

Non-designated Heritage Asset Assessment Areas of Special Local Character



Client
Crawley Borough Council

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Client		Crawley Borough Council	
Client representative		Ian Warren	
Survey completed by		Laura Johnson, Built Heritage Consultant David Sorapure, Built Heritage Consultant	
Report prepared by		Laura Johnson, Built Heritage Consultant David Sorapure, Built Heritage Consultant	
Approved		Maria Kitts, Senior Built Heritage Consultant	

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1. Introduction

This study assesses the Areas of Special Local Character (ASLCs) within Crawley and five nominated areas. Once designated these are non-designated heritage assets which are currently identified in Policy CH14 of the 2015 Local Plan and HA3 of the draft 2020 Local Plan.

Project Aims

Crawley Borough Council commissioned Place Services to assess the Council's Areas of Special Local Character and five additional nominated areas against agreed criteria to recommend their inclusion within a Local Heritage List or not. The five nominated areas are Albany Road, Gossops Green Neighbourhood Centre, New Town Centre, Northgate Neighbourhood Centre and West Green Neighbourhood Centre.

This project will focus on the assessment of the Areas of Special Local Character and nominated areas within Crawley, and will assist Crawley Borough Council in the production of a robust Local Heritage List, and making clear and current information on non-designated heritage assets available to the public and thereby provide greater clarity and certainty for developers and decision-makers.

Where areas are assessed to be of "special architectural or historic value interest the character or appearance of which it is desirable to preserve or enhance" (Section 69, Planning (Listed Buildings and Conservation Areas) Act 1990) it is recommended to designate these areas as conservation areas. These areas should be of *special* interest. Paragraph 186 of the National Planning Policy Framework (2019) states that local planning authorities should ensure that an area justified conservation area designation because of its special interest, and that the concept of conservation is not devalued through the designation of areas lacking in special interest.

Criteria

In order to ensure that sites are assessed based on sound evidence and in line with all heritage assets on the Local Heritage List, nominations have been assessed against criteria. The criteria are included in full in the next chapter which outlines the methodology used.

Consultation and Adoption

The consultation process for this report has been conducted in accordance with legal requirements and the Council's Statement of Community Involvement (SCI). For further information, please see overarching report '*Heritage Assets Review: Crawley Borough Council*'.

1.1 Methodology

Stage 1: Criteria of the Local Heritage List

The criteria used to assess the existing and nominated Areas of Special Local Character has been informed by the criteria and methodology outlined by Historic England. This approach ensures that the output is consistent with similar surveys at both a local and national level, and across the variety of heritage assets within Crawley.

Local Heritage List: Criteria for inclusion of Areas of Special Local Character

Criterion	Description
Age	<i>The age of the development of an area or different phases within it is an important criterion. The age range can be adjusted to take into account distinctive local characteristics or building traditions, for example, important dates to consider are the arrival of the railway (Three Bridges, 1841 and Crawley, 1848) and 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>Elements of an area including architectural styles, building materials and techniques, planned layouts, plot sizes, building scale and landscape features should be recognisably of their time or indicate a phase in the history of the area. Any unsympathetic alterations should not detract from the legibility of the area. An area which is substantially unaltered or remains the majority of its original elements qualifies under this criterion.</i>
Aesthetic/Architectural Value	<i>The intrinsic design value of an area relating to local architectural styles, planned layouts, building materials, open spaces or landscape features or any other distinctive local characteristics.</i>
Historic Value	<i>The significance of an area 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 area with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as an area with townscape value within the local scene.</i>
Archaeological	<i>The area 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>

Stage 2: Production of Survey Forms

Each assessment pro forma will include:

Section A – Overview

- Boundary map
- Entry Name
- Unique Identification Number (composed of year assessed and chronological number, for example 2019001, 2019002...)
- Site Address (including postcode or grid reference)
- Description of the area including notable features and relevant history

Section B – Assessment

- Assessment against criteria (including photographs and historic maps where relevant)
- Overall condition

- Recommendation (inclusion or no inclusion)
- Date assessed

Stage 3: Desk Based Assessment

Existing information on the historic significance of the park will be collated and reviewed. A full bibliography is included in the Appendices. Historic map analysis will determine the development and features of the sites.

The boundaries of the existing ASLCs shown within this assessment are based on further research following the findings of the 'Areas of Special Local Character Review' in which some boundary amendments were recommended. The boundaries within this assessment are recommendations.

Stage 4: Field Survey

Field survey will be undertaken to complete the assessment of the Areas of Special Local Character and nominated areas. The visit will include a walkover of the site, photographic documentation of key features, the consideration of the site against the criteria above and completion of the forms.

Stage 4: Completion of Survey Forms

A survey form for each site will be completed to assess the site against the criteria and ascertain the value, condition and recommendation for inclusion. These forms will also include illustrative photographs taken from the field survey.

Where it is considered that conservation area status is more appropriate or an area should not be included as an Area of Special Local Character, the 'Notes' section of the pro forma provides a brief justification for the assessment.

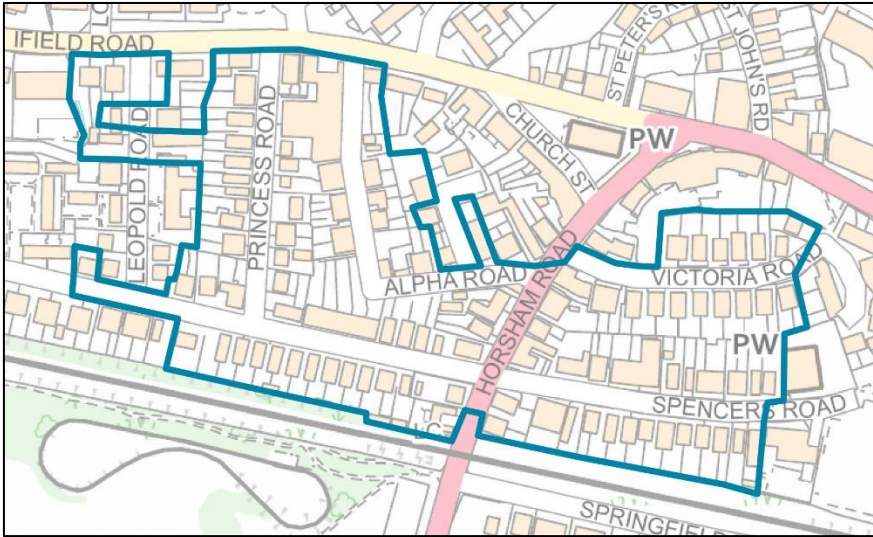
In summary, the findings based on the assessment of the areas against the above criteria are:

Area	Current status	Recommendation
Albany Road	Nomination	ASLC designation
Barnwood	ASLC (part of Mount Close & Barnwood)	De-designate
Blackwater Lane	ASLC	Retain designation with revised boundary
Church Road	ASLC	Retain designation with revised boundary
Goffs Park Road	ASLC	Retain designation with revised boundary
Gossops Green Neighbourhood Centre	Nomination	Do not designate ASLC but assess for conservation area designation
Milton Mount Avenue	ASLC	Retain designation
Mount Close	ASLC (part of Mount Close & Barnwood)	Retain designation with revised boundary
New Town Centre	Nomination	Do not designate ASLC but assess for conservation area designation
Northgate Neighbourhood Centre	Nomination	ASLC designation
Rusper Road	ASLC	Retain designation with revised boundary
West Green Neighbourhood Centre	Nomination	ASLC designation

Some of the findings of this assessment, particularly in relation to Barnwood and the New Town Centre, differ from the initial conclusions of the 'Areas of Special Local Character Review'. However, this is due to additional research and assessment as well as the revision of boundaries.

2. Assessment

Section A – Overview

1. Name	Albany Road		
2. UID	TBC		
3. Address	Albany Road, Crawley		
4. Postcode	RH11		
5. Grid Ref	TQ 26250 36625		
			
6. Description			
<p>The proposed Albany Road ASLC is located to the south of Ifield Road and the Church Road Conservation Area and bounded to the south by the railway line. The boundary takes in part of Horsham Road, much of Albany Road, Spencer Road, Leopold Road and Victoria Road and includes all of Alpha Road and Princess Road. The area was developed in the late nineteenth and early twentieth century and is characterised by predominantly semi-detached dwellings, with some terraced houses and occasional examples of detached dwellings. The area has a well-defined character, with high quality buildings, often with decorative details.</p>			

Section B – Assessment

7. Age (X)						
Pre-1840		1840-1913	X	1914-1947		Post 1947
						Exact date (if known):
8. 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					
9. Aesthetic / Architectural Value						
<p>The proposed Albany Road ASLC has a coherent architectural character, derived from the distinct and relatively short period of development from the 1890s to the early twentieth century. This corresponds to the later phases of the late nineteenth century rapid expansion of the town. The cohesive character of the area is strengthened by a uniform building height and the consistent use of local brown and red brick and there is high quality of period detailing featured on many of the houses, despite alterations over time (<i>Figure 1</i>).</p>						



Figure 1 General views within proposed Albany Road ASLC

Decorative detailing includes bay windows, vertical hung tiles, brick string courses and occasionally a chequerboard pattern of contrasting bricks (*Figure 2*). Whilst most of the original timber windows have been replaced, some examples survive, whilst other high-quality modern timber examples can also be found. Surviving elements of the area's original character remain to a significant degree and the proposed ASLC undoubtedly has both local aesthetic and architectural value.



Figure 2 Architectural details within the proposed Albany Road ASLC

10. Historic / Associative Value (Sites which are representative examples of a planned layout or associated with a local architect or developer of importance or sites having an association with significant persons or historic events)

The proposed Albany Road ASLC encompasses an area that was developed during a single phase of intense urban expansion. Prior to its development the area was open fields and hedgerows, at the western edge of the settlement of Crawley, as can be seen in the OS map of 1879 (Figure 3). Some of the field boundaries have survived in the existing road layout, notably Alpha Road and the western end of Albany Road where it turns to the north.



Figure 3 OS Map Sussex III, SE Surveyed 1874-75 and published 1879

The development of the area had begun by the end of the nineteenth century, with the many of the roads having been laid out. The OS map of 1899 shows groups of semi-detached and terraced dwellings on Alpha Road and the eastern part of Albany Road (Figure 4). The western end of Albany Road had still to be fully developed, while to the east Spencer Road and Victoria Road had yet to be established.



Figure 4 The Sussex III, SE OS Map published in 1899

By the end of the first decade of the twentieth century the road network had been fully established and more development can be seen on the OS Map of 1910 (Figure 5). Some open plots remained at this time and these would be infilled during the following two decades, but essentially the area can be considered to date to the late Victorian and Edwardian periods. The establishment of the West Green/West Park suburban area was due to the sustained late nineteenth-century commercial and residential development of Crawley that followed the coming of the Railway, which arrived in the 1840s. As can be seen on the 1910

OS map, the area was predominantly residential, though a nursery can also be seen to the west of the area.

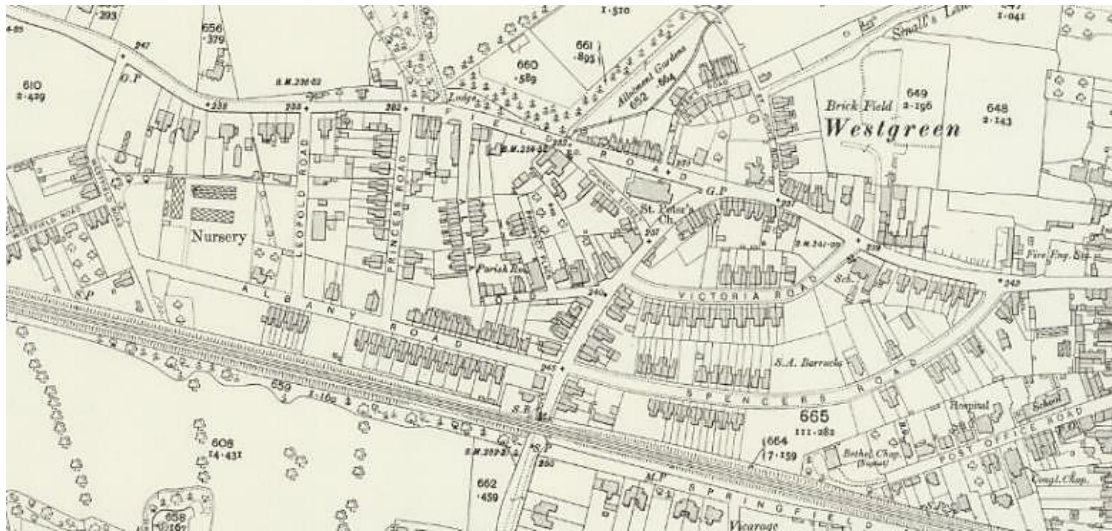


Figure 5 The 1910 OS Map Sussex III.12

Two notable figures of historical significance are associated with the area and two blue plaques have been displayed by the Crawley Arts Council, marking their homes. One is on a house in Albany Road to mark the birthplace of Sir Charles Court (1911-2007), the Premier of Western Australia, and the other in Victoria Road, at the lodgings of the poet, essayist and Catholic mystic Francis Thompson (1859-1907).

11. Social / Communal Value

The proposed Albany Road ASLC encompasses an attractive urban, residential environment, which is appreciated and shared by the local community. The distinctive character and aesthetic qualities of the area, with its high-quality homes and coherent identity, has an appreciable value for the community that live and work within the area and this can be seen in the choices made by home owners in the upkeep, repair, additions and embellishments to their homes, which are generally in keeping with the area's character.

12. Group Value (Sites with a strong group value with other heritage assets)

As evidence of the late-nineteenth century expansion of Crawley, Albany Road shares characteristics with the Brighton Road Conservation Area and the St Peters Conservation Area, which are both in close proximity. It therefore has group value with these designated heritage assets.

13. Landmark / Townscape Value

The area has townscape value as a result of a coherent architectural identity and a sense of place, while also retaining an eclectic quality. The proposed ASLC is divided into western and eastern parts by Horsham Road. In both parts the long residential streets provide long views and a sense of distance and space. In contrast Alpha Road has a more enclosed character with smaller dwellings. While there is a general consistency in the majority of buildings in terms of form and height, there are differences in building styles and details that provide interest and variety.

