

Appendix D

Conservation Area Review

Brighton Road, Hazelwick Road, St Peter's and High Street



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Crawley Borough Council

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1. Introduction

1.1. Summary

Crawley Borough Council commissioned Place Services to produce a light-touch reappraisal of four of the Borough's Conservation Areas: Brighton Road, Hazelwick Road, St Peter's and High Street. The report considers the content and suitability of the existing Conservation Area Statements, provides an overview of their significance, and assesses the appropriateness of the existing boundaries, key views and recommendations for management.

1.2. Methodology

The assessment follows best practice guidance, including Historic England's revised Historic England Advice Note 1 for Conservation Area Appraisal, Designation and Management (Second Edition 2019) and Good Practice Advice in Planning Note 3, The Setting of Heritage Assets (2017).

The assessment has included the following:

Desk-top research, including a review of documentary and online sources, existing Conservation Area Statements, photographs and historic map regression. Historic maps are reproduced where appropriate in this report;

- A walk-over survey of the Conservation Areas and their surroundings;
- Assessment of the existing Conservation Area Statements;
- Assessment of changes to the Conservation Areas and their significance; and
- Recommended boundary changes and management proposals.

Site visits were carried out on 26th June 2020 (Brighton Road and St Peters) and 2nd July 2020 (Hazelwick Road and High Street). The aim of the site visits was to gain an understanding of the character and appearance of the Conservation Areas and their settings. Photographs taken during these site visits are reproduced in the report.

1.3. Planning Policy Context

The relevant legislation, planning policy, national and local guidance, and background studies which have been taken into account include:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- National Planning Policy Framework (2019);
- National Planning Practice Guidance: Conserving and enhancing the historic environment (2019);
- Historic England (Second Edition 2019) Advice Note 1: Conservation Area Appraisal, Designation and Management;
- Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets;
- Historic England (2019) Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets
- English Heritage (2008) Conservation Principles, Policies and Guidance;
- Crawley Borough Council Local Plan (2015);
- Crawley Borough Council Local Plan (Submission Draft 2020);
- Crawley Borough Council (April 2018) Brighton Road Conservation Area Statement;
- Crawley Borough Council (June 2019) Hazelwick Road Conservation Area Statement;
- Crawley Borough Council (May 2004) St Peter's Conservation Area Statement; and
- Crawley Borough Council (December 1998) Conservation Area Statement: High Street Conservation Area

Legislation

The legislative framework for the conservation and enhancement of conservation areas and listed buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. In particular, section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of special architectural and historic interest as Conservation Areas, and section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 also requires the Local Planning Authority to formulate and publish proposal for the preservation and enhancement of these areas.

National Planning Policy

National planning policy in relation to the conservation and enhancement of heritage assets is outlined in chapter 16 of the Government's National Planning Policy Framework (2019) which is accompanied by the Planning Practice Guidance (revised 2018).

When reviewing the designation of conservation areas or amendments to existing conservation area boundaries, paragraph 186 of the NPPF should be considered:

When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Paragraphs 024 (Reference ID: 18a-024-20190723) and 025 (Reference ID: 18a-025-20190723) of the Planning Practice Guidance are also relevant:

Local planning authorities need to ensure that the area has sufficient special architectural or historic interest to justify its designation as a conservation area. Undertaking a conservation area appraisal may help a local planning authority to make this judgment.

Local planning authorities must review their conservation areas from time to time (section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

A conservation area appraisal can be used to help local planning authorities develop a management plan and plan-making bodies to develop appropriate policies for local and neighbourhood plans. A good appraisal will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection.

Local Planning Policy

Local policies relating to conservation areas are contained within the existing Crawley Borough Council Local Plan (2015):

- CH12: Heritage Assets; and
- CH13: Conservation Areas.
-

In addition, the emerging submission draft Local Plan (2020) contains the following policies relating to conservation areas:

- HA1: Heritage Assets;
- HA2: Conservation Areas; and
- CL7: Important and Valued Views.

Historic England (Second Edition 2019) Advice Note 1: Conservation Area Appraisal, Designation and Management

The guidance contained within Advice Note 1 is intended to support the management of change in a way that conserves and enhances the character and appearance of historic areas, through conservation area appraisal, designation and management. The 2019 edition updates the advice following the publication of the revised National Planning Policy Framework in 2018 and gives more information on the relationship with local and neighbourhood plans and policies. The document provides advice on setting and views and describes how heritage assets can gain significance from their relationship with their setting, whilst views from within or outside an area form an important way in which its significance is experienced and appreciated. It also provides a framework for the assessment of significance and sets out what are likely to be the key elements in defining the special interest of a conservation area.

2. Brighton Road Conservation Area

Evaluation of Existing Conservation Area Statement

The Brighton Road Conservation Area was designated on 25th March 2009 and was extended on 3rd April 2013. A Conservation Area Statement was produced in 2018, by Crawley Borough Council and the Southgate Conservation Area Advisory Committee (SCAAC). SCAAC is a group of local residents and interested parties that have come together to assist with the management of the Brighton Road Conservation Area. Crawley Borough Council has worked with Southgate Conservation Area Advisory Committee to deliver small scale aesthetic improvements to the Conservation Area, such as the 2016 scheme for new 'Conservation Area' street name plates, which were implemented after detailed discussions between SCAAC and local residents.

Since the designation of the Conservation Area in 2009 there has been a significant planning policy change, namely the publication of the 2012 National Planning Policy Framework, which was revised in 2018 and 2019. Other relevant publications include the 2014 National Planning Policy Guidance on the Historic Environment (revised 2019) and The Conservation Areas Direction 2015.

Existing Statement

Content and Format

The 2018 Statement provides a detailed history of the development of the area. It identifies the listed buildings and locally designated buildings within the Conservation Area and describes the overall significance of the area by considering two distinct character areas; Zone 1, Brighton Road and Zone 2, West Street. The Brighton Road area of Zone 1 was the first and initial area designated and comprises a mixture of residential and commercial buildings. The West Street area of Zone 2 was incorporated into the Conservation Area in 2013 and comprises predominantly residential terraced and semi-detached dwellings dating to the second half of the nineteenth century. The addition of photographs presenting a visual pallet of materials and features would be beneficial in describing the character of the area. However, in general the 2018 Statement is adequately illustrated with current mapping and photographs, as well as archive photographs and some historic mapping. However, in some instances, larger, brighter and clearer photographs, with less contrast would be beneficial.

