this property it appears to be heavily extended and altered.</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						
	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							
It is unclear from the limited views of this property what architectural features remain and cannot conclusively determine the significance of this property.							
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		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes		No	X
18. Date of assessment				18/08/20			



Section A - Overview

1. Name	Oak Cottage			Image not available	
2. UID					
3. Address	Oak Cottage Balcombe Road				
4. Postcode	RH10 7SY				
5. Grid Ref	E: 529657 N: 137371				
6a. Conservation Area	Yes	<input type="checkbox"/>	No		<input checked="" type="checkbox"/>
6b. If yes, which CA					
7. Description					
<p>A late- nineteenth century detached dwelling. This property is set back within its plot and well screened by dense trees and hedges. Consequently, it is not visible from the public domain or visible on maps. Therefore, it was not possible to carry out a full-on site assessment of this property.</p> <p>The plot appears undeveloped on the 1879 OS map. By 1897 the Oak Cottage was constructed, however, it was originally constructed as a pair of semi-detached houses.</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							
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							
N/A							
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	<input type="checkbox"/>	Poor	<input type="checkbox"/>	Very Poor	<input type="checkbox"/>
Unknown	<input checked="" type="checkbox"/>	Notes:					
17. Recommended for inclusion				Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	14 Crawley Lane			
2. UID				
3. Address	14 Crawley Lane, Crawley			
4. Postcode	RH10 7EE			
5. Grid Ref	E: 529350 N: 137034			
6a. Conservation Area	Yes		No	X
6b. If yes, which CA				
				
				
7. Description				
<p>There are limited views of this property from the public domain. However, it appears to be a one and a half storeys with a half-hipped roof form dating from the mid twentieth century. The property once formed part of a builder's yard and the structure labelled 'Moulin Huet'. To the front of the principal dwelling is a small detached outbuilding which also formed part of the builder's yard. The detached building is constructed in red brick laid in stretcher bond with weather board to the gable end. The windows appear to be single glazed casements.</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							
The architectural and aesthetic value of this property cannot be fully assessed due to the lack of visibility/access.							
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:	Full assessment cannot be undertaken due to lack of visibility from public domain.				
17. Recommended for inclusion				Yes		No	X
18. Date of assessment				18/08/20			

Section A - Overview

1. Name	House to the East of 74 Grattons Drive							
2. UID	Image not available							
3. Address					74 Grattons Drive, Crawley			
4. Postcode					RH10 3AG			
5. Grid Ref					E: 529276 N: 137976			
6a. Conservation Area					Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA								
7. Description	<p>Unable to view from the public domain, therefore a site assessment was not possible.</p> <p>The property may have formed part of Park Farm and therefore has a potential historical association with Worth Park House. However, its architectural and aesthetic value could not be assessed due to lack of visibility.</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 type="checkbox"/>	
							Exact date (if known):	<input type="text"/>
9. Authenticity (X)								
<input 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								
<input type="text"/>								
11. Historic Value								
<input type="text"/>								
12. Social / Communal Value								
<input type="text"/>								
13. Group Value								
<input type="text"/>								
14. Landmark / Townscape Value								
<input type="text"/>								
15. Archaeological Value								
<input type="text"/>								
16. Overall Condition								
Good	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Poor	<input type="checkbox"/>	Very Poor	<input type="checkbox"/>	
Unknown	<input checked="" type="checkbox"/>	Notes:	Due to the lack of access, it is not possible to complete Section B.					



17. Recommended for inclusion	Yes		No	
18. Date of assessment	18/08/20			

Section A - Overview


1. Name	37 High Street			
2. UID	013			
3. Address	37 High Street,			
4. Postcode	RH10 1BQ			
5. Grid Ref	E: 526789 N: 136627			
6a. Conservation Area	Yes	X	No	
6b. If yes, which CA	High Street Conservation Area			
7. Description				
Mid nineteenth century shop with large oriel window at first floor level suggesting this may have been used as a workshop or shopkeepers accommodation.				

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							
This property has been significantly altered and the nineteenth century front has been largely replaced. The recessed entrance door and tiled floor are historic design features. However, the loss of original features, such as the replacement of timber window with uPVC at first floor has diminished the special interest of this property. It is not significant enough to include on the local list, any original features that remain could be protected by the High Street 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	X	Fair		Poor		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes		No	X
18. Date of assessment				26/05/20			

Section A - Overview


1. Name	41–43 High Street			
2. UID	014			
3. Address	41–43 High Street,			
4. Postcode	RH10 1BQ			
5. Grid Ref	E: 526781 N: 136560			
6a. Conservation Area	Ye s	X	N o	
6b. If yes, which CA	High Street Conservation Area			
				
7. Description				
<p>These are two distinct buildings. No. 41 is likely to be older, possibly from the early nineteenth century or earlier. The first floor is tile hung with plain and fishscale tiles in the vernacular style, the windows are small historic 3-pane sash windows, and there is an interesting carved decorative gable end fascia board. No. 43 appears to date from the 1860s; it is a larger three bay building, rendered, with quoins and original 4-pane sash windows, but the shopfront at ground floor is unsympathetic to the historic character of the building.</p>				

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						
	A single significant phase with significant alterations and/or extensions						
X	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
<p>The building retains some original features at first floor level, however, the ground floor has been drastically altered by modern shop fronts which detracts from the interest of these properties.</p> <p>Original features/ traditional appearance of the first floor would be protected by the High Street Conservation Area.</p> <p>The appearance of the flank elevation of no. 41 does make a positive contribution the character and appearance of the Conservation 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		No	X
18. Date of assessment				26/05/20			

Section A - Overview

1. Name	Old Deerswood School House			
2. UID	064			
3. Address	Old Deerswood School House, Ifield Green, Ifield			
4. Postcode	RH11 0HG			
5. Grid Ref	E: 525292 N: 137680			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	X
6b. If yes, which CA				
				


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						
	A single significant phase with significant alterations and/or extensions						
X	The asset is of multiple significant phases						
10. Aesthetic / Architectural Value							
N/A							
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		Very Poor	
Unknown		Notes:					
17. Recommended for inclusion				Yes		No	X
18. Date of assessment				27/05/20			

Section A - Overview

1. Name	Three Bridges Primary School			
2. UID	070			
3. Address	Three Bridges Primary School, Gales Place, Three Bridges			
4. Postcode	RH10 1QG			
5. Grid Ref	E: 528189 N: 137013			
6a. Conservation Area	Ye s		N o	X
6b. If yes, which CA	Within area of suggested enlarged Hazelwick Road CA			
				
<p>Single story building on an east-west axis, featuring large quantities of glazing and clerestory windows to the central building with a shallow pitched, tiled roof. To the east and west are flat roofed ancillary wings with flat roofs. The original central building and flat roofed wings are black weather boarded. The central building also features to its south elevation a overhanging flat porch to the length of the south facade.</p> <p>Original windows have been lost and replaced with white uPVC. The school has been significantly expanded from its original form.</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							
N/A							
11. Historic Value							
N/A							
12. Social / Communal Value							
The school as with any communal building is a focal point of the local community.							



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:					
17. Recommended for inclusion				Yes		No	X
18. Date of assessment				27/05/2020			