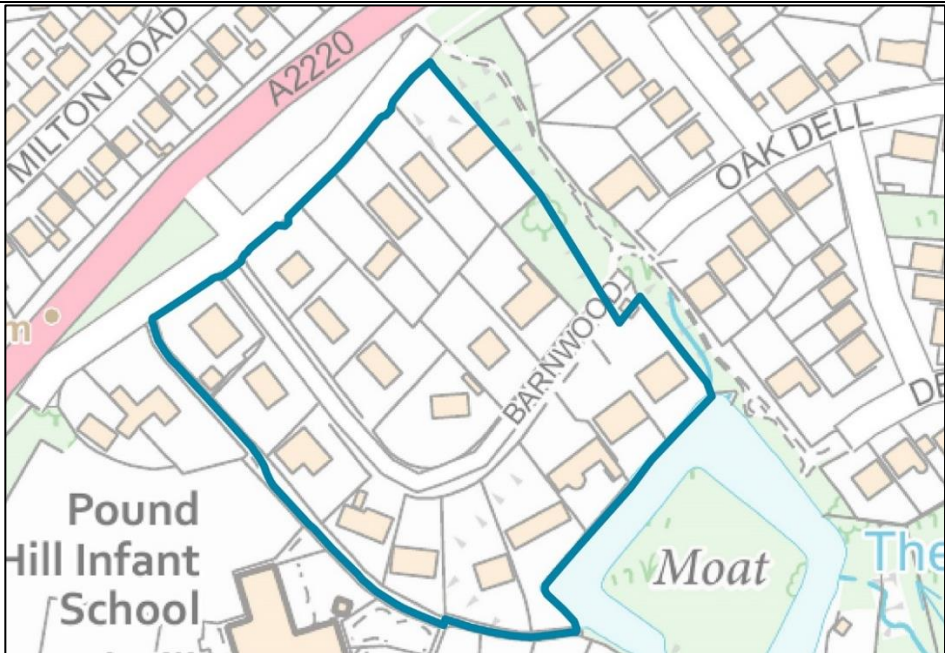
14. Archaeological Value

The proposed ASLC does not lie within a known archaeologically sensitive area. The retention of historic field boundaries within the layout pattern of the roads is of some archaeological interest. The proposed ASLC is situated adjacent and to the west of the Historic Core of Medieval Crawley (DWS8671), which is an Archaeological Notification Area. In addition to the south is the Iron Age Settlement at Goffs Close

(DWS8651). Therefore, the proposed Albany Road ASLC has some potential to contain archaeological deposits.						
15. Overall Condition						
Good	X	Fair		Poor		Very Poor
Unknown		Notes:	Recommend designation as an ASLC. The proposed ASLC is susceptible to change, through inappropriate development of privately owned properties. The character of the proposed ASLC would benefit from the enhancement of Horsham Road and some of its buildings.			
16. Recommended for inclusion			Yes	X	No	
17. Date of assessment			2 nd September 2020			

Section A – Overview

1. Name	Barnwood	
2. UID	TBC	
3. Address	Barnwood, Crawley	
4. Postcode	RH10 7TH	
5. Grid Ref	TQ 29320 37305	



6. Description

Barnwood is a small cul-de-sac of detached houses, located in the Pound Hill area of Crawley. Properties are arranged in a U shape, bounded by Pound Hill Infant School to the south west and The Moat, a Scheduled Ancient Monument, to the south east (list entry number: 1013770). The name of the street is historic and refers to the early appearance of the area, the first edition OS map marks a large area of trees, stretching across the location of the cul-de-sac and other streets, named Barn Wood.

Built in the early stages of the twentieth century, Barnwood is contemporary in date with other developments in Pound Hill, such as Mount Close and Milton Mount. Architecturally, dwellings on Barnwood are broadly Arts and Crafts in appearance, featuring some traditional detailing and materials, but with many modern alterations. Thought to have been built by a speculative developer in the 1930s, the properties are an example of second wave suburban development in Crawley, post the Victorian expansion of the town and prior to Crawley’s New Town designation in 1947.

Section B – Assessment

7. Age (X)							
Pre-1840		1840-1913		1914-1947	X	Post 1947	X
Exact date (if known):							
8. 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						
9. Aesthetic / Architectural Value							
The aesthetic and architectural value of Barnwood is limited. Some properties within Barnwood are fair examples of late Arts and Crafts buildings, featuring details typical of the architectural styles such as low eaves, dormer windows, traditional materials (handmade clay tile roofs, render, leaded windows),							

chimneys, porches and hipped or half hipped roofs. Despite modernisation, some of the properties remain indicative of the period they were constructed in.

Repeated use of the same building design throughout the cul-de-sac creates a coherent appearance to Barnwood, however, there have been alterations and additions to the properties meaning the character of the area is not overtly homogenous.



Figure 6 Two examples of the same building design. The property in the top image has been recently re-roofed, with rooflights added, undermining their original cohesive character.



Figure 7 Examples of the same building design, different to Fig. 6, featuring a curved porch and dormer windows

Buildings are typically a single storey in height, some with attic accommodation and dormer windows. Some of these dormers appear to be later additions, recent alterations (in the past decade) have seen the addition of rooflights to properties (Figure 6) and large, two storey extensions. Homes on the eastern side of the cul-de-sac are more heavily altered and extended; high hedgerows (where still present) largely conceal properties, affording only glimpsed views or views of the roofline. Some unsympathetic alterations have occurred, such as the introduction of rooflights and the use of incongruous modern materials for windows and doors, undermining the traditional aesthetic of the original design. In addition, some of the properties fronting Worth Park Avenue appear to be more recent rebuilds of the original houses. Where present, picket fencing enforces the suburban appearance of Barnwood and emphasises the well-maintained, traditional appearance of the street, further emphasised by the use of gravel rather than tarmac for driveways.

10. Historic / Associative Value (Sites which are representative examples of a planned layout or associated with a local architect or developer of importance or sites having an association with significant persons or historic events)

The historic and associative value of Barnwood is low. To the east of the cul-de-sac is The Moat, a Scheduled Ancient Monument, accessed via a small footpath at the edge of Barnwood. The path is quite concealed; a formal entrance to The Moat, including a large sign, is to the west of the area.

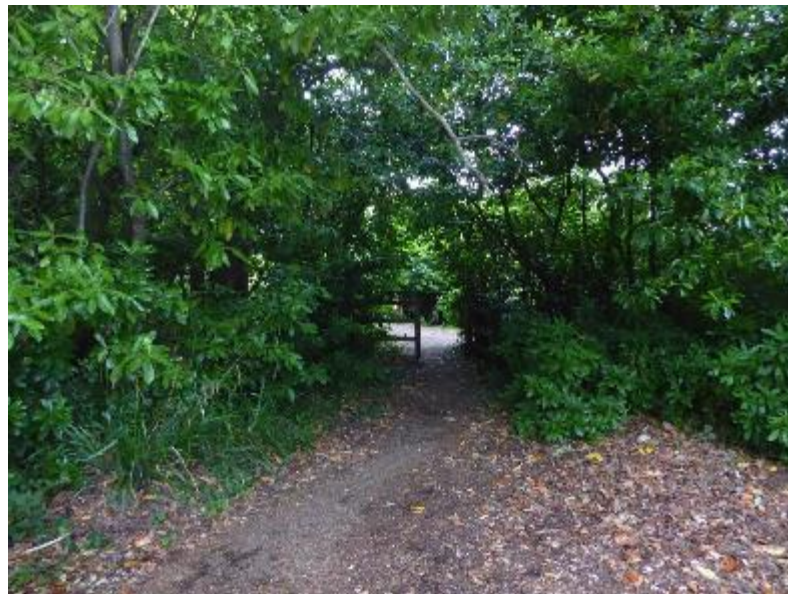


Figure 8 Entrance to The Moat from the eastern edge of Barnwood

The Moat is omitted from the area, as properties on Barnwood are not laid out to emphasise or respond to the Moat, instead facing away from it. It is an attractive element of the surrounding landscape, but it is incidental to the properties on Barnwood rather than being integrated into the townscape. Whilst the Moat is an area of landscape quality it is not integrated into the residential development of Mount Close & Barnwood. It is of high significance due to its historic and archaeological value, however, there is little connection between its significance and the surrounding development.

No named developer or architect is known for Barnwood. As an example of a housing development that pre-dates the New Town designation of 1947, Barnwood has some value, however any historic associations with the Wood are in name only. Mature trees within the cul-de-sac add to the verdant character of the area but do not give the impression that the location was once woodland, such is the nature of the land that has been cleared and the prevailing suburban appearance of the street.

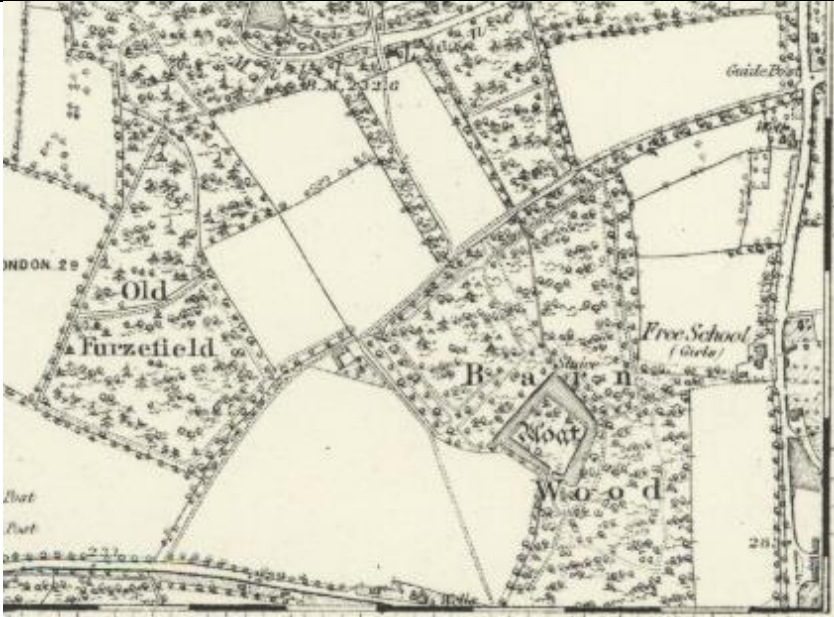


Figure 9 1870 OS Map

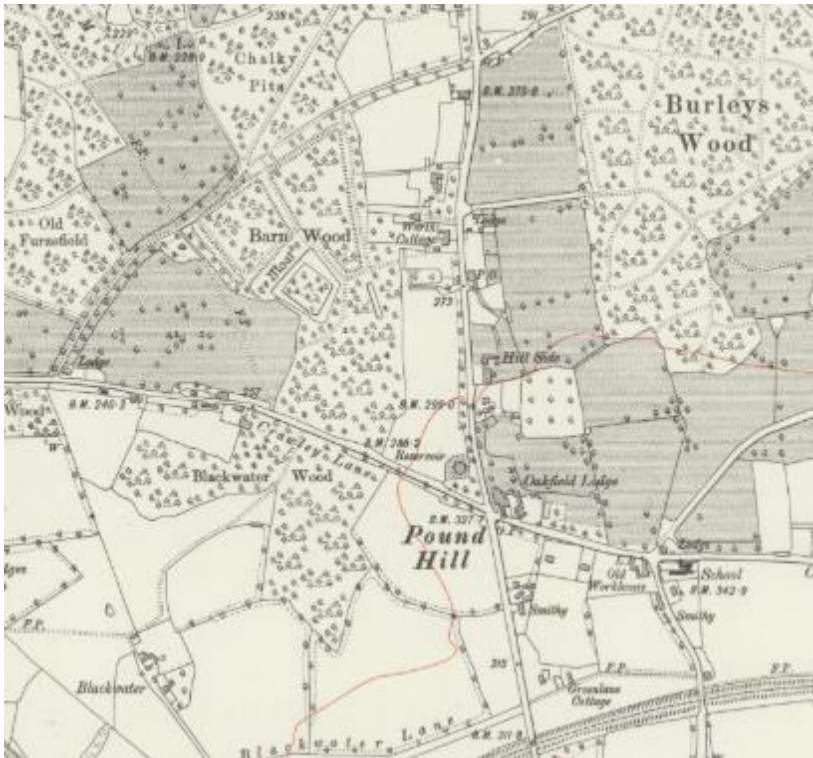


Figure 10 1909 OS Map

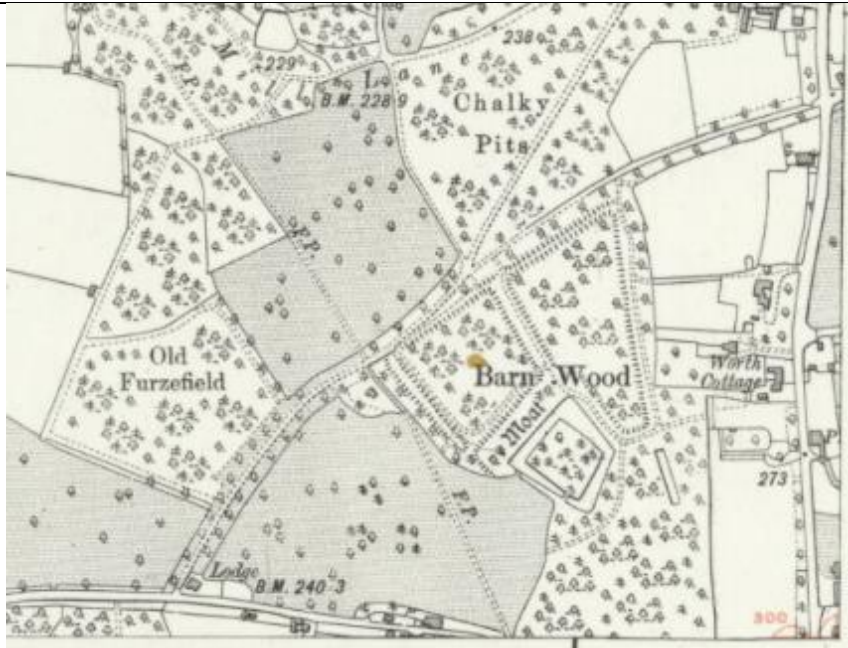


Figure 11 1912 OS Map



Figure 12 1946 OS Map

11. Social / Communal Value

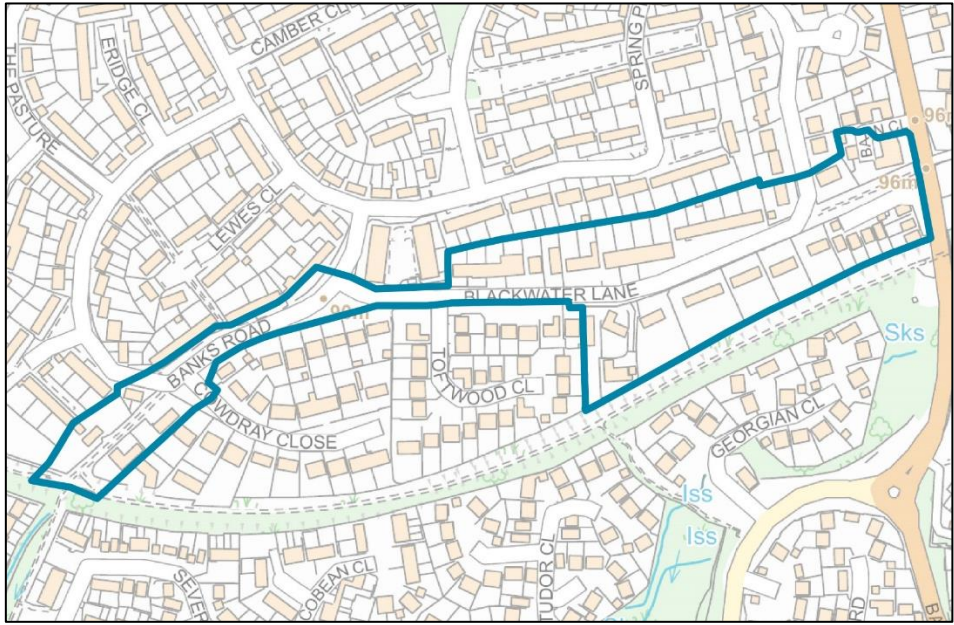
The social and communal value of Barnwood is limited to existing and former residents, although it is an attractive residential environment, which is appreciated and shared by the local community.