Significance and History

The Conservation Area Statement sets out the architectural and historical value of the area which derives from the commercial and residential expansion of a pre-industrial rural area in the mid to late-nineteenth century and discusses the key features that contribute to its character and appearance.

Guidelines for New Development

The statement also provides best-practice advice to guide development proposals and contains management objectives to help bring about the future enhancement of the Conservation Area. It is intended

to assist in the design of proposals affecting existing buildings or new development as well as care and maintenance of the public realm including streetscape and open space.

Capacity for Change

The Statement considers that there is a varied capacity for change in the two character areas. Brighton Road, Zone 1, is considered to have a relatively high capacity for change, although this should be carried out in conjunction with the preservation and enhancement of historic features. In contrast, Zone 2 in the West Street area has a limited capacity for change due to its tight knit residential layout. The loss of the existing houses (a substantial change) or the cumulative effect of many small changes would likely result in the degradation of the historic townscape character and appearance of the area.

Assessment of Changes

Since designation in 2009 the Imperial Cinema has been redeveloped, which perhaps constitutes the greatest alteration within the Conservation Area. The façade of the building was retained, whilst the remainder was demolished to accommodate a new residential development, on the site of an empty car park adjacent to the building. This development is included in the 2018 Statement, although there is no full assessment of its impact on the character of the Conservation Area.

As a whole, Zone 1 retains its distinctive character, although the development of the Imperial Cinema, which was completed in 2017 fails to preserve or enhance this character. Though the Cinema façade has been retained and remains a positive building, the new addition to its south is not. The rejection of a traditional design and materials in favour of modern cladding, detailing and metal windows, results in an incongruous addition in a prominent location. In addition, the façade of the former cinema is boarded over at ground floor level between its three arches and the surviving part of the historic building is therefore inaccessible and not being fully utilised. There is considerable potential for reuse, as the site is in a primary position on the Brighton Road and the contribution the historic facade makes to the character of the area would be greatly strengthened by the appropriate reuse of the building at ground floor level.

Photos of the cinema are included on the following page.



Figure 1 The development at the former Imperial Cinema, Brighton Road

The 2018 Statement describes how the natural, soft boundaries of clipped hedges and conifers recreates the green character of the area seen in historic photographs. However, such natural boundaries require maintenance and in the area around Hazeldene and St Andrew's House these have grown quickly and have begun to obscure the views of the buildings from the street. St Andrews House appears to be currently unused and access to it is prevented by white painted hoarding. This makes a negative contribution to the character of the area at this important entry point from the south. The removal of the hoarding, the reuse of the building and the maintenance of the hedges and conifers would significantly improve the character in this area.



Figure 2 Top: Hedges and trees on Brighton Road. Below: the hoarding and overgrown vegetation around St Andrew's House

One of the more prominent buildings in the Conservation Area is the Railway Hotel, which is likely to date to the arrival of the Railway in the 1840s. It is positioned in an important location opposite Nightingale House and the Listed signal box. Since 2018, the exterior of the building has been repainted, with a dark grey colour replacing the earlier off-white cream. Grey is currently a popular colour as it is considered to have an inherent antiquated quality, though there is little evidence to suggest that it was a popular colour in the past. The painting of the building in grey does not specifically have a detrimental impact on the character of the area on its own, although it should not be seen as an acceptable precedent, as the gradual and more widespread introduction of grey into the Conservation Area would have a negative impact.



Figure 3 The Railway Hotel, looking east from Springfield Road

There has been little change to the shopfronts on Brighton Road since the 2018 Statement. The examples of high-quality joinery on the corner of Brighton Road and East Park are still present, while less appropriate modern shop fronts and signage are still evident. The potential to enhance the character of the area therefore remains. There has been no noticeable replacement of other characteristic features such as original windows, barge boards and decorative tiles and these continue to enhance the character of the area.



Figure 4 Shopfronts in the Conservation Area. Bottom left is on Springfield Road, the other examples are on Brighton Road

Appropriateness of Existing Character Analysis

The overall special interest of the Conservation Area is well defined as providing evidence of the development of Crawley that began after the arrival of the railway in the 1840s and the subsequent commercial and residential growth of the area. The existing document remains appropriate in its assessment of the character of the Conservation Area and it clearly identifies the special architectural or historical values of the area and discusses the key features that contribute to its character and appearance. Many of the issues highlighted in the existing document remain, such as some unsympathetic shop frontages and the poor appearance of some retail units. Along with these issues, the inappropriateness of the new Imperial Cinema development should be added.

2.1. Assessment of Significance

Existing Character Analysis (Zone 1)

Many of the buildings along Brighton Road were built by Moses Nightingale in the late nineteenth to early twentieth century, a local businessman and seed merchant. Crawley was a stopping point on the London to Brighton Road and the first London to Brighton race in 1896 provided business opportunities for premises which faced the Main street. The core of the Conservation Area is Brighton Road, a straight road with a concentration of historic buildings around the railway crossing at the northern end, which include the Grade II Listed signal box, the only Listed building in the Conservation Area.



Figure 5 Brighton Road



Existing Character Analysis (Zone 2)

While the historical context for Brighton Road is predominantly that of the growth of the area's commercial aspect, the character of Zone 2 around West Street is predominantly residential. The zone's relative coherence as an area of architecturally and historically interesting housing is described in the 2018 Statement and its homogenous character and sense of enclosure is identified. This area was generally built before 1910 with many properties dating from pre-1875 and many original details and features remain intact.