12. Group Value (Sites with a strong group value with other heritage assets)

There is a medium group value to Barnwood, it is contemporary to surrounding developments in Pound Hill and is similar in character to Mount Close. Architecturally, Barnwood features details also found on properties within Mount Close including, low eaves and ridge height, tiled roofs and porches. These are

<p>indicative of the period in which they were constructed and distinct from later surrounding houses on Mereworth Drive, Oak Dell and Dene Tye, to the east.</p>							
<p>13. Landmark / Townscape Value</p>							
<p>The prevailing character is of green space, yet the presence of bollards and removal of sections of hedgerow has diluted its verdant appearance. Comparative to Mount Close, the sense of privacy and seclusion is less, due to the opening of property boundaries.</p> <p>Public realm is limited to the road and occasional verges, there is no pavement and street furniture consists of a few street signs, lamp posts and small bollards/stones, used to prevent parking. The large grass verges and ample spacing between properties creates a sense of space and seclusion, however this is eroded by unsympathetic boundary treatments and the lack of mature trees at the front of properties, trees instead form a backdrop to the properties, rather than becoming a discernible feature of the streetscape.</p>							
<p>14. Archaeological Value</p>							
<p>The archaeological value of Barnwood is low, although in the area immediately surrounding The Moat, archaeological potential may be higher.</p>							
<p>15. Overall Condition</p>							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:	<p>The assessment boundary is based on the findings of <i>the Areas of Special Local Character Review</i>. Some unsympathetic alterations have occurred, such as large extensions and the loss of hedgerow. Where picket fencing has been introduced the character of the properties has become more typically suburban. The properties themselves have undergone modern additions and alterations which have diluted their cohesion and uniform character.</p>				
16. Recommended for inclusion				Yes		No	X
17. Date of assessment				2 nd September 2020			

Section A – Overview

1. Name	Blackwater Lane	
2. UID	TBC	
3. Address	Blackwater Lane Crawley	
4. Postcode	RH10	
5. Grid Ref	TQ 29623 36514	
		
6. Description		
<p>Blackwater Lane ASLC is orientated west to east. At its eastern end it includes a public footpath (a continuation of Green Lane), linking to Balcombe Road. The western end of the ASLC continues along part of Banks Road and includes a second public footpath called The Bower, and here it incorporates the Grade II listed Blackwater Cottage (list entry number: 1187078). Blackwater Lane and much of Banks Road are lined with grass banks and verges. The majority of the dwellings on the north side of the Blackwater Lane are late twentieth century, while some examples on the southern side of the lane date from slightly earlier in the post-War period. The grass banks that survive throughout the ASLC are surviving traces of a sunken drovers' road and are historically significant. These were retained in the development of the roads and lanes, instilling a sense of privacy and enclosure to the houses. A metalled pavement is present only on the north side of the Blackwater Lane, which also enhances the appreciation of the former rustic nature of the lane.</p>		

Section B – Assessment

7. Age (X)							
Pre-1840	X	1840-1913		1914-1947		Post 1947	X
						Exact date (if known):	
8. 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						
9. Aesthetic / Architectural Value							
<p>The majority of the houses on the north side of the road are datable to the 1970s or later, while some examples on the southern side of the lane date from slightly earlier in the post-War period. Prior to this the area had been undeveloped, with rural fields and occasional cottages and farmsteads. Generally, the twentieth-century dwellings are two storeys in height with concrete tiled roofs. They are detached with substantial spaces between them, set in individual plots, which are sometimes well-defined by hedges. On</p>							

the north side of the lane there is a group of chalet style dwellings, fairly tall, often clad at first floor level with red/brown timber boards and vertical tiles. The houses have a cohesive, post-War/late twentieth century character although variations have been introduced as they change or are re-clad and altered over time.

While the houses may lack historic and architectural interest in their own right, they are set back, often behind hedges and mature trees. Their form and positioning along with the grass verges contribute to the aesthetic rural quality and the sense of space on Blackwater Lane.



Figure 13 The western end of Blackwater Lane at the junction with Banks Road, looking southwest



Figure 14 Mature trees and hedges on Blackwater Lane

10. Historic / Associative Value (Sites which are representative examples of a planned layout or associated with a local architect or developer of importance or sites having an association with significant persons or historic events)

The primary significant historic elements of the Blackwater Lane ASLC are the surviving banks which represent visible evidence of the road's origins as a historic sunken road, used by drovers to drive livestock to market. These were often well-established routes that could be centuries old, along which it was certain that overnight shelter and fodder could be found. The sunken route is traceable beyond the south-western end of Blackwater Lane, along the pedestrian path of The Bower. At the eastern end of the ASLC the historic drovers' road can still be easily perceived, particularly in the public footpath leading to Balcombe Road (part of Green Lane).

Within the area of The Bower public footpath at the western end of the ASLC is the Grade II listed Blackwater Cottage, a late seventeenth to early eighteenth century, timber framed and brick house. This building would have been positioned adjacent to the drovers' road.

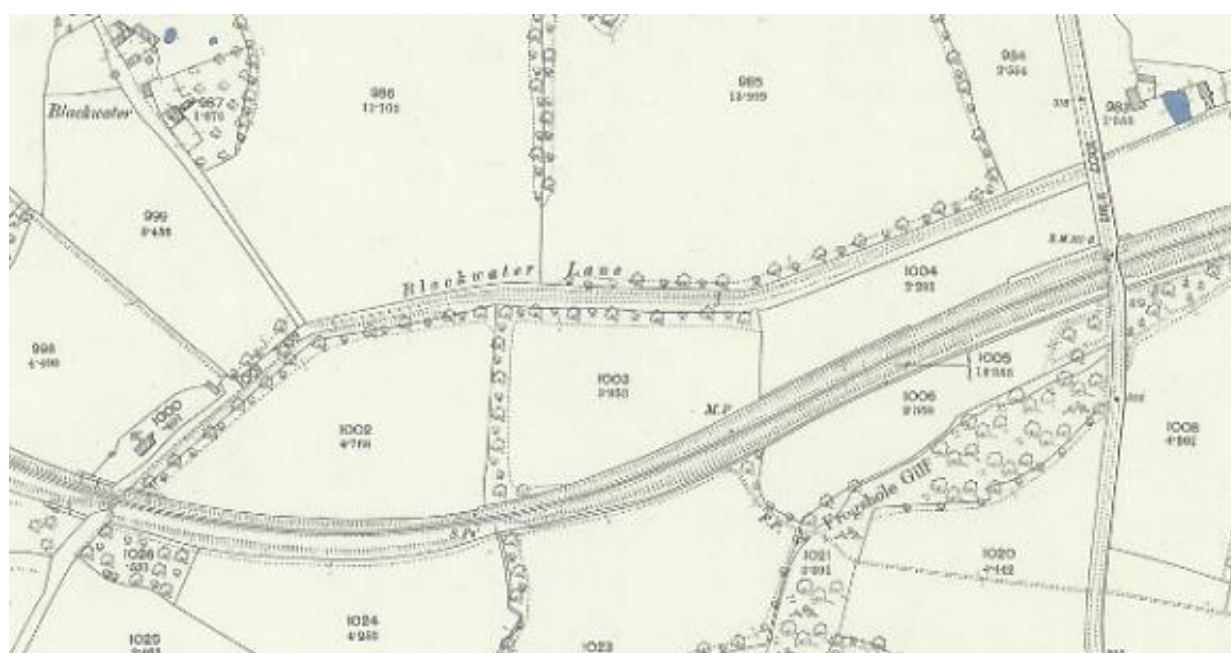


Figure 15 The OS Map 1897 Sussex IV.9 showing Blackwater Lane within the rural countryside. The Listed Blackwater Cottage can be seen adjacent to the railway track at the bottom left

11. Social / Communal Value

The Blackwater Lane ASLC includes two public footpaths, one each at its western and eastern ends. The western footpath provides access to Worth Way, which is also National Cycle Route 21, which begins in Greenwich and ends at Eastbourne.

12. Group Value (Sites with a strong group value with other heritage assets)

As a former drovers' road in the Crawley area, the Blackwater Lane ASLC shares group value with the ASLC of Church Road (UID TBC).

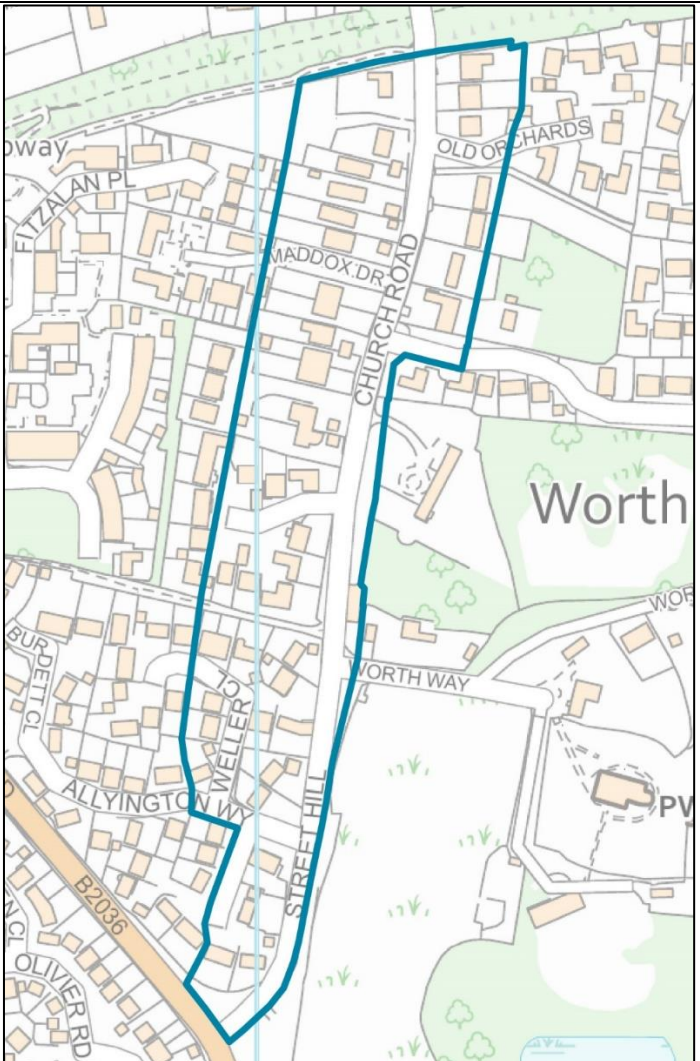
13. Landmark / Townscape Value

The townscape value of Blackwater Lane ASLC is derived from its distinctive historic character and its sense of greenery and space, rather than any architectural quality of the houses. But the character of the area is enhanced by the set-back nature of the dwellings with front gardens, boundary hedges, mature trees and the sense of green space this provides.

14. Archaeological Value						
<p>As historic features in their own right, the banks and verges have archaeological value as surviving landscape features of the historic drovers' road. The Blackwater Lane area does not lie within an archaeological priority area, although there are three archaeological priority areas in under half a mile radius. To the southeast is the Blackwater Green Iron Working Site (UID DWS8664). To the north is the Pound Hill Medieval Moated Site (UID DWS8663) and to the southwest is the Medieval Moated Site and the Parish Church of St Nicholas (UID DWS8670).</p>						
15. Overall Condition						
Good		Fair	X	Poor		Very Poor
Unknown		Notes:	The proposed boundary extends the current designation to include Banks Road to the south west. The boundary extension was reviewed and recommended for inclusion as a part of this assessment process in 2020.			
16. Recommended for inclusion			Yes	X	No	
17. Date of assessment			1 st September 2020			

Section A – Overview

1. Name	Church Road	
2. UID	TBC	
3. Address	Church Road/Street Hill, Worth, Crawley.	
4. Postcode	RH10	
5. Grid Ref	TQ 30088 36528	



6. Description

Church Road has historic significance both as a sunken drovers' road and as a historic route to the Grade I listed Church of St Nicholas (list entry number: 1187114) which is situated to the east of Church Road ASLC, within the adjacent Worth Conservation Area. The raised banks which can be found to the side of the road are traces of this former sunken drovers' road. These have been incorporated into the modern streetscape and the boundaries of properties and they are physical evidence of the road's rural past.

The area covers the section of Church Road to the south of the former railway track and the extent of Street Hill, terminating at its southern end at the junction with Balcombe Road. It is bordered to the north by the railway line and excludes the bridge over the former railway. The redundant railway line provides an important green buffer defining the northern extent of the area and there is a considerable change in height with the former line set within a cutting. The line is now a public footpath that runs west into the centre of Crawley.

Section B – Assessment

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

8. 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

9. Aesthetic / Architectural Value

Church Road retains perceptible physical traces of the historic drovers' road. The banks and verges, mature trees and hedges provide a natural and spacious quality to the area. This is enhanced by low density housing, large front gardens and public footpaths. The hedges, trees and natural elements that contribute to the area's character are well maintained with wildflowers planted on some verges. The properties set back from the road are often fronted with high hedges, giving a sense of privacy and glimpsed views of the large detached dwellings. The road has a speed limit of twenty miles per-hour, which reduces the impact of vehicular traffic. There are also no places to park on the road, which enhances the impression of space, Architecturally the area lacks cohesion, being developed in two separate episodes, the first being in the immediate post-War era, the second in the later twentieth century. There are examples of modern design using traditional details and materials, such as decorative vertical tiles, brickwork and clay tiles.

A break in the hedgerow and built form at the junction of Church Road and Street Hill provides a small, green public space on the edge of the Worth Conservation Area, where a bench is situated close to where the footpaths cut across the road. A public footpath also bisects the ASLC.



Figure 16 The view north along Church Road

10. Historic / Associative Value (Sites which are representative examples of a planned layout or associated with a local architect or developer of importance or sites having an association with significant persons or historic events)

The route of Church Road to the Saxon Church of St Nicholas is of considerable antiquity. Prior to the mid-twentieth century the road ran through open countryside. The 1909-10 OS map shows the Grade II listed Toll House (list entry number: 1250219) on the corner where Church Road turns ninety degrees and leads to St Nicholas' Church. The Toll House is a small, early nineteenth century toll building, ornamented with the crest of an animal's head and is likely to relate to the historic use of the road as a drovers' way.

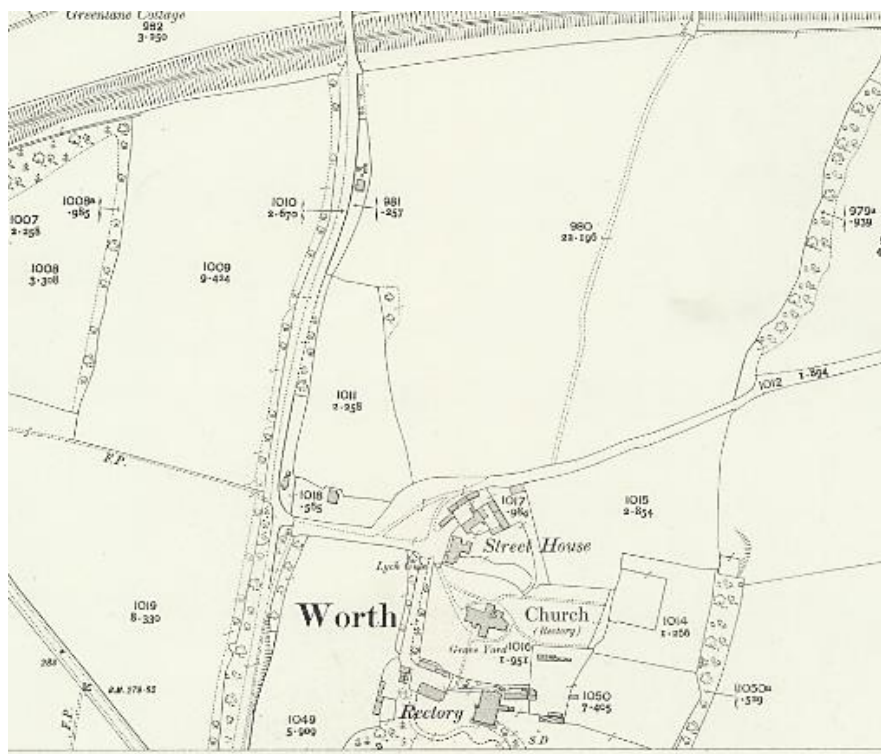


Figure 17 OS Map 1909-10 Sussex IV.9 Published: 1911

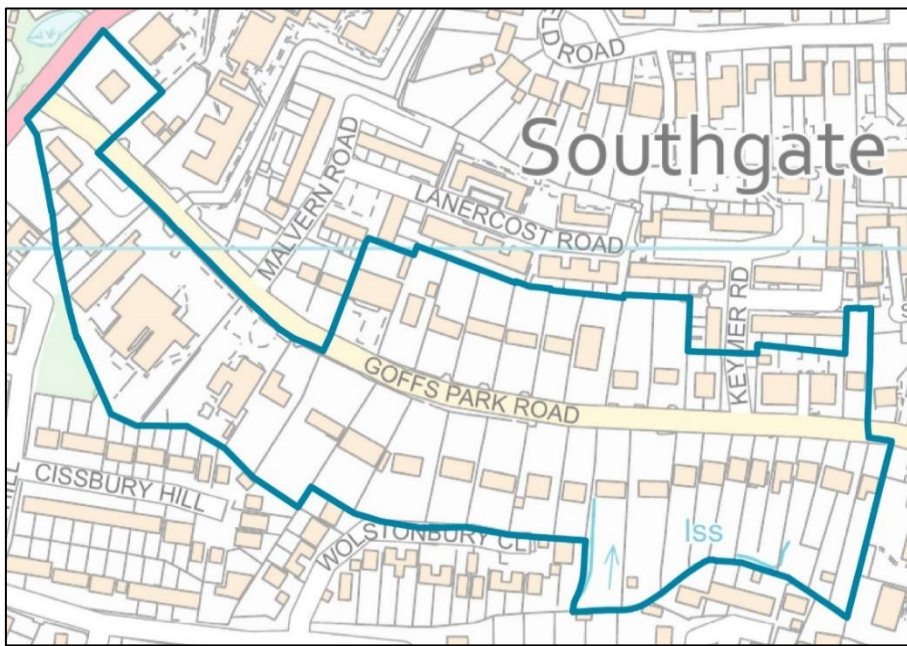
Residential development did not begin along Church Road until the mid-twentieth century and the post-War period of New Town development. The new dwellings were generously sized detached or semi-detached houses, within long plots, set back from the road with long rear gardens. They were predominantly situated on the western side of Church Road. Later development on the eastern side of the road followed in the 1970s, along with the creation of the cul-de-sacs of Saxon Road, Old Orchards and Maddox Drive in the 1980s. In recent decades further dwellings have been built at the southern end of Church Road.



Figure 18 OS 1946-8 Sussex IV.SW

11. Social / Communal Value							
<p>Church Road is accessible via two public bridle paths, one to the north along the former railway line and the second approximately at its centre, both are part of the Worth Way. The northern bridle path is also part of National Cycle Route 21, which begins in Greenwich and ends at Eastbourne.</p> <p>To the south east of the ASLC is the Worth Conservation Area, which was designated in 1987 to preserve and enhance the character of the area surrounding the Saxon Parish Church of St Nicholas. Church Road therefore forms an access route, via the public rights of way, to the Conservation Area and the Church of St Nicholas and other nearby listed buildings.</p>							
12. Group Value (Sites with a strong group value with other heritage assets)							
<p>As a former drovers' road, Church Road has group value with Blackwater Lane ASLC.</p>							
13. Landmark / Townscape Value							
<p>The townscape value of Church Road is derived from its distinctive character and its sense of greenery and space, rather than any architectural quality of the houses. But the character of the area is enhanced by the set-back nature of the dwellings in generous boundary plots, behind boundary hedges and the sense of space this provides. The lack of on-road parking spaces and the grass verges also provide a semi-rural character to the area.</p>							
14. Archaeological Value							
<p>There is archaeological value to Church Road, due to its origins as a sunken drovers' road and a historic route to the Saxon Church of St Nicholas.</p>							
15. Overall Condition							
Good	X	Fair		Poor		Very Poor	
Unknown		Notes:	<p>The extension of the southern boundary to the junction of Balcombe Road was reviewed and recommended for inclusion as a part of this assessment process in 2020.</p>				
16. Recommended for inclusion				Yes	X	No	
17. Date of assessment				14 th August 2020			

Section A – Overview

1. Name	Goffs Park Road	
2. UID	TBC	
3. Address	Goffs Park Road, Southgate Crawley	
4. Postcode	RH11	
5. Grid Ref	TQ 26396 35917	
		
6. Description		
<p>Goffs Park Road runs west from Brighton Road and rises to the north-west as it approaches Horsham Road and Goffs Manor at its western end. Architecturally Goffs Park Road contains high-quality residential dwellings of a similar form, predominantly detached houses, set back from the road. The dwellings vary in age, the earliest being late nineteenth-century in date, with early to late twentieth-century houses forming the majority of dwellings. Subsequently there is a difference in styles which provides some architectural interest. The road has a distinctive green character, which is derived from the spacious plots, mature trees, hedges and verges.</p>		

Section B – Assessment

7. Age (X)							
Pre-1840		1840-1913		1914-1947	X	Post 1947	X
Exact date (if known):							
8. 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						
9. Aesthetic / Architectural Value							
<p>Goffs Park Road rises gently from east to west and it has many mature trees, grass verges and hedges, particularly in the western half of the road. These contribute to the sense of green space. Due to the large front garden spaces there is little on-street parking, which enhances the area's character. In some areas the pavement on the southern side of the road is replaced by a grass verge, which imparts rural, lane-like quality to the road. The impression that the road follows a historic field boundary can be easily perceived. There is a variation in the styles of architecture with some surviving large Victorian villas, early twentieth-century Arts and Crafts influenced dwellings and post-modern, late twentieth century houses. Yet the later detached and semi-detached developments are in keeping with the established form and density, set back</p>							

from the road, with hedge boundaries and generous garden plots. Red brick and vertical tiling are sometimes present in the earlier houses along with mock timber framed gables.

10. Historic / Associative Value (Sites which are representative examples of a planned layout or associated with a local architect or developer of importance or sites having an association with significant persons or historic events)

Before the late nineteenth century, the area of Goffs Park Road was undeveloped fields with hedgerow field boundaries. The road follows the line of these historic field boundaries, which provides further moderate historic value, alongside the architectural interest of the buildings. The field network formed the historic setting of Goffs Manor, a Grade II listed sixteenth-century farmhouse (list entry number: 1207575), situated to the west of the ASLC boundary.



Figure 19 The OS Map of 1879, Surveyed: 1874 to 1875, prior to the development of Goffs Park Road. Goffs Manor is shown at Goffshill

Development along the road began in the late nineteenth century, with large, widely spaced detached houses set in spacious garden plots, set back from the road.



Figure 20 The OS map of 1912, surveyed in 1909. A small number of dwellings had been constructed by this time including what was to become the Goffs Park Nursing Home

The most prominent and impressive nineteenth century house within a large plot, is the former Goffs Park Nursing Home, opposite the junction with Malvern Road. It was one of the earliest dwellings built on the road and is currently unoccupied, yet still makes a positive contribution to the character of the area. Number 24, Goffs Park Lodge is another Locally Listed building which contributes to the character and significance of Goffs Park Road (UID TBC) and has bay window, an ornate timber porch and original front door.

The twentieth century infilling developments of detached and semi-detached houses increased the density, though the sense of space, with wide plots and set-back houses, was retained. One noteworthy Locally Listed building, which is at the eastern end of Goff's Park Road and recently included within the ASLC, is the early twentieth-century Art-Deco villa Masons Hall, formerly Goffs Tower (UID TBC).



Figure 21 Left, The former Goffs Park Nursing Home. Right number 24, Goffs Park Lodge



Figure 22 Masons Hall (formerly Goffs Tower)

11. Social / Communal Value

The social and communal value of Goffs Park Road is limited, although its distinctive character lends itself to being valued by its residents. The road and the gardens and houses along it are well kept, which enhances the character and sense of place.

12. Group Value (Sites with a strong group value with other heritage assets)

The group value of Goffs Park Road is limited to its physical relationship with Goffs Manor, which provides some historical context. In other respects, it does not share elements of visual design or a historic relationship with other heritage assets.

13. Landmark / Townscape Value						
The area it has a notable aesthetic value, both in the large detached buildings of architectural value which line the road and its verdant appearance, which singles it out within the local area.						
14. Archaeological Value						
The archaeological potential of Goffs Park Road is likely to be limited due to the development along the road. It is not currently known to be the site of buried remains. It provides some limited evidence of the former manmade landscape as it follows the historic field boundary.						
15. Overall Condition						
Good	X	Fair		Poor		Very Poor
Unknown		Notes:	The extension of the boundary to include Goffs Tower (built 1910) and the late nineteenth century semi-detached dwellings at numbers 16/18 was reviewed and recommended for inclusion as a part of this assessment process in 2020.			
16. Recommended for inclusion			Yes	X	No	
17. Date of assessment			14 th August 2020			

Section A – Overview

1. Name	Gossops Green Neighbourhood Centre		
2. UID	TBC		
3. Address	Gossops Drive		
4. Postcode	RH11 8HH		
5. Grid Ref	TQ 24954 36158		
6. Description	<p>The last of nine neighbourhood centres to be built as part of the original Minoprio New Town masterplan, Gossops Green Neighbourhood Centre features a pub, church, shopping parade and school (the school is excluded from the study area). Built between 1958 and 1961, the area takes its name from an old hamlet on the west of Crawley, north east of the neighbourhood centre, approximately in the current location of Gossops Green Lane, marked as Gossipsgreen on the 1909 OS map.</p>		

Section B – Assessment

7. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
						Exact date (if known):	1958-61
8. 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						
9. Aesthetic / Architectural Value							
<p>The architectural value of the area is medium to high. The shopping parade features details typical of the post-war period, such as canopies, mosaic tiles and decorative brickwork. Simple shop signs, where present, reinforce the character of the architecture. Repeated themes, such as detailing on boundary walls, modular designs, and the repetition of materials, creates a unified architectural appearance within the area.</p>							



Figure 23 The shopping parade, viewed from the north west corner

Residential units within the area include flatted accommodation above the shops and re-interpretations of terraced houses, featuring front gardens, chimneys and hanging tiles which reference the wider Sussex vernacular. Underpasses allow for pedestrian permeability and are of some architectural interest, such as the example shown in Figure 24. Oriel bay windows are prominent within the area and surrounding streets, however wholesale replacement of original windows within the area with uPVC units does detract from the intended appearance of the area.



Figure 24 Stilted cross wings bookend a terrace of houses on Gossops Drive, immediately south of the neighbourhood centre

St Albans Church is a good example of a modern ecclesiastical building, drawing on historic architectural themes, for example the Italianate bell tower. The pub, in the south western corner of the shopping parade, is not of any architectural merit, featuring a low pyramidal roof, timber cladding and a garden room extension at odds with the prevailing aesthetic of the area.



Figure 25 St Albans Church



Figure 26 Terraced houses on Medway Road, opposite St Albans Church, satellite dishes, solar panels and alterations to cladding, windows and porches dilute the homogeneity of the area

10. Historic / Associative Value (Sites which are representative examples of a planned layout or associated with a local architect or developer of importance or sites having an association with significant persons or historic events)

The area has historic and associative value as part of the wider New Town. Gossops Green is associated with the New Town's original masterplan and the Development Corporation who was responsible for the development of the town up to the 1960s. Therefore, it has a strong relationship with the eight other original neighbourhood centres and the overall planned concept of the New Town.

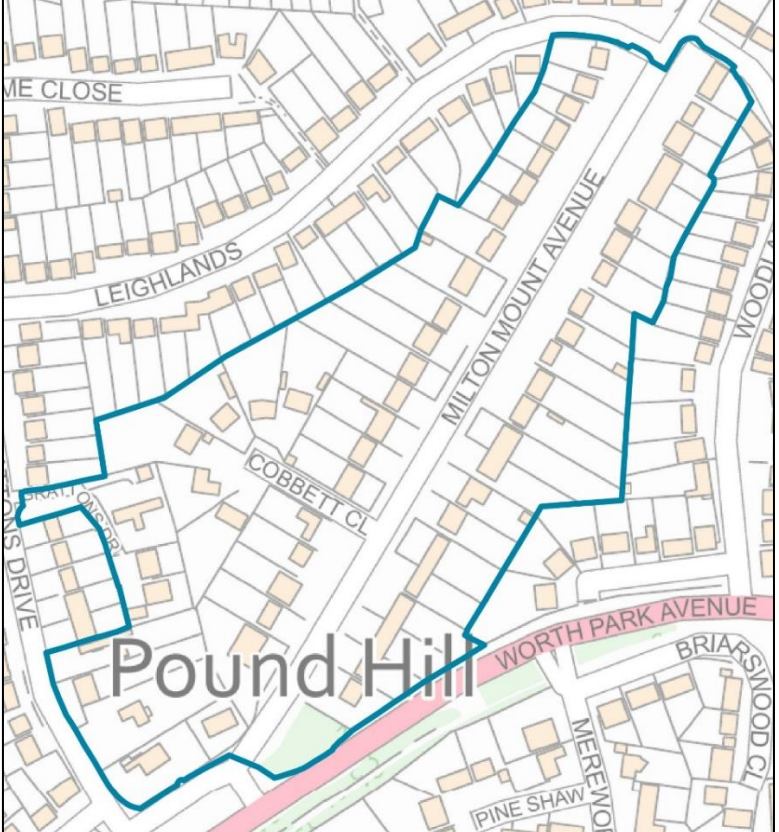
There is limited historic interest to the area prior to the New Town development and there are no notable pre-existing features incorporated into the development, therefore it is a good example of New Town planning. Gossops Drive, which intersects the neighbourhood centre, was laid out as part of the development and is not a historic route.

11. Social / Communal Value

The social and communal value is limited to residents, current and former, of the area. The community services, including the church, school and shops, provide a focal point for the local residents.