Figure 6 Clockwise from left: Springfield Road looking west, 20 Springfield Road, West Street, a doorway on Springfield Road

Elements contributing to the character and appearance of both Zones are given in the list below:

Zone 1 Brighton Road

Building stock

- Brighton Road contributes to the overall townscape value of Crawley, providing a historic entrance to the town centre.
- Four important and historic 'focal' buildings, the Listed signal box, Nightingale House, the Imperial Cinema and the Railway Hotel contribute positively to the street scene
- The Conservation Area's only Listed building is the railway signal box next to the railway crossing and it is situated in a prominent position at the northern entry point to the Conservation Area. This was one of the earliest signal boxes to use an interlocking system of points and signals patented by John Saxby.
- Other positive buildings of townscape merit include numbers 17 and 19 Brighton Road c.1850; the late nineteenth-century Hazeldene (number 24) and St Andrews House (number 26); numbers 6-12 and 14-22 Brighton Road, which are late nineteenth century purpose-built shops.

Built Form

- There is a high quality of period detailing featured on these and other notable buildings along Brighton Road.
- Much of the length of Brighton Road buildings abut closely on the highway on both sides, creating a sense of enclosure which reinforces the area's 'urban' feel.
- The cohesive character is strengthened by a relatively uniform building height, with occasional higher protruding features such as the turret on the corner of Nightingale House
- The urban and relatively flat setting results in attractive contained and linear views
- Shopfronts and facades dating to the late nineteenth century, arranged in short parades of shops with gables facing the street with details such as decorative barge boards. For example, No. 12 retains a red brick façade and its original joinery and Parts of the historic shop fronts remain at fascia level
- Numbers 14–22 Brighton Road comprise a short terrace of purpose-built shops dating from between 1897 and 1910 with faux-Tudor details including oriel windows detailed gabled dormer windows brick chimney stacks, fish-scale clay tiles and timber corbel brackets.

Traditional Materials

- The consistent use of local brown and red brick occasionally rendered and painted, throughout the period of the area's development between 1850 and 1914.
- Original timber sash windows, some with decorative details (e.g. number 12 Brighton Road) and the original timber back door to Nightingale House
- Few extensions to properties on Brighton Road and where most extensions have taken place, they have generally been constructed in matching brick and roofing materials to the existing properties.
- Traditional cast iron rainwater goods are still in place on some buildings.
- Locally made brick, usually dark red or brown in colour, is commonly used for all types of walling, while high clipped hedges and conifers fronting Hazeldene are contribute to the views along the street. While much of the open nature of the area visible in historic photographs has been lost, these hedges help retain some of this green character.
- There is a low impact from unsightly equipment and services, with little visible storage for refuse as most properties have areas to the rear for refuse storage and few TV aerials or satellite dishes are visible.

Zone 2 West Street

Building Stock

- Overall the zone makes a clear and distinctive contribution to the urban environment as an area of architecturally and historically interesting housing, which reflects the older field ownership boundaries, creating a sense of enclosure.
- Though there are no listed buildings in this zone, a number of buildings make a positive contribution to the character of the area including numbers 2 and 4 Springfield Road, which are both detached houses and retain their original appearance. Numbers 14 and 16 Springfield Road are terraced properties with Victorian shop fronts.

Built Form

- The area is mainly comprised of Victorian cottages, in short terraces or semi-detached. They are constructed of local brick and though some examples have been rendered they not detract from the overall impression of cohesion.
- The building heights are consistently two storeys with a pitched roof.
- There is a strong building frontage on the southern edge of Springfield Road, while the northern side has a green barrier, which, in the fullness of summer obscures the large ASDA superstore on the other side of the railway tracks, though its effectiveness is varied.
- The front gardens on West Street provide a sense of visual cohesion and mark a change from the historic commercial nature of Springfield Road, with no front gardens and the residential nature of West Street.
- Most of the houses on West Street have small fences or low brick walls fronting the pavement and occasionally flowers and shrubs can be seen. This enhances the character of the area, by providing attractive and modest front gardens and provides a strong boundary feature.

Traditional Materials

- Decorative detailing includes quoining, both brick and render, brick string courses and occasionally a chequerboard pattern of contrasting bricks (numbers 2 and 4 West Street).
- Numbers 3, 4, 5 and 33 West Street retain their original timber sash windows, while replacement timber sashes have been used at numbers 28 and 32
- Numbers 2,4 and 8 Springfield Road have decorative barge boards and finials on their gables, while numbers 2 and 4 also have decorative ridge tiles and sash windows. The surviving finial on the gable at number 15 West Street it also is an eye-catching decorative feature.
- A fair number of buildings retain their original Welsh slates, with some replacement slate tiles being evident. Rooflines are generally equal throughout the length of West Street.
- Most chimney stacks are original, with decorative brick dentils still intact.
- On the wall of number 20 West Street is an original name plate but its specific date is unknown

Summary of Special Interest

The historic development within the Conservation Area was a result of the coming of the Railways and the late nineteenth-century commercial and residential development that followed. This was the original New Town, as opposed to the later New Town development immediately after the Second World War. With the expansion of local industries, the opportunities for employment were increased and this provided further impetus for commercial and residential development. This historic evolution is visible and legible in the buildings, street layout and character of the Conservation Area.

2.2. Boundary

There are no areas recommended for exclusion from the boundary of the Conservation Area. Zones 1 and 2 retain their distinctive character and special interest and the boundary is appropriate.

Suggested Boundary Extensions

East Park

The 2018 Statement includes a discussion of the area to the east of Brighton Road, where it states that the nineteenth and early twentieth century development of East Park and Malthouse Road is an area of cohesive, well detailed houses and cottages. Similar to Springfield Road, East Park runs parallel to the railway line, while Malthouse Road branches off it to the south and bending back onto Brighton Road, following historic field boundaries. Malthouse Road was designated a Conservation Area in 2013.

The development of East Park and Malthouse Road is also associated with the railway, though it developed slightly later than Springfield Road and West Street. By 1874 East Park had begun to be developed with terraced houses, a process that was partially completed by the 1890s. Many of these dwellings survive, although with alterations and some areas of infill.

The Alan Baxter Heritage Assessment document of 2010 includes an assessment of the special environmental quality of East Park and Malthouse Road¹. In the conclusion, East Park is not considered to be of sufficient architectural interest to merit conservation area designation. The terraced houses are described as unexceptional, with some examples having been rendered and windows replaced. Post-War infill is sited, and the document considers East Park to lack the homogenous or cohesive character of Crawley's other Victorian streets. Malthouse Road is described as having historic and architectural interest worthy of conservation area status, and the designation of the Malthouse Road Conservation Area followed in 2013.



Figure 7 The OS Map of 1899, showing terraced houses had been established on East Park. A large area adjacent to Brighton Road is still open at this time, soon to be developed by Moses Nightingale.

¹ Alan Baxter Associates 2010 *Crawley ASEQs and Locally Listed Buildings Heritage Assessment*

Nevertheless, while the 2010 Heritage Assessment concludes East Park lacks the special environmental quality, it also states that it does have historic interest. There is merit in re-evaluating the character of East park and reconsidering the conclusions of the Alan Baxter report. There are subtle variations in the houses on the southern side of the street and those on the northern side, with examples of semi-detached dwellings as well as terraced houses. Contrasting brick details are present and provide decoration, whilst other elements such as quoining, ornate bargeboards, rounded and segmental brick arches, keystones, decorative brick pilasters to porches and bay windows with ornate vertical tiling, add visual interest to the area and reflect the qualities of the Conservation Area. .

The post-War infill in East Park is limited in extent and restricted to the northern side of the road. The impact of modern alterations in East Park is comparable to that seen in Springfield Road and West Street, which were included in the revision to the boundary of the Conservation Area in 2013. Inclusion within the Conservation Area would enable greater control of alterations and development, to ensure that enhancements are brought to the area and the character is preserved.



Figure 8 Houses and architectural details on East Park



Figure 9 Left: Bay windows on the semi-detached dwellings at the eastern end of East Park. Right: Number 5 Malthouse Road

Therefore, it is recommended that East Park is considered for inclusion as an extension to the Brighton Road Conservation Area. Numbers 1,3,5 and 7 Malthouse Road should also be considered for inclusion in the extended boundary. They are a group of one semi-detached and two detached dwellings, which retain original sash windows and one example of an original front door with arched glazed panels.

A proposed boundary is included on the following page.