12. Group Value (Sites with a strong group value with other heritage assets)						
<p>Gossops Green has group value as part of the New Town. As the last neighbourhood centre from the original masterplan to be built, the area may have been influenced by the preceding neighbourhood centres and adapted to accommodate any immediately obvious issues with the built form, layout etc.</p> <p>Aspects of the built form in the area are repeated from other areas of Crawley; the public toilets in the north east corner of the shopping parade are identical to those in Northgate, whilst the concourse/canopied shopping parade references buildings within the town centre and Tilgate Parade.</p>						
13. Landmark / Townscape Value						
<p>The landmark and townscape value are high, with a good quality of public realm and distinct markers/landmark buildings. The planned layout of the neighbourhood is shared with the other New Town neighbourhoods laid out as part of Crawley's New Town development, with public amenities separated from, but central to, residential development.</p> <p>St Albans Church's Italianate bell tower is a distinct marker for the neighbourhood centre, whilst its brick construction references other buildings within the area.</p> <p>Areas of green space, communal areas and good permeability between areas of housing and public amenities give the area a distinct character. Long views south on Gossops Drive and out of the development east and west look toward areas of woodland and tree cover, which afford Gossops Green a wider verdant setting, despite the high density of housing in the area. The green appearance of the surroundings is most notable outside of the study area, as Gossops Drive slopes to the south and on Kidborough Road and at the Gossops Green Primary School.</p>						
14. Archaeological Value						
<p>The archaeological value of the area is low.</p>						
15. Overall Condition						
Good		Fair	X	Poor		Very Poor
Unknown		Notes:	<p>Gossops Green has architectural and historical value as the final stage of New Town development undertaken by Crawley Development Corporation. Features typical of post-war architecture, such as a minimal palette of materials, the re-imagining of classical motifs in modern construction techniques and a deliberate zoning of buildings according to type, make the area a good example of a late 1950s neighbourhood centre (completed in 1961). St Alban's Church and the west elevation of the shopping parade act as local landmarks and there is an important sense of homogeneity and coherence throughout the surrounding residential areas.</p> <p>It is suggested that Gossops Green is assessed for potential conservation area designation as it is considered to be of special architectural and historic interest. As such, it is not considered appropriate to designate the area as an ASLC as it is of greater special interest. The potential for imposing an Article 4 Direction should also be considered to prevent future development and incremental changes which would diminish Gossop Green's special interest.</p>			
16. Recommended for inclusion			Yes		No	X
17. Date of assessment			4 th September 2020			

Section A – Overview

1. Name	Milton Mount Avenue	
2. UID	TBC	
3. Address	Milton Mount Crawley	
4. Postcode	RH10	
5. Grid Ref	TQ 29602 37880	

6. Description
<p>The Milton Mount Avenue is oriented south-west to north-east and provides access to Worth Park and the house plots facing the avenue, along with those within Cobbett Close. Milton Mount Avenue originally formed a tree-lined drive to Worth Park House and estate, the former residence of the Montefiore family, known for their educational philanthropy in the nineteenth century.</p> <p>The area is located to the south of Worth Park Gardens (UID TBC) and is bounded by Worth Park Avenue to the south and Grattons Drive to the west. To the east the boundary abuts the rear of the garden plots of houses fronting Woodlands, while to the north west the boundary abuts the rear of the garden plots of houses fronting Leighlands. The surrounding roads of Woodlands, Leighlands, Worth Park Avenue and Grattons Drive do not share the same character as Milton Mount Avenue and the difference highlights the distinctiveness of the ASLC.</p>

Section B – Assessment

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

9. Aesthetic / Architectural Value

Milton Mount Avenue retains a strong identifiable and historic character as a straight avenue, with mature trees, including large redwood pines. The tree lined boulevard slopes gently downward to the south east and Worth Park Road. The buildings that line the avenue are all of late twentieth century date and consist of detached dwellings, set in large spacious plots with grass verges. The pavements are set behind the grass verges and there are no parking areas on the road, which ensure the unbroken visual aspect and the flow of movement along the straight avenue. Hedges fronting properties also contribute to the sense of green space.



Figure 27 Mature trees, grass verges on Milton Mount Avenue looking northeast

One third of the way along its length is the turning to Cobbett Close, also included in the ASLC. Here the character is somewhat diluted, with a narrower width and parked cars and panelled fences. However, the grass verges and mature trees are also present.

Architecturally the houses are a mixture of late twentieth century styles. There are modernist dwellings with varying shapes and forms, large glazed panels, stone cladding and integrated garages. But there are also modern dwellings in a traditional built form, mimicking the symmetry of classical architecture, with porticos, columns and one example of a fountain in the front garden. Towards the northern end, there are occasional examples of an Arts and Crafts influence, with white render, irregular roofs, big chimneys and vertical hanging tiles. Many of these more traditional forms are more recent than the modernist dwellings, having been built on plots after the demolition of a house built in the 1970s. They therefore could be considered to signal more recent changes in taste and the rejection of the domestic modernist design of the late twentieth century. The aesthetic value of Milton Mount Avenue does not principally derive from its architecture, though the large plots and front gardens contribute to the sense of open space.



Figure 28 The varying domestic architectural styles on Milton Mount Avenue, with generous front gardens and grass verges to the road.

10. Historic / Associative Value (Sites which are representative examples of a planned layout or associated with a local architect or developer of importance or sites having an association with significant persons or historic events)

Milton Mount Avenue has historic significance in its origins as a landscaped drive approach to Worth Park House and estate, home of the Montefiore family. The long drive which ran from the house to the main Three Bridges to Worth Road was typical of Victorian estates. The estate was formed from the purchase of partitioned parts of what had once been the enclosed medieval deer park of the Forest of Worth and it first appears on Ordnance Survey mapping in 1809. Through the purchase of neighbouring land, the Montefiore's expanded the estate and by the 1840s it was of a considerable size and included most of the land lying north, west and south of Worth Park.

Worth Park mansion was fully rebuilt after a fire in 1847 and in the 1880s James Pulham and Son, who designed features for the gardens of Buckingham Palace, remodelled the grounds of Worth Park. The work was overseen by Sir Francis Abraham Montefiore and his mother Henrietta. It is possible that the drive that was to become Milton Mount Avenue was introduced during this phase of development.

In 1915, the house and estate were put up for sale and in 1920 the house and gardens were purchased by Milton Mount College, a girls' boarding school, from where Milton Mount Avenue derives its name. During the Second World War the mansion was commandeered by the War Office to accommodate Canadian troops, but Milton Mount College re-opened in 1946. In 1960 the college moved to Dorset and Crawley Urban District Council bought the house and gardens in 1963. The mansion building was demolished in 1968 and the seven-storey block of Milton Mount Flats, were built on its former site. Large areas of the park were subsequently released for residential housing developments.

The avenue of mature trees that characterises Milton Mount Avenue is therefore historically significant as one of the surviving elements of the former estate. The avenue formed the main approach to the house and was a key part of how the estate was intended to be experienced by visitors arriving at Worth Park. A sense of this experience can be gained from studying the 1897 OS Map. Glimpses of the open area and landscaped fields towards Park Farm to the west may have been possible, while the greenhouses and nursery gardens to the east would have been screened by denser woodland. The House would have been revealed upon reaching the circular area in front of the house necessary for a carriage to turn around, a landscape feature that still survives today.

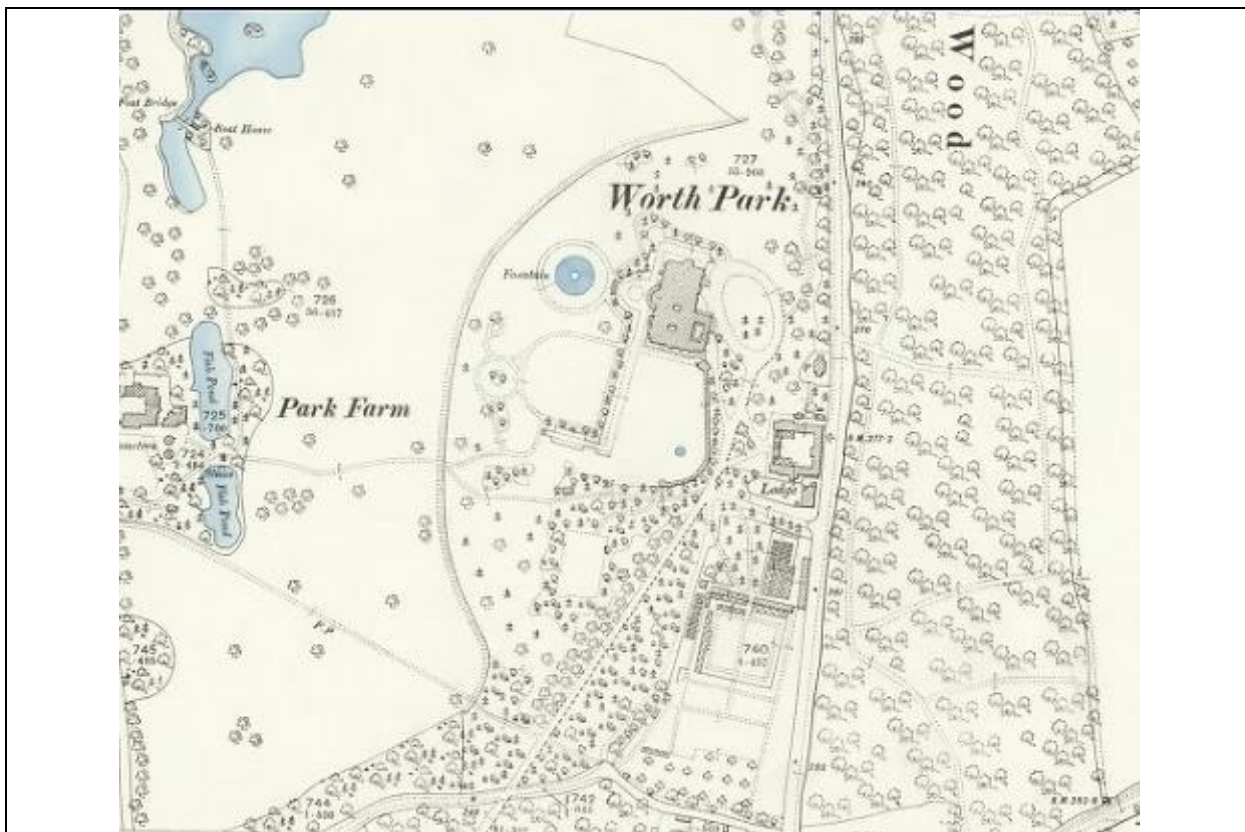


Figure 29 The OS Map 1897 Sussex IV.5 showing Worth Park Mansion, Park Farm, stables gardens and the tree lined entrance drive that was to become Milton Mount Avenue

Milton Mount Avenue contributes to the setting of some of the surviving designated heritage assets associated with the historic estate of the Montefiore’s. Most notably, the Grade II listed former stables (list entry number: 1392429), now Ridley’s Court, can be accessed via the route through the ASLC.

11. Social / Communal Value

Milton Mount Avenue forms the principal access route to Worth Park Gardens which is open to the public and maintained by Crawley Borough Council. Since 2007 the Worth Park Friends group have been working with the Local Authority to secure Heritage Lottery Funding for Worth Park. They put on a number of public events and meetings and have been instrumental in the restoration and maintenance of the park, which has formal gardens, a Grade II listed Victorian fountain (list entry number: 1392581), the Grade II listed Pulhamite rockery (list entry number: 1392579) an Arboretum, croquet lawns and tennis courts.

Public use and engagement with the park are plentiful, with gardening clubs, walking groups and a children’s’ Victorian costume group inspired by the Montefiore era, all having used the park. Milton Mount therefore provides an important contribution to the setting for Worth Park Gardens and is used by members of the public to access this important communal recreational site.

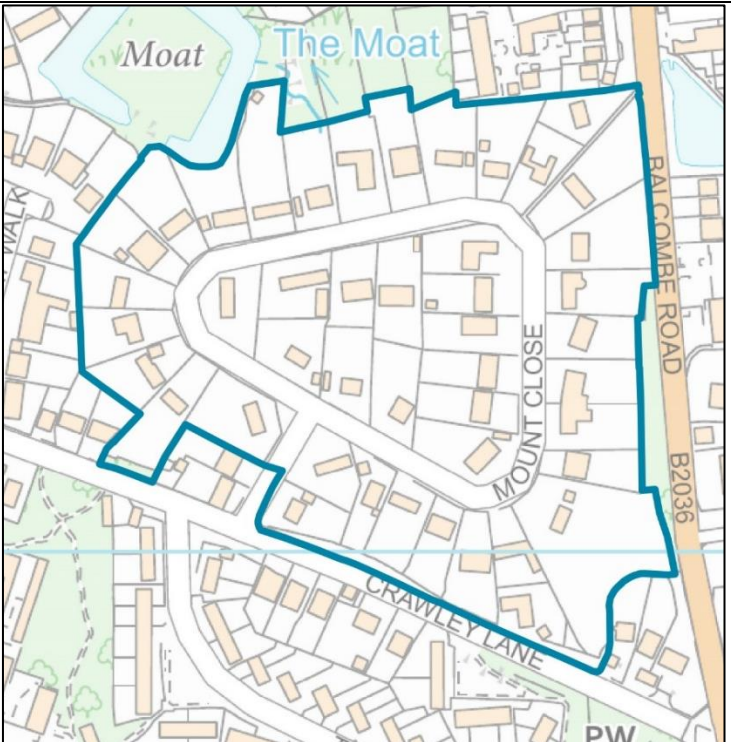
The Avenue itself, now a residential road, also provides the local community with a direct link to the past and the former estate drive can be understood, appreciated and experienced by residents and visitors alike.

12. Group Value (Sites with a strong group value with other heritage assets)

The ASLC has a historic and functional connection with Worth Park Gardens and shares a group value with the former estate and its surviving heritage assets.

13. Landmark / Townscape Value						
<p>The townscape value of Milton Mount Avenue is derived from its distinctive historic character, its linear form and its sense of greenery and space, rather than any architectural quality of the houses. But the character of the area is enhanced by the set-back nature of the dwellings with spacious front gardens, generous plot sizes, boundary hedges and the sense of verdant space this provides. The lack of on-road parking and the grass verges also enhance the character to the area.</p>						
14. Archaeological Value						
<p>The area of Milton Mount has been identified by the Local Authority as an archaeological priority area (UID DWS8662). Close to the southwest is a Scheduled Ancient Monument, the moated site and associated earthworks on Pound Hill (list entry number: 1013770). Therefore, the ASLC has the potential for archaeological deposits.</p> <p>As a feature in its own right, the avenue has archaeological value as a landscape feature of the post-medieval/modern period, associated with the former Worth Park estate.</p>						
15. Overall Condition						
Good	X	Fair		Poor		Very Poor
Unknown		Notes:				
16. Recommended for inclusion			Yes	X	No	
17. Date of assessment			21 st August 2020			

Section A – Overview

1. Name	Mount Close	
2. UID	TBC	
3. Address	Mount Close, Crawley	
4. Postcode	RH10 7EF	
5. Grid Ref	TQ 29530 37072	

6. Description
<p>Characterised by detached houses set in large gardens, Mount Close is an example of an early suburban development, influenced by the Arts and Crafts architectural style and thought to have been privately developed in the late 1930s as commuter housing, Three Bridges Rail Station is close by.</p> <p>The Close is laid out in a triangular formation, accessed from the south. Older properties are located on the western side of the cul-de-sac and at its entrance. The eastern section was developed later, in the 1960s and 70s, leading to a variation in building style and appearance between the two edges of the close.</p> <p>Thick front hedges and large spacing between properties creates a verdant, secluded appearance to Mount Close. Topographically, the close falls to the north, toward The Moat, a Scheduled Ancient Monument (list entry number: 1013770), dating from the medieval period. Although a visually pleasing backdrop to Mount Close and partially contained within the gardens of a few properties in the development, the moat is incidental to the environmental quality of Mount Close, the special interest of which is derived from its planned layout, 1930s buildings and landscaping.</p>

Section B – Assessment

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

9. Aesthetic / Architectural Value

The aesthetic and architectural value of Mount Close derives from good examples of late Arts and Crafts houses. Some properties within the area have been subject to change, many have been extended extensively to the rear and the front, which slightly lessens the architectural value of the area. There is a repeated building typology throughout Mount Close, particularly on the western and southern sides, where there are several examples of the same design, creating a distinct sense of place with a cohesive character.



Figure 30 Examples of repeated housing designs on Mount Close

Traditional materials dominate, including twentieth century re-interpretations of Sussex building traditions, such as hanging tiles. Properties are typically one and a half storeys in height, with first floor accommodation located within the roof space, many properties feature dormer windows. More recent additions to Mount Close, on the eastern side, are true two storeys in height, although the topography means they do not dominate the streetscape. The low eaves height on older properties adds to the sense of privacy created by the presence of high hedgerows throughout Mount Close, dwellings are mostly only visible as part of the roofscape; ground floor accommodation is only seen through glimpsed views.

Frontages within Mount Close are discontinuous, separated by hedgerow and the generous plot sizes of each building. The construction of garages has partially infilled the space between properties, however the sense of space remains. There is a strong sense of place created by the mature vegetation and tree cover, reinforced by the repetitive appearance of buildings and sense of privacy caused by setback of buildings and grass verges/lack of pavement.