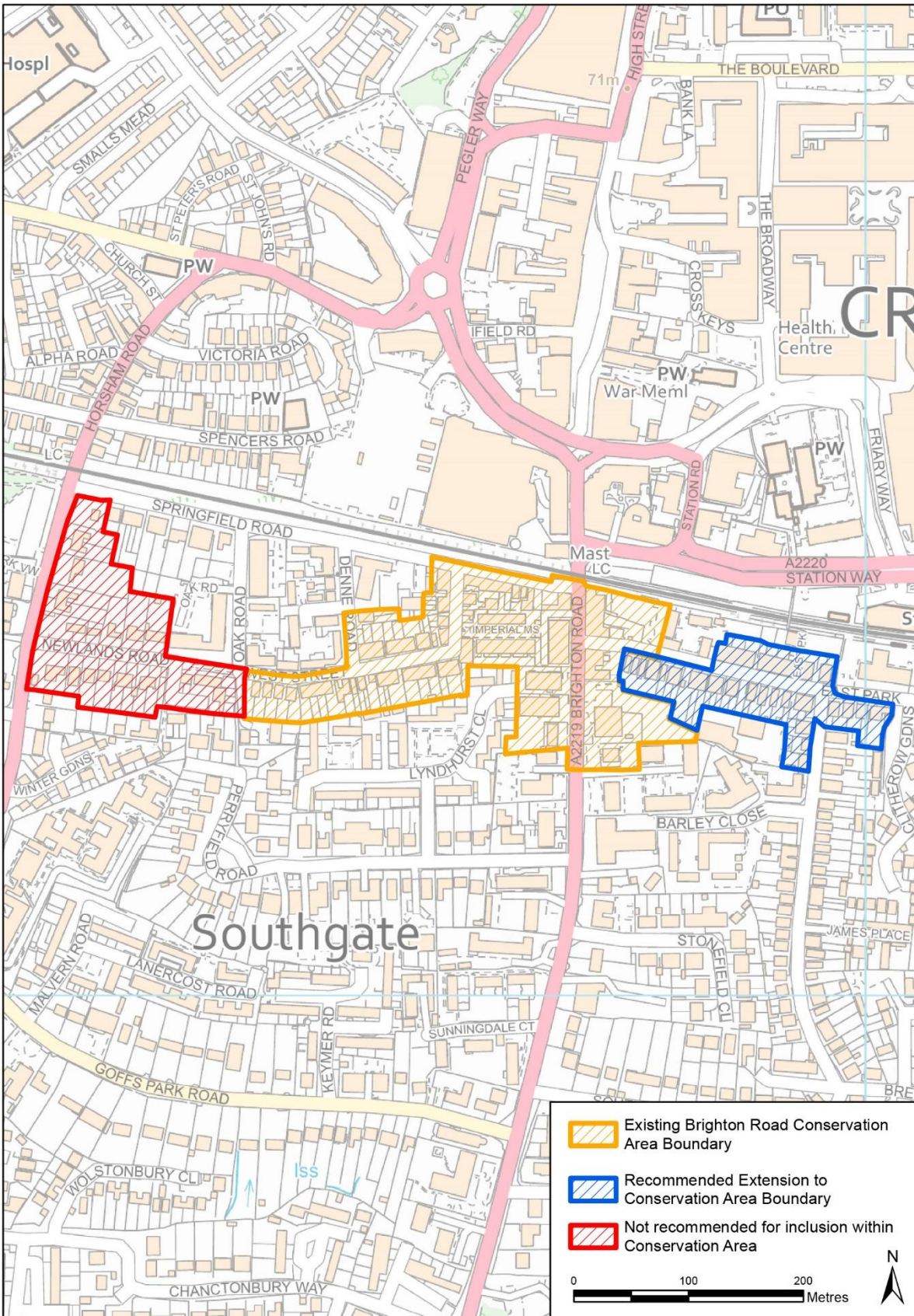


Figure 10 Recommended boundary for the Brighton Road Conservation Area

Newlands Road and Horsham Road

A further suggested extension to the Conservation Area to include Newlands Road and part of Horsham Road was made by a forum member of the Southgate CAAC. This area lies to the west of West Street (Zone 2). This area characterises a later phase of residential development than the rest of the Conservation Area. The OS Map of 1899 shows Horsham Road as undeveloped and only a cluster of buildings at the eastern end of Newlands Road (then part of West Street), which no longer exist. To the east, the development of West Street and East Park were well underway at this time. By the time of the 1910 OS map, two large semi-detached Edwardian dwellings were built on the eastern side of Horsham Road, set in comparatively large garden plots, while Newlands Road remains undeveloped, except for a large detached house on the southern corner of Newlands Road and Horsham Road. By the mid-twentieth century and the publishing of the 1948 OS map, more development has occurred along Newlands Road in the form of detached and semi-detached houses, set within garden plots, with sizable front gardens.



Figure 11 The OS map of 1899. West Street, part of Brighton Road and East Park have been developed, while Newlands Road and Horsham Road are substantially free of development.



Figure 12 The OS Map of 1910, showing large dwellings along Horsham Road, while Newlands Road (labelled as West Street) is still predominantly empty.



Figure 13 The OS Map of 1948 showing detached and semi-detached dwellings on Newlands Road.

There is a marked contrast in character between the boundary of the Conservation Area at the western end of West Street and the beginning of Newlands Road. Here, a foot path connects the two roads, and this is flanked by modern apartments. On the northern side of the foot path is a block of flats, three to four storeys in height, built in the late twentieth century. On the southern side of the footpath the flats are more recent, built in brick with a slate roof and lower in height. Architectural embellishments include a porch with Tuscan columns and a timber canopy over another entrance. Beyond the footpath to the east, Newlands Road is characterised by the mid-twentieth century houses, which occasionally incorporate a garage. This is a point of interest as they are early examples of houses designed to accommodate a motorcar, the ownership of which was increasing among the middle classes. The houses are set back from the road, with well-kept front gardens and drives and their boundaries are formed by substantial hedges. There are also more modern infill developments along Newlands Road, which are late twentieth century in date.



Figure 14 Buildings flanking the foot path at the eastern end of Newlands Road



Figure 15 Newlands Road

While Newlands Road is comparatively narrow, Horsham Road is wider, and its character is enhanced by a number of mature trees and foliage. Goffs Park at the northern end of the road provides an area of open parkland space, which further enhances the character. The earlier buildings dating to the Edwardian period are on the eastern side of Horsham Road and there is a variation in design and form, with ornate vertical tiling, timber porches and Oeil-de-boeuf or ox-eye windows.



Figure 16 Properties on Horsham Road

The Newlands Road and Horsham Road area has an environmental quality, which is partly enhanced by the quality of its early and mid-twentieth century buildings. The area has a quiet, leafy suburban character but it lacks a cohesive historic character in its own right, resulting from a single phase of development. In addition, with its set back, substantial houses, within generous garden plots and sense of space, its character contrasts with that of the rest of the Brighton Road Conservation Area, where the earlier development was more intense. It does not have the cohesive character and special architectural or historic interest worthy of Conservation Area Status and it is recommended that the area remains outside of the Brighton Road Conservation Area.

Recommendations

In summary, there are no existing areas within the Conservation Area that are recommended for exclusion. It is recommended that the Conservation Area boundary is extended to include an area of East Park which includes four dwellings on the western side of Malthouse Road. The suggested Newlands Road and Horsham Road area (shown on Figure 9 and demarked in red) is not recommended for inclusion within the Conservation Area.

2.3. Views

The views discussed within the text are marked on the map on the following page.

The north-south thoroughfare of Brighton Road provides long views from both within and outside of the Conservation Area boundary. The contrast between the character of the Conservation Area and the modern development of the Town Centre, to the north of the railway track can be clearly appreciated in views north along Brighton Road. This viewpoint also allows a view into the High Street Conservation Area. Due to a slight change in the angle of the High Street elevations along its western side are visible.