10. Historic / Associative Value (Sites which are representative examples of a planned layout or associated with a local architect or developer of importance or sites having an association with significant persons or historic events)

No information is known about the architect and developer who completed the original design of Mount Close, however the repetition of house designs suggests the earlier buildings were completed by a single developer.

Historic maps highlight the historic value of the Moat, which is not included within the ASLC boundary. Although the Moat has a long and important history, the properties within Mount Close do not respond to the presence of the Moat, which is instead an incidental backdrop to the properties, all of which face away from this historic feature. By comparison, the presence of the Moat is more prominent on Dene Tye, a late twentieth century cul-de-sac north west of Mount Close which terminates at an entrance to the Scheduled Ancient Monument.

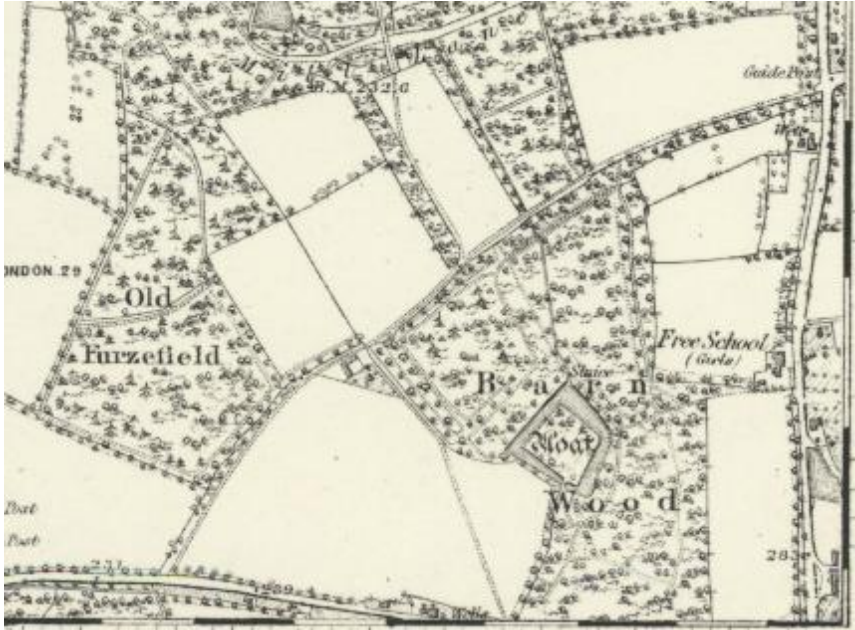


Figure 31 1870 OS Map

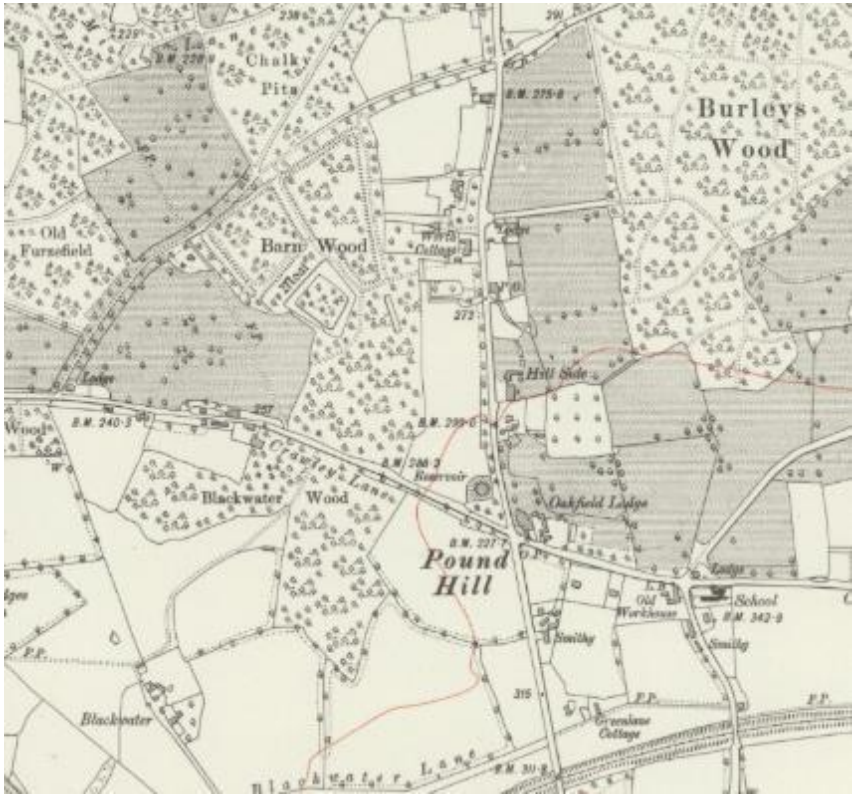


Figure 32 1909 OS Map

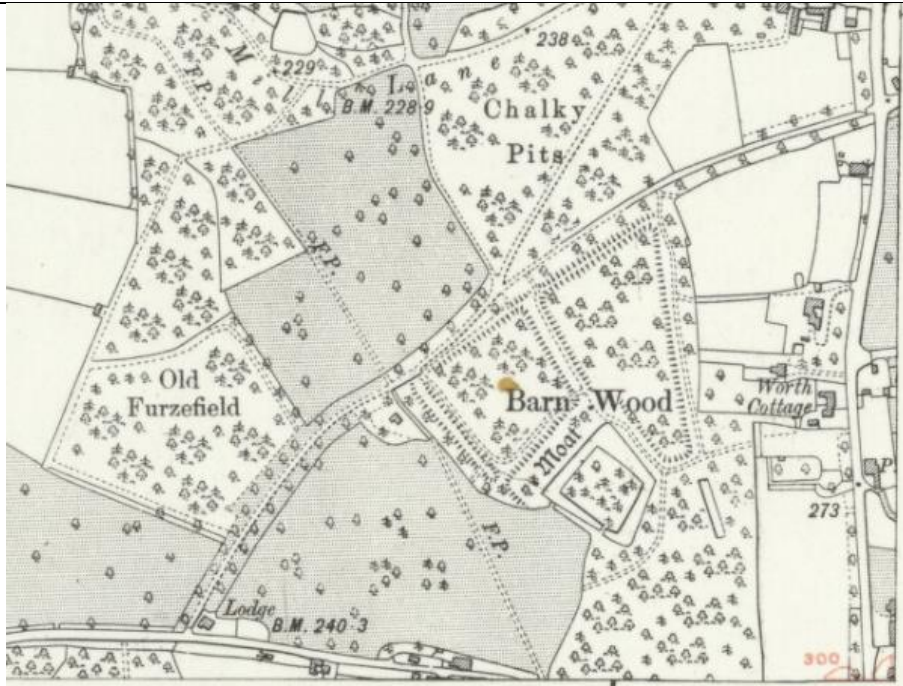


Figure 33 1912 Map

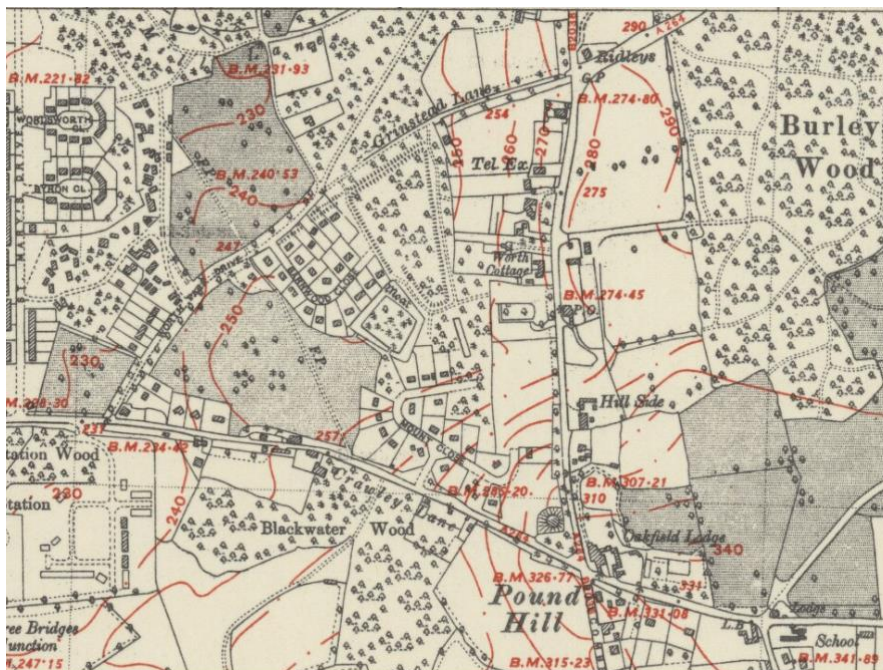


Figure 34 1946 OS Map

Historic Maps, shown above, show that Mount Close was two thirds complete in 1946, emphasising its significance as an area of Crawley which pre-dates its New Town designation in 1947. This suggests that Mount Close has some historic value as an area of the town which developed independently of the town's significant enlargement in the latter half of the twentieth century.

11. Social / Communal Value

The social and communal value of Mount Close is associated with current and former residents only.

12. Group Value (Sites with a strong group value with other heritage assets)

There is some limited group value between Mount Close, Barnwood and other developments in Crawley which date from the same period.

13. Landmark / Townscape Value

There are no landmarks within Mount Close. The townscape value is considered high, the area has a strong visual coherence, emphasised by the block plan of the Close which flows the topography of the area.

Hedgerow, mature trees in gardens and the lack of pavement gives Mount Close a strong verdant appearance, emphasising the sense of seclusion and privacy. The setback of properties furthers this sense of privacy, whilst the gaps in the building line and the repetition of house designs creates a unique sense of place, accentuated by the curved layout of the road.

Tree cover and the layout make Mount Close distinct and unusual comparative to other residential developments in Crawley. Here, the architectural quality of the area is secondary to the townscape and landscaping, with properties largely hidden from direct view. Where homes are fully visible on the front elevation, this is a reflection of the age of the property; later homes on the eastern side feature less landscaping. When viewed from the air, the curved triangle of Mount Close contrasts strongly with the straight boulevards and cul-de-sacs which predominate and feature heavily in the post-1947 areas of Crawley. This further adds to the townscape value of Mount Close which retains a semi-rural, quiet appearance despite its proximity to Three Bridges and the Haslett Avenue East ring road.



Figure 35 High hedgerow and mature trees create a verdant appearance to Mount Close



Figure 36 The set back of buildings and spaces between properties creates a feeling of privacy and seclusion

14. Archaeological Value						
The archaeological value of the area is low due to the existing development. However, there may be some archaeological potential in any undeveloped areas surrounding the Moat.						
15. Overall Condition						
Good		Fair	X	Poor		Very Poor
Unknown		Notes:	<p>Front gardens, grass verges, well-maintained hedges and mature trees contribute to the area's attractive verdant appearance and its secluded character. Generally, the cohesive character of the properties on the western side has survived, although the later properties do not fully reflect the design of the earliest phase.</p> <p>The boundary was reviewed and a smaller area recommended as part of this assessment process in 2020</p>			
16. Recommended for inclusion			Yes	X	No	
17. Date of assessment			01/09/2020			

Section A – Overview

1. Name	New Town Centre	
2. UID	TBC	
3. Address	The Boulevard (part), The Broadway, Queens Square, Broadwalk	
4. Postcode	RH10 1DY (Queens Square)	
5. Grid Ref	TQ 27014 36682	
6. Description	<p>The New Town centre was built following the designation of Crawley as a New Town in 1947. Originally designed by Anthony Minoprio, the masterplan for the town centre as designed by Minoprio was not fully realised. Laid out to the east of the town’s historic high street, the New Town centre was designed to attract consumers from across West Sussex and features a segmented block plan. Municipal, leisure and retail buildings are grouped together, on the periphery of the retail core centred on Queens Square.</p> <p>The streets within the study area include part of The Boulevard and The Broadway. Both are long, straight, roads which retain elements of their original character and design, while The Boulevard in particular is well-lined with trees. Aspects of the area’s design highlight post-war building innovation and responses to a national shortage of building materials, decoration is limited to a small palette of materials and there is an emphasis on neat lines and edges on all buildings which formed part of the first phase.</p>	

Section B – Assessment

7. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):							
8. 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						
9. Aesthetic / Architectural Value							
<p>The streets assessed in this evaluation have some architectural merit, featuring typical elements found in other New Towns from the late 1940s-60s, such as public art, straight boulevards, walkways and colonnades. Buildings are typically three storeys in height and have a horizontal emphasis, focussing the</p>							

eye along the street toward significant buildings or termini, such as the Friary Church of St Francis and St Anthony, at the southern end of The Broadway and the college campus, visible to the east of Queensway and The Boulevard.



Figure 37 The college campus stops the view along Queensway, looking east

There is a limited palette of materials used amongst the older buildings in the New Town, which would have appeared strikingly modern when first constructed. Mosaic tiles and glazed bricks are employed across the area as decoration, in a limited palette of blues, greys, teals and yellows. Large sections of glazing and metal panelling contrast with the red brick (often arranged to form a geometric pattern) and exposed concrete also used throughout the area, reinforcing the combined horizontal emphasis of buildings within the area and drawing focus along the street, rather than to specific buildings. The use of painted render is limited and may be a later addition.



Figure 38 Mosaic tiles and inappropriate signage, located on the canopy

The retention of original features including tiled columns (pilotis), street signs, lamp posts, public art and the partially surviving block plan add interest and context to the appearance of the area. Unsympathetic shopfronts, loss of colour, the introduction of inappropriate signage and timber cladding, as well as unsympathetic development post-dating the original layout (The Pavilion, the eastern side of Queensway, The Martlets and County Mall) detract from the coherence and character of the area.



Figure 39 Decorative motifs add visual interest to the buildings, as seen on the access to this service area on The Boulevard

The southern side of The Boulevard and a large part of The Broadway are relatively unchanged, which makes these the most authentic sections of the study area. Although the car parking makes the street feel cluttered, the buildings on The Boulevard are good examples of the period, highlighting how the rear of buildings were afforded the same decorative detailing as the main façade (some retail units link through to Queen Square). The southern section of The Broadway, constructed in concrete rather than brick, has a brutalist appearance, perhaps in response to the building's location next to the bus station. Sweeping towards the church, this shopping parade is an important visual and material contrast between the Historic High Street, represented by St John the Baptist's Church, and the New Town.

10. Historic / Associative Value (Sites which are representative examples of a planned layout or associated with a local architect or developer of importance or sites having an association with significant persons or historic events)

The area is an example of post-war architecture and representative of the planned layout for Crawley's New Town Centre. Designed by Anthony Minoprio, the layout was subsequently developed by A. G. Sheppard, chief architect of the town's Development Corporation. Minoprio and Sheppard were important, but not celebrated, architect-town planners of the time.

The original masterplans for the town centre were published in *Town and Country Planning*, 1948-49, and show a grid-like layout for the town, featuring areas of open space and a compartmentalised plan for building use, where shops, leisure facilities and municipal buildings are distinct from one another. The study area focusses on shopping units and the link between the historic high street and the New Town. Civic buildings, educational, travel and leisure facilities are not included within the study area.

A comparison between the masterplan and the built layout of the town centre today highlights that the original plan was adapted and not realised in full. There have been a number of subsequent changes, the most significant being the recent erection of a large infill building, The Pavilion, in Queen Square in the early 2000s, reducing the size of this public area substantially.

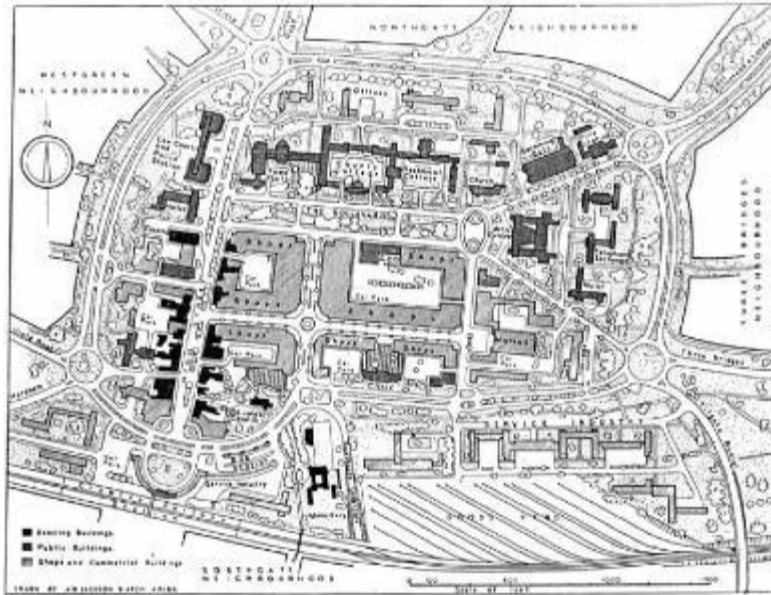


Figure 40 Original masterplan by Anthony Minoprio, published in *Town and Country Planning*, 1948–49

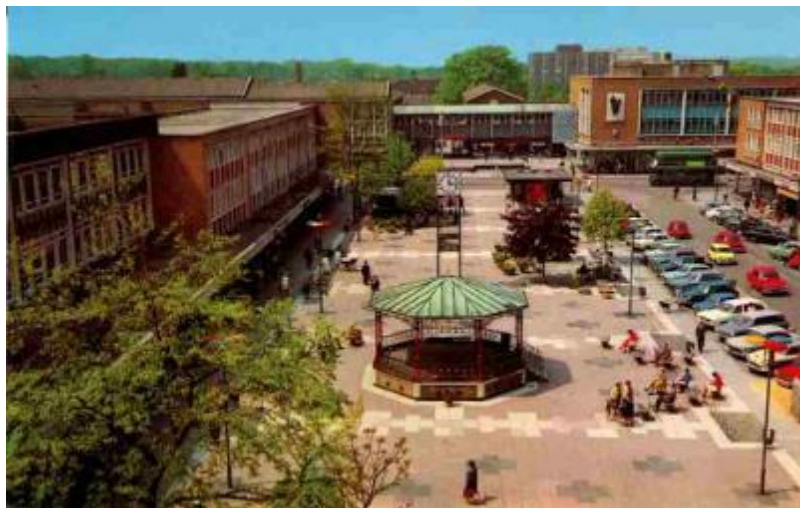


Figure 41 Queens Square, date between 1969-73 due to presence of clock, <http://crawley.cyng.org.uk/CN-NewTown.html>

11. Social / Communal Value

The area is of social and communal value as an example of a New Town and post-war regeneration in England. The area will also hold value for residents who moved to Crawley following its New Town designation, as well as those who may remember its construction and those who use and work in the New Town Centre today.

12. Group Value (Sites with a strong group value with other heritage assets)

There is a high group value between the Town Centre and other neighbourhood areas of Crawley which formed part of the original development of the town. Motifs and concepts prominent within the town centre are repeated elsewhere within the town, such as colonnaded shopping parades and the separation between retail and leisure/residential areas.

13. Landmark / Townscape Value

There is an important townscape value to the area, which largely retains the intended block plan, arrangement and scale of development. The Boulevard and The Broadway are important routes through the New Town, offering connections to the historic core of the town centre and leisure and municipal areas to the east. Buildings are typically three to four storeys in height, an important contrast to the old town, yet wide pavements and roads ensure that the scale of the New Town is not overbearing in comparison to its older core.



Figure 42 The Pavement, wide spacing between buildings prevents the tall building heights from appearing overbearing or oppressive

The construction of The Pavilion, a modern infill building, has distorted the plan form of Queens Square, the focal communal space central to the design of the New Town, which means the townscape value could be improved. Recent conversion of 1 Queens Square to flats, altering its façade, further contributes to the erosion of The Broadway and Queen Square's character, the deliberate symmetry between 1 and 40 Queens Square (now flanking sides of The Pavilion) has been lost, as has the appreciation of these two buildings as significant corner pieces or stops, their once striking appearance overwhelmed by The Pavilion's canopy.



Figure 43 The Pavilion (left), looking west from the now truncated Queen Square

Changes to the appearance of other buildings, for example the walkway from Broadway Plaza to The Broadway have also eroded the architectural integrity of some elements, meaning they no longer relate well to surrounding buildings. Nonetheless, the retention of original architectural details does contribute to the townscape value of the area which draws on principles of town planning important in the New Town design, easy pedestrian permeability, landmark buildings to aid in wayfinding and a coherency in detailing and design.

14. Archaeological Value

The archaeological value of the area is low. Prior to construction of the New Town, the area mainly comprised fields, gardens, allotments, and the Memorial Gardens (established in the 1920s to commemorate those who lost their lives in the First World War), and any archaeological evidence was likely destroyed when the New Town Centre was constructed. There may be some archaeological value in areas closest to the historic high street and St John the Baptist Church, south west of the study area.



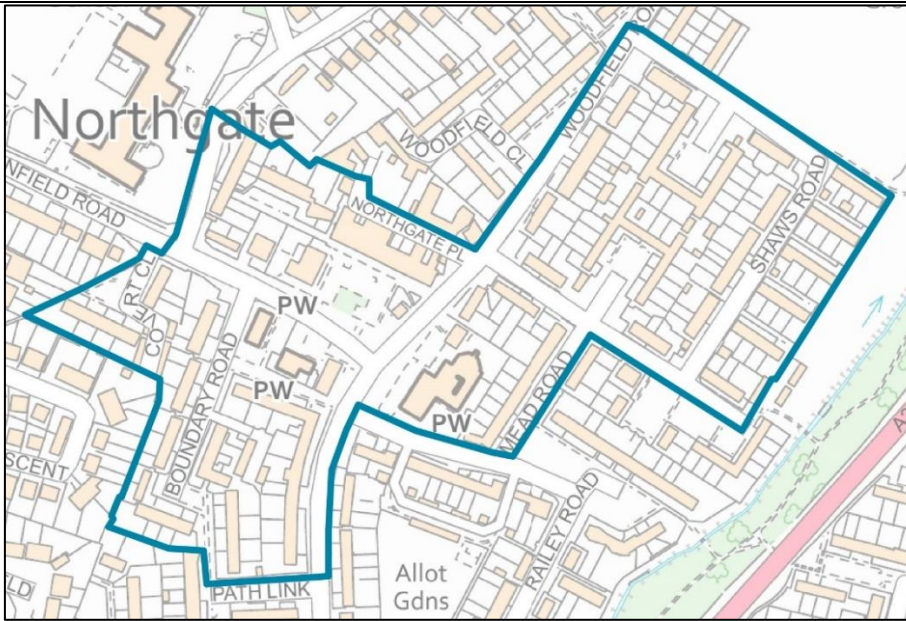
Figure 44 1909 OS Map

15. Overall Condition

Good		Fair	X	Poor		Very Poor
Unknown		Notes:	The revised boundary considered for this assessment has a strong townscape character, including areas which are largely authentic and could, with careful management, be enhanced and preserved. It is considered to be of special architectural and historic interest. Consideration of this area for conservation area designation and the introduction of an Article 4 Direction is recommended, which would allow for greater control over new development. As such, it is not considered appropriate to designate the area as an ASLC as it is of greater special interest.			

			Despite unsympathetic alterations, many original features survive. Care must be taken now to prevent further unsympathetic development, particularly on The Broadway where current construction work for the creation of upgraded living accommodation is undermining the design intent and coherence of the New Town.			
16. Recommended for inclusion			Yes		No	X
17. Date of assessment			2 nd September 2020			

Section A – Overview

1. Name	Northgate Neighbourhood Centre		
2. UID	TBC		
3. Address	Hollybush Road (part), Barnfield Road (part), Boundary Road, Woodfield Road (part), Railey Road (part), Mead Road, Shaws Road		
4. Postcode	RH10 8DS		
5. Grid Ref	TQ 27398 37273		
6. Description	<p>One of the nine original neighbourhoods constructed as part of the New Town development of Crawley, Northgate was the second area to be completed, built between 1951-1955.</p> <p>The area is focussed around the neighbourhood centre: a small parade of shops, pub (currently a Turkish restaurant), school, church and community centre. The shopping parade runs parallel to Barnfield Road, which was laid out as part of the New Town development. Hollybush Road, to the north west of the parade, is marked on early maps as Blackdog Lane; Blackdog Cottage, a Grade II listed sixteenth century farmhouse, survives, nestled between twentieth century houses (list entry number: 1187089).</p> <p>The retail and community assets are arranged in a cluster, central to the surrounding residential areas. There is good permeability between surrounding streets, allowing for cut throughs and paths to the shops meaning pedestrian access is prioritised. Designed as an area of green space, the area immediately in front of the shopping parade is now a car park. Mature trees, grass verges and wide roads give the area a spacious feel, despite the high density of housing within the area which consists of terraced homes, with flats above shops and incorporated within terraces.</p> <p>The proposed ASLC includes areas of residential buildings, which are key to the location and appearance of the shopping and public amenities, as well as the neighbourhood centre which was designed to serve the homes surrounding it.</p>		

Section B – Assessment

7. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	X
Exact date (if known):						1951-55	
8. 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						

9. Aesthetic / Architectural Value

The area is typical of high-density post-war housing with provision for neighbourhood amenities. The layout of the shopping parade and community assets (church, school, public toilets, community centre and pub) is typical of New Town developments and is coherent in design and appearance.

St Paul's Methodist Church is a striking example of multi phased post-war architecture. The original section of the church is the brick building at the southern side. The polygonal, copper roofed section to the north dates from 1966, superseding the original congregational space, which is now used as the church hall.



Figure 45 St Paul's Methodist Church

Architecturally, the design of the shopping parade is simplistic, featuring balconies at first floor which create a canopy/cover for shoppers across part of the parade. The projecting middle section, which does not feature a balcony, instead features bay windows at first floor level, with brick detailing separating the bays.



Figure 46 Shopping Parade

Tile hanging, modular design and a reinterpretation of traditional terraced housing models are employed with success throughout the area. Flat, canopied or protruding, angular porches are found throughout the area and add visual interest. Where pitched roofs have been introduced to porches, they detract from the deliberately angular, block-like design of residential units.



Figure 47 The loss of original porches (centre) detracts from the street scene

The pub and its northern neighbour, a two-storey block of flats, detract from the character of the area, due to unsympathetic alterations to the pub building and the incongruous design of the block of flats.

10. Historic / Associative Value (Sites which are representative examples of a planned layout or associated with a local architect or developer of importance or sites having an association with significant persons or historic events)

Blackdog Cottage in the north west of the area has high historic value, dating from the sixteenth century, and providing an appreciation of the landscape and development of the area prior to the New Town development.

As an example of the early phase of Crawley's development, the area has historic interest. There are elements of the design which employ Garden City ideals, such as large gardens, green space, mature trees and allotments. This has some historic significance in illustrating the ideologies of twentieth century town planning and indicates that the architects clearly drew influence from many sources when designing Northgate.

11. Social / Communal Value

The social and communal value of the area is associated with residents and people who have used the amenities and facilities within the area (church, school, shops). The neighbourhood centre provides important services and a focus for the community.

12. Group Value (Sites with a strong group value with other heritage assets)

Northgate and the New Town Centre benefit from some group value, as well as other neighbourhood centres of the New Town development. The proximity to the New Town Centre is felt through the visibility of the college building in views south from Woodfield Road.

13. Landmark / Townscape Value

The proposed Northgate ASLC is of townscape value. The church and neighbourhood centre are prominent markers, whilst the block plan has a deliberate, well-conceived design.

Terraced houses on Woodfield Road are deliberately arranged in an arc, set back from the pavement, behind front gardens and grass verges which, coupled with the wide road width, gives a feeling of space

despite the high density of housing. The college building terminates the view south along the road, highlighting the proximity to the town centre and utilising a planning technique found throughout the New Town Centre; terminating long vistas with a landmark building.



Figure 48 Woodfield Road, looking west. The college building in the background acts as a landmark, highlighting the planned sight lines used throughout the New Town

Other terraces, such as Boundary Close, also have a verdant, secluded appearance due to the deliberate positioning of parking to the rear of houses, meaning there is pedestrian access only to the front. Mature trees, the retention of hedgerow, verges and open areas of grass throughout the area maintain a feeling of spaciousness.



Figure 49 Boundary Close, perpendicular to the main road, has a secluded, quiet appearance, with parking located to the rear

Shaws Road, east of the shopping parade, features properties in a distinctive H plan which creates well-proportioned garden and parking spaces. Properties on Shaws Road have some architectural interest too; elongated window first floor windows, bay windows, passages and chimneys break up the terraces.

Pedestrian permeability is high, passages and underpasses allow for access to the shops and draw focus to the neighbourhood centre. Consistent road signage, which follows designs found throughout Crawley,

create a sense of identity, marking 'Northgate' below each street name and featuring a green band (other areas have a different colour, for example Gossops Green is a dark maroon colour).



Figure 50 Access to the shops from Hollybush Road

14. Archaeological Value

The archaeological value is likely to be limited due to the New Town development. However, the age of Black Dog Cottage suggests there may be archaeological evidence in this area and along Hollybush Road, which is a historic route.

15. Overall Condition

Good		Fair	X	Poor		Very Poor	
Unknown		Notes:	The townscape quality of the area is high, particularly when the neighbourhood centre is considered alongside the residential development which it was constructed to serve. The area showcases high quality town planning and good examples of mid-twentieth century New Town architecture.				
16. Recommended for inclusion			Yes	X	No		
17. Date of assessment			3 rd September 2020				

Section A – Overview

1. Name	Rusper Road		
2. UID	TBC		
3. Address	Rusper Road		
4. Postcode	RH11 0HU		
5. Grid Ref	TQ 24819 37294		
6. Description	<p>The area focusses on a group of Arts and Crafts homes dating from 1910-40, built on a historic route between Rusper (south west) and Ifield. In the south of the area are two older buildings, one of which is Grade II listed, the other is a Victorian lodge to Ifield Park (outside of the study area). The area is multi-phased but features a coherent townscape value; the later properties utilise traditional detailing and materials which positively reference vernacular building techniques and the locality.</p>		

Section B – Assessment

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

9. Aesthetic / Architectural Value

There is a high architectural value to the area. The buildings to the north are one significant phase, dating from the early twentieth century, pre-WW2. Turks Croft and Ifield Park Lodge, in the southern section of the area, are older and represent earlier phases of development and building techniques.

Turks Croft is an example of an early modern vernacular building, the core of which is a timber framed and rendered hall house, with later phases and additions to the rear. Largely concealed from the public realm (the property's main façade looks south, perpendicular to the road), the timber framing of the older section of the building (dating from the late fifteenth century) is visible above a high hedgerow. The building's central brick chimney stack, tile hung rear and plain tiled roof are visible from the driveway and indicative of the building's age, as well as vernacular construction.