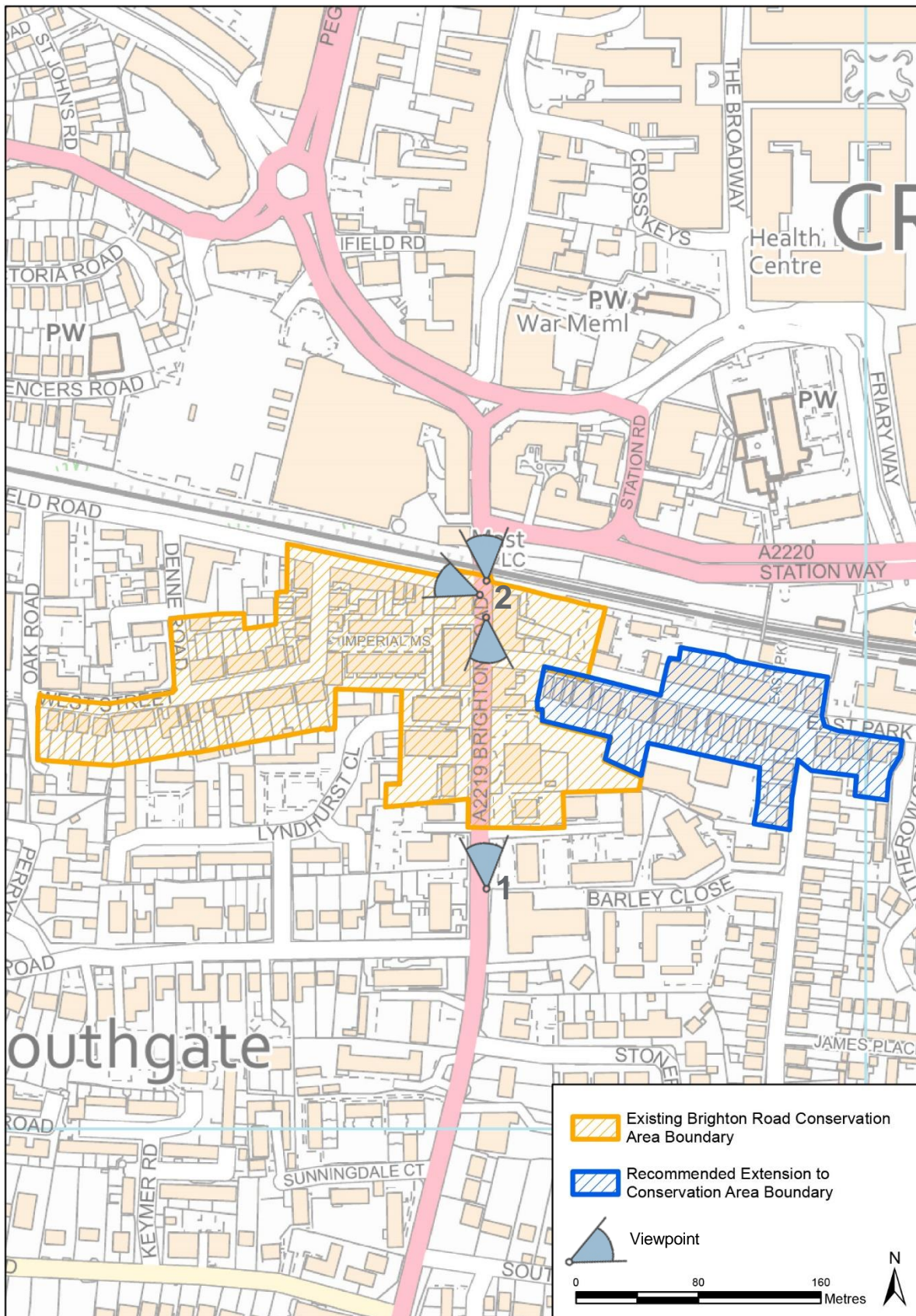


Figure 17 Key viewpoints within the Brighton Road Conservation Area



Figure 18 Viewpoint 1: The view north from the southern boundary, looking through the Conservation Area along Brighton Road, with modern buildings beyond the railway track

A focal point at the northern boundary of the Conservation Area is at the junction with the railway and Brighton Road. Views out of the Conservation Area towards the modern town centre are clear, but there is also the view west, within the Conservation Area along Springfield Road from this point. The screen of vegetation serves to partly conceal the large Asda superstore on the north side of the railway tracks, though this becomes more prominent in views from the corner with West Street.



Figure 19 Viewpoint 2: The view within the Conservation Area west along Springfield Road from the Listed signal box.



Figure 20 Viewpoint 2: Looking south along Brighton Road

2.4. Management Recommendations

There are a range of issues facing the Brighton Road Conservation Area, many of which share common themes. In addition to the management proposals contained within the 2018 Statement, below are further recommended management proposals which could address these issues.

Design Guide

The character of the Brighton Road Conservation Area would benefit from the effective implementation of a well-researched and illustrated design guide. In particular, applications affecting the appearance of commercial premises should be required to either preserve or enhance the area's character.

Opportunity Sites

Future proposals affecting the appearance of the Imperial Cinema development should be steered towards reversing the negative impact the current appearance of the building has on the Conservation Area. A viable scheme for the ground floor of the former cinema, which preserves or enhances the character of the Conservation Area is also urgently needed.

St Andrews House makes a positive contribution to the character of the Conservation Area, but it appears to be currently unoccupied. It is therefore a building that is possibly considered for development. Applications for refurbishment and the appropriate reuse of the building should be made with due consideration to the character of the area, while any application proposing its demolition, would be resisted due to the negative impact this would have on the Conservation Area's character.

New Development

In general, the demolition or partial demolition of any building that makes a positive contribution to the area's character should be refused. New developments within the boundary should be required to preserve or enhance the area's character, through appropriate design, size, form, massing and materials.



For domestic dwellings, homeowners should be encouraged to replace uPVC windows with timber sash windows. In general, alterations should be in keeping with the character and appearance of the street.

Article 4 Direction

Article 4 Directions are additional planning controls which can be introduced by a Local Planning Authority to revoke certain Permitted Development Rights. Permitted Development Rights allow building owners to carry out certain works to their properties without the need for planning permission and are set out within the General Permitted Development Order.

Article 4 Directions served on properties within the Conservation Area would introduce the need to apply for planning permission for certain works and this would allow the Council to better preserve and enhance the area by ensuring high quality design and use of traditional materials.

Traditional materials, such as slate roofing, brick masonry and timber joinery are an important element of the area's character and appearance. Planning permission is required in conservation areas for changes in roof coverings and for any rendering or cladding of external walls. Often windows and doors can be replaced without the need for planning permission and the loss of traditional timber windows and doors undermines the special interest of the area. An Article 4 Direction restricting alterations to windows and doors would provide control in preventing further unsympathetic alterations.

Boundary Changes

It is recommended that the Conservation Area boundary is extended to include an area of East Park which includes four dwellings on the western side of Malthouse Road. It is also recommended that the existing Conservation Area Statement is appended with an assessment of the area proposed for inclusion.

3. Hazelwick Road Conservation Area

3.1. Evaluation of Existing Conservation Area Statement

Hazelwick Road Conservation Area was identified as a possible Conservation Area in 2010 and formally designated on 20th March 2013. A supporting statement was produced in June 2019.

The designation of the Conservation Area in 2013 amended the initially proposed boundary for the Hazelwick Road Conservation Area to include sections of surrounding streets.

Since the publication of the existing document The National Planning Policy Framework (NPPF) has been updated – the revised document was published on 19th February 2019. Therefore, the Conservation Area statement could be updated to reference the current version of the NPPF.

One new guidance note has been published by Historic England since the publication of the Conservation Area Statement which would be beneficial to residents and owners applying for planning permission within the Conservation Area: *Statements of Historic Significance: Historic England Note 12*.