Figure 51 Turks Croft, a Grade II listed building. The older rendered range is largely concealed from the street scene

Ifield Park Lodge, located opposite Turks Croft, to the east, is a late Victorian building which mimics details found on Turks Croft. Hanging tiles on the first floor feature a scalloped pattern matched by the tiles on the building's roof, which are arranged in bands of plain and scalloped tiles. Decorative bargeboards, red brick and render also feature and reflect the property's construction date.

North of Turks Croft, on the western side of Rusper Road are the twelve homes which constitute the main area of the ASLC. They are individually named buildings of which ten are Arts and Crafts in design. The ten Arts and Crafts houses showcase five building designs and benefit from a consistent palette of materials, referencing vernacular architecture and traditional construction methods. Exposed timber framing, brick nogging, catslide roofs and chimneys are prominent features of the Arts and Crafts period and are features of the ten houses. Timber boarding at first floor level, rather than hanging tiles, adds a rustic appearance and variation on the detailing found on other properties.



Figure 52 Pentarrow and Sadler's Green, one of the two semi-detached pairs which mark the centre of the ten houses

Alterations to some of the properties has undermined the coherent appearance of the properties somewhat, however the retention of hedgerows, chimneys, tiled roofs and glazing bars on replacement windows means the architectural authenticity of the area remains largely intact.

10. Historic / Associative Value (Sites which are representative examples of a planned layout or associated with a local architect or developer of importance or sites having an association with significant persons or historic events)

Turks Croft (list entry number: 1187107) and The Lodge, part of the Ifield Park estate, have high historic value, due to their age. As an example of early modern vernacular architecture, Turks Croft is an indicator of the historically rural, agrarian setting of Crawley town centre. The farm would have been an outlying settlement; its location on the road between Rusper and Ifield indicates that Turks Croft was part of a much larger network of farmsteads which contributed to the post-medieval agrarian economy.

Brook Cottage, west of the area, is Grade II listed and was built circa 1600, contemporary with one of the many phases of Turks Croft. Due to its physical separation, caused by the twentieth century infill development creating Sharpthorne Close, Brook Cottage is not included within the ASLC. However, its presence indicates that Turks Croft was not historically isolated.

The ten Arts and Crafts properties have been attributed to Blunden Shadbolt, a prominent local architect who specialised in neo-Tudor, Arts and Crafts styled buildings. However, this has not been verified. The properties do display elements characteristic of his work, such as timber framing, tiled window/door surrounds and diaper work. The properties are thought to have been built by a speculative developer following the opening of Ifield Rail Station in 1907, meaning they are indicative of pre-New Town commuter, suburban, development of the area.

11. Social / Communal Value

The social and communal value of the area is primarily associated with residents, both past and present. The presence of Rusper Road playing field, to the west of the area does contribute to its communal value.

12. Group Value (Sites with a strong group value with other heritage assets)

The group value of Rusper Road limited, although the area has similarities with other developments across Crawley and other work by Blunden Shadbolt. Although Turks Croft is a historically significant building, and

reflective of the historic nature of Rusper Road, its setting has been greatly eroded by the surrounding development, meaning it lacks a group value with other historic farmsteads within the surrounding area.

13. Landmark / Townscape Value

The townscape value primarily derives from the ten 1930s Arts and Crafts properties which are laid out in a mirror-image format, centred on the semi-detached pairs located opposite the entrance to Tangmere Road, Pentarrow/Sadler's Green and Meldon/North House. Le Chantier, an infill bungalow, and Oakside, at the northern edge, do not conform to the building type and arrangement. An aerial photograph from the 1930s does, however, suggest that Oakside, or a building in this location, formed part of the original plan.



Figure 53 Aerial view of the area, thought to have been taken in the 1930s. Credit: <http://iansapps.co.uk/oldbritain/crawley/rr.html>

Alterations to the ten Arts and Crafts properties have eroded their townscape value slightly, as the distinct symmetry and repetition of design is no longer as obvious as first intended. Nonetheless, they read well as group, set back from the road and with more interesting architectural detailing than surrounding late twentieth century housing.



Figure 54 Main Oaks



Figure 55 Balinrobe is paired with Main Oaks in design, although the houses are not identical due to small alterations

14. Archaeological Value

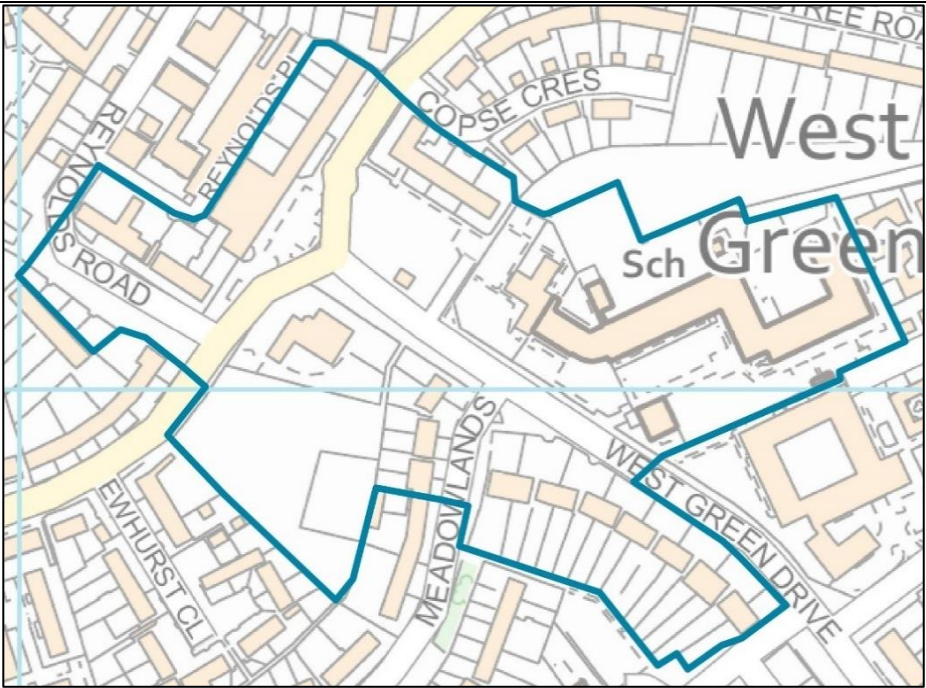
The archaeological value primary derives from the early timber framed building of Turks Croft and the historic route of the road which is marked on early maps. The area surrounding the Lodge also has archaeological potential, due to its relationship with Ifield Park.

15. Overall Condition

Good	X	Fair		Poor		Very Poor	
Unknown		Notes:	At present, the Arts and Crafts buildings have a high group value as they are relatively unaltered. Inconsistent alterations to windows, porches or garages would undermine the character of the area which is coherent and repetitive. An Article 4 Direction should be considered, to ensure				

			unsympathetic changes to the aspects which contribute to the area's character (including boundary treatments) are not removed. The extension of the boundary to include The Lodge (part of the lfield Park estate) was reviewed and recommended for inclusion as a part of this assessment process in 2020.			
16. Recommended for inclusion			Yes	X	No	
17. Date of assessment			3 rd September 2020			

Section A – Overview

1. Name	West Green Neighbourhood Centre	
2. UID	TBC	
3. Address	West Green Drive, Crawley	
4. Postcode	RH11	
5. Grid Ref	TQ 26237 36922	

6. Description
<p>The proposed West Green Neighbourhood Centre ASLC is located to the north-west of the Crawley town centre and incorporates the north-western end of West Green Drive and the junction of Ewhurst Road, along with part of Reynolds Road. Included within the boundary are the Charis Centre, West Green Primary School, Crawley College (West Green Annexe) and the Apple Tree public house.</p> <p>The area was developed as part of the New Town and along with the civic and commercial buildings it also contains residential semi-detached and terraced dwellings. West Green Drive forms a boulevard, lined with grass verges and trees, which terminates at the junction with Ewhurst Road, where there is a parade of shops. The area also has grassed public spaces, with mature trees, which provide a sense of open and green space.</p> <p>The development of the West Green area began in the late 1940s and was mostly complete by 1954 although some infilling was taking place in 1955 and further buildings added in 1975. The buildings within the proposed West Green ASLC and the street layout represent archetypal examples of New Town planning and design, built by the Crawley Development Corporation in the post-War era.</p>

Section B – Assessment

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

9. Aesthetic / Architectural Value

The area has moderate aesthetic and architectural value. The proposed ASLC has a coherent modernist architectural character as an example of New Town development. The civic and commercial buildings are of some architectural interest. The West Green Primary School and Charis Centre building is a two-storey, brick built modernist structure, with a curved entrance vestibule (*Figure 56*). The parade of shops on Ewhurst Road is set back behind a landscaped parking area. They are influenced by the modernist style, with large boxed windows to the first floor.



Figure 56 The West Green Primary School and Charis Centre



Figure 57 The parade of shops on Ewhurst Road



Figure 58 The Apple Tree Public House

The Apple Tree Public House is of a contemporary date, but in a more traditional style, with gables, timber sash windows and a glazed bay entrance (Figure 58). The brick-built perimeter wall of the public house has substantial, rounded brick gate posts with white painted circular coping slabs.

The residential houses included within the boundary of the proposed ASLC are of less architectural interest, but they have a common and uniform appearance, which contributes to the consistency of the area's character.



Figure 59 Houses on the corner of Medowlands and West Green Drive

Many of the property boundaries fronting West Green Road have evergreen hedges, while the pavements are frequently separated from the roads by grass verges. Open green spaces with mature trees can be found on the northern side of West Green Drive opposite the parade of shops and at the playground behind the Apple Tree Public House.

10. Historic / Associative Value (Sites which are representative examples of a planned layout or associated with a local architect or developer of importance or sites having an association with significant persons or historic events)

The historic and associative value of the area is low. Prior to the mid-twentieth century, the area of the proposed ASLC was undeveloped agricultural land. Little development had occurred at the time of the OS map of 1948 (Figure 60), and the road network had yet to be established. The original Crawley District Hospital building (just outside the proposed ASLC to the south-west) can be seen labelled as Ifield Lodge. This was demolished and a hospital built on the site, which was completed in 1961. By the late 1960s the

area had been fully developed and the existing buildings within the proposed ASLC were in place (Figure 61). The historic value of the ASLC stems from its origins as a part of the wider expansion of Crawley from the late 1940s, which was a result of the New Towns Act of 1946.

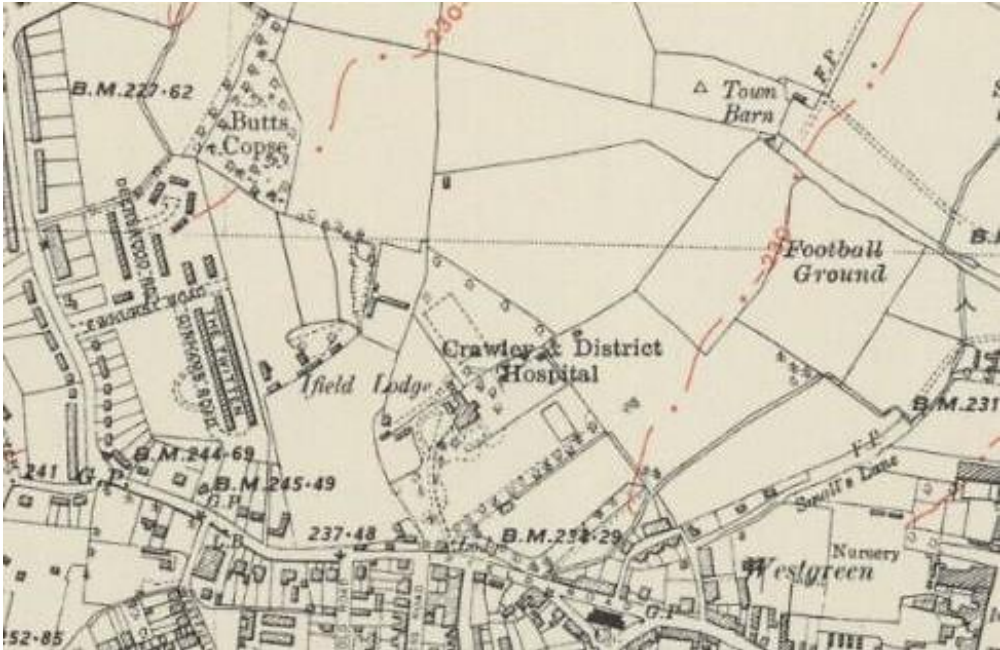


Figure 60 The 1948 OS map Sussex III, SE



Figure 61 OS map of 1969, Sussex III, SE

11. Social / Communal Value

The social and communal value of West Green is limited mainly to current and former residents. The public House and commercial premises provide a social focal point within the ASLC for local residents and may attract visitors from the wider area.

12. Group Value (Sites with a strong group value with other heritage assets)

As an example of the post-War New Town Development undertaken by the Crawley Development Corporation, the West Green ASLC has group value with the proposed Northgate Neighbourhood Centre ASLC and the proposed New Town Centre and Gossops Green Neighbourhood Centre ASLCs (recommended for Conservation Area designation).

13. Landmark / Townscape Value

The area is of medium townscape value. The junction of West Green Drive and Ewhurst Road provides an open space for the modest landmark buildings of the Apple Tree Public House and the parade of shops which provide a visual and commercial focal point within the proposed ASLC. This can be perceived in the approach through the proposed ASLC from the south-east along West Green Drive. The area has a strong visual coherence, emphasised by the uniformity of the architectural style. The aesthetic quality of the area is enhanced by its grass verges, green spaces, trees and hedges along property boundaries, fronting West Green Drive.



Figure 62 The Apple Tree Public House and the Parade of Shops



Figure 63 Grass verges, hedges and trees on West Green Drive

14. Archaeological Value							
<p>The archaeological value of the proposed ASLC is low due to the extent of twentieth century development. To the north-west of the ASLC is the Ewhurst Place Medieval Moated Site, an Archaeological Priority Area (DWS8653). To the south-east is the Historic Core of Medieval Crawley (UID DWS8671).</p>							
15. Overall Condition							
Good		Fair	X	Poor		Very Poor	
Unknown		Notes:					
16. Recommended for inclusion				Yes	X	No	
17. Date of assessment				2 nd September 2020			

3. Appendices

3.1. Bibliography

A P Baggs, C R J Currie, C R Elrington, S M Keeling and A M Rowland, *A History of the County of Sussex: Volume 6 Part 3, Bramber Rape (North-Eastern Part) Including Crawley New Town*, ed. T P Hudson (London, 1987)

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Alan Baxter & Associates, *Crawley ASEQs and Locally Listed Buildings: Heritage Assessment* (2010)

3.2. Legislation, Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2019) DCLG	Section 16; Annex 2
National Guidance	National Planning Practice Guidance (2014) DCLG	ID: 18a
National Guidance	Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
National Guidance	Historic England Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans (2015);	
National Guidance	English Heritage (2008) Conservation Principles, Policies and Guidance	
National Guidance	Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (Second Edition) (2019)	
National Guidance	Historic England Advice Note 7: Local Heritage Listing (2016);	
National Guidance	Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019);	
National Guidance	Historic England, Understanding Place: Historic Area Assessments (2017)	
Local Development Document	Plan Crawley Borough Council Local Plan (2015)	Policy CH12: Heritage Assets Policy CH14: Areas of Special Local Character
Local Development Document	Plan Crawley Borough Council Local Plan (Draft 2020)	Policy HA1: Heritage Assets Policy HA3: Areas of Special Local Character

3.3. Glossary (National Planning Policy Framework)

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. 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.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Place Services

County Hall, Essex CM1 1QH

T: +44 (0)3330 136 844

E: enquiries@placeservices.co.uk

www.placeservices.co.uk

[@PlaceServices](https://twitter.com/PlaceServices)