Existing Statement

Content and Format

The existing statement is appropriately laid out, with clear sections and subheadings which allow the user to navigate the document easily. The document follows a logical order, first describing conservation areas in general, then Hazelwick Road specifically. Ordered chronologically, the document provides a historical overview of the area followed by a description of the Conservation Area at the point of writing. The descriptions of key features which contribute to the significance of the area are carefully worded and well supported by appropriate images. The formatting and font of the text, including the use of italics and bold font to indicate sub-headings and captions, is clear and easy to understand, whilst the language used is accessible and appropriate tone.

The summary of key features within the Conservation Area (Part 3, page 20) is useful but could be better presented, perhaps in a table format, for ease of reference. This could be separated into larger and smaller details, for example the importance of the street layout vs. the presence of decorative tile paths, to understand overarching and smaller aspects which contribute to the significance of Hazelwick Road. Similarly, the vulnerabilities and opportunities for enhancement identified in Part 3 (Page 20-21) could be presented in a more visually stimulating manner.

Parts 4 and 5 of the document are brief and could be expanded to provide more thorough guidance for new development and management plans for the Conservation Area. Further details, including other management proposals identified as part of this evaluation are included in section 1.5 of this document.

There is an appropriate number of images included within Conservation Area statement which are appropriately chosen and break up large sections of text. Some images are dark with large areas of shadow and could be substituted with new photographs with an improved contrast balance to better emphasise the features they are displaying. Similarly, images which feature odd angles (e.g. Figure 11) or awkward

compositions could be replaced to provide a more focussed perspective of the architectural feature they highlight. Images are consistently centrally aligned within the document, which gives a neat, uniform appearance to the statement.

Although the document provides sufficient photographic detail, clearer maps highlighting the location of valued views identified on Page 14 of the document would be beneficial, this could be achieved by changing the base map or font colour on Figure 18. Similarly, no justification is provided for the Conservation Area's boundary. Further information, analysis and descriptions of the existing boundary would be beneficial.

The Appendices provide further useful information, in the form of links, a glossary and building inventory. Links to government planning policy would be beneficial, as well as Historic England guidance regarding issues which may affect residents of Hazelwick Road, such as *Statements of Heritage Significance: Historic England Advice Note 12, Traditional Windows: their care, repair and upgrading, or Energy Efficiency and Historic Buildings*.

Appendix C, the building inventory, could benefit from a bi-annual update and refresh, to ensure any changes to properties or development is accounted for.

No bibliography is included within the text. As well as useful links (Appendix A) it would be beneficial to reference any local history texts that were used in the writing of the document, planning policy and any material available in the county or town archives.

Significance and History

The existing document provides clear descriptions of the history of the Conservation Area. Ordnance Survey maps are used to provide a visual description of Hazelwick Road's development which aids in understanding the text of the document. An overlay of the Conservation Area boundary on all the early maps and the use of a consistent scale (if possible) would be beneficial and provide visual consistency to the map progression images.

The document provides an informative guide to the development of the area, although this could be expanded to include reference to other development of Crawley at the same time. An enhanced description of Crawley's designation as a New Town would be beneficial, including a brief analysis of how this affected the setting of the present-day Conservation Area. If available, the addition of early images of the Conservation Area would complement the map progression included within the history section of the document to provide a deeper understanding of Hazelwick Road's early appearance and provide a comparison to its present-day appearance.

The significance of the Conservation Area is adequately described in Part 3 of the document 'Character Appraisal of Hazelwick Road Conservation Area'. An example of 'relatively well preserved' late Victorian and Edwardian development, the area's development is described as being closely linked to the development of Three Bridged railway junction and station.

Key elements which contribute to the significance of the Conservation Area are both identified and well explained, providing informative descriptions for residents and other interested parties. The use of photographs highlights key features within the Conservation Area and supports the text well. Additional images, perhaps in the form of a montage, could be used to show how the identified architectural features are present throughout the Conservation Area, rather than singular examples. An annotated streetscene image which labels or highlights key features would also be beneficial to users of the document, in order to understand how the elements identified combine to give the Conservation Area its distinctive late Victorian /early Edwardian character.

The 'Important Buildings' identified within this document are significant to the streetscene, however further analysis of their character is required as well as revisions to some of the descriptions. 107 Hazelwick Road,

for example, is described as featuring 'Victorian sash windows', which does not match the photograph of the building provided. The image of the property featured within the document shows a building which has uPVC top opening casement windows and an unsympathetic uPVC door, features which detract from the character of the building.



Figure 21 107 Hazelwick Road

Clarification also needs to be provided regarding the criteria which informed the decision to highlight certain buildings as 'Important', whether this is due to their architectural, historic or communal value. The description of 99 Hazelwick Road is an example of this and would benefit from further explanation of the significance of the Haslett family and how and where they are commemorated within Three Bridges. The positioning of photographs could also be improved within this section, to ensure that the description of a building is on the same page as the accompanying image.

Descriptions of all buildings also need to be updated to reflect changes which have occurred since the publication of the Statement, including changes to paint colours, windows or boundary treatments, for example.

As stated previously, the Summary of Key Conservation Area Features (page 20) could be presented in a more visually stimulating manner.

Guidelines for New Development

Relevant policies are outlined in Part 4, Guidance for Development section of the document, which is useful and provides an important context for all new development. The Planning Policy Context section (pages 22-24) could be included earlier within the document, to provide further context to the designation of Hazelwick Conservation Area and outline the appropriate policies as part of the initial introduction to the document.

General guidelines are provided in Part 4 of the document. The objectives are clear and concise, although they could be presented in a more visually stimulating way. A page break between sections would also help to highlight the guidance and navigate the document.

Illustrations or photographic examples of both inappropriate and acceptable development within the Conservation Area would enhance the understanding of the materials, colours and designs described in Part 4. A general re-phrasing of this section of the document would also be positive, in places the language is difficult to follow which dilutes the overall meaning and intent of this section of text. For example 'Most buildings within the Conservation Area, even where these are not subject to statutory or local Listing, are important to its overall character and appearance' (page 23) could be ordered as 'Most buildings within the Conservation Area are important to its overall character and appearance, even where these are not subject to statutory or local Listing' which conveys the focus of the sentence more immediately and clearly.

Identified Areas for Development

Conservation Area improvement projects and the proposals for an Article 4 Direction are included within section 5 of the statement. The proposals affect the entire Conservation Area and propose opportunities for enhancement and increased public engagement with Hazelwick Road. Further detail on these proposals would be beneficial.

Assessment of Changes

There have been no significant changes to the Conservation Area or its immediate setting since the publication of the Conservation Area Statement. Development within the wider setting of the Conservation Area is unlikely to affect the special interest of the Conservation Area but should be monitored.

Appropriateness of Existing Character Analysis

The existing character analysis is appropriate and remains relevant, but aspects of the document could be updated and expanded, including the addition of further images.

Further analysis of the Conservation Area's setting and how this contributes to its significance should also be provided. The historic setting is explored, but discussions on more recent development on Hazelwick Avenue are lacking, including the impact of commercial units on Hazelwick Avenue and the later twentieth century housing on North Road and other surrounding streets.

3.2. Assessment of Significance

The assessment of significance provided within the document concludes that the significance of the Hazelwick Road Conservation Area derives from its survival as a relatively unaltered example of late Victorian and early Edwardian development built in response to the expansion of the southern railway network. The Conservation Area's proximity to Three Bridges Railway Station is a strong contributor to its significance and was instrumental to its development.

The street layout, pattern of development and original architectural design and detailing remain largely intact within the Conservation Area which further emphasises its importance. Piecemeal introductions such as the introduction of uPVC windows and unsympathetic doors detract from the historic and aesthetic value of Hazelwick Road, and these are identified as areas of improvement. Nevertheless, the original street plan and plot sizes of Hazelwick Road, with only narrow gaps between properties, has prevented the introduction of incongruous side extensions to properties which has been beneficial to the retention of the original appearance of the street. Where they do occur, extensions are mostly limited to the rear of properties, preserving the appearance of the streetscene.

Elements which contribute to the significance of the Conservation Area are described in the bullet points below. This list is not exhaustive and there are other sensory and transitional elements which contribute to the experience of the Conservation Area.

Built Form

- Mix of two storey (some with converted roof spaces) buildings in semidetached or terraced pairs, with some detached dwellings interspersed between
- Unaltered street scape, due to the close positioning of houses and lack of infill or demolition, the Conservation Area retains the block plan shown on early OS maps
- Indicative of early development of Crawley, following the expansion of the railway, the proximity to which led to development of the street and Three Bridges Area
- Contrast to the later New Town development which characterises the majority of Crawley
- Small irregular gaps between properties ensure that the built form does not become overtly dominant at any point
- Buildings are set back from the street, with small front gardens which create a suburban appearance to the road and add a verdant texture

Building Stock

- Mixed use development, featuring historic shop fronts, although largely residential in nature
- 107 Hazelwick Road is locally listed, a detached three bay property featuring large bay windows
- Buildings are arranged in a regular pattern and feature a continuous building height, creating a sense of enclosure and uniformity
- The use of variegated bricks, bay windows and other decorative details suggest this was not designed as a street for workers only, housing residents from a range of socio-economic backgrounds
- The retention of some shops highlights the interconnectivity between Hazelwick Road and the old High Street

Traditional Materials

- Traditional materials reflect the age of the properties and include red brick, slate roofs, timber windows where surviving
- Use of decorative detailing typical of the late Victorian and early Edwardian periods (ridge tiles and finials on roofs, name signs on houses, bargeboards)
- Retention of front gardens and sympathetic boundary treatments
- Bay windows, porches and recessed doors all add visual variety, breaking up the frontages and street scene.



Figure 22 Slate roofs, chimneys and decorative ridge tiles add visual interest and reinforce the age of properties



Figure 23 Consistent building height creates a sense of uniformity, emphasised by regular plot widths



Figure 24 Breaks in built form and through roads are representative of the original development plan, preventing built form from being overbearing



Figure 25 Shop fronts, bay windows, decorative brick detailing and storm porches highlight the build date and status of buildings which are not purely functional in appearance



Figure 26 Variations in brick add visual variety to the street



Figure 27 Original timber windows remain on some properties

3.3. Boundary

The existing boundary is robust although suggestions have been made for its extension to the south. There are buildings in the surrounding area which exhibit qualities and characteristics of the Conservation Area and the proposed extension has been assessed as part of this document. A map of the area considered for designation is included on the following page.

Suggested Boundary Extensions

A Conservation Area must be of distinct special architectural or historic interest. The boundary must not be extended to areas which lack this special interest so as not to undermine the significance of the area or devalue the designation. Mid to late twentieth century housing which surrounds the existing boundary does not reflect the architectural characteristics of the Conservation Area, although they do contribute to its setting as they are an appropriate scale and are constructed in sympathetic materials. Similarly, the mature trees on Hazelwick Avenue provide a verdant backdrop to the Conservation Area boundary but do not contribute to the significance of the area, therefore these sections were not considered to warrant inclusion within a revised Conservation Area boundary.

The submitted documentation suggested that a revised boundary would garner resident support and provide better support for a sustainable Conservation Area Advisory Committee, which is not sufficient justification of an extension to the Conservation Area. Any extension should be based upon the provisions of Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 regarding special architectural and historic interest and the guidelines set out by Historic England regarding Conservation Area designations². Paragraph 186 of the NPPF states:

When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Three Bridges Railway Station is important to the development of Hazelwick Road. However, it is not considered appropriate to include it within the Conservation Area boundary because of the intervening modern development and the distance between the station and historic residential core of the Conservation Area. Further assessment of the railway station's contribution to the Conservation Area is required, as well as its individual architectural merit, it is noted that the train station was not included in the recommendations for local listing supplied by Crawley Borough Council and assessed by Place Services.

The 1875 and 1900 OS maps included within the existing Statement indicate that surviving properties on North Road, Three Bridges Road and New Street pre-date the development on Hazelwick Road and this is evident from the appearance of these buildings. Therefore, they have some historic value. These roads feature some buildings which also showcase architectural detailing equivalent to the properties within the existing Conservation Area boundary.

² Historic England, *Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1*, Second Edition, 2019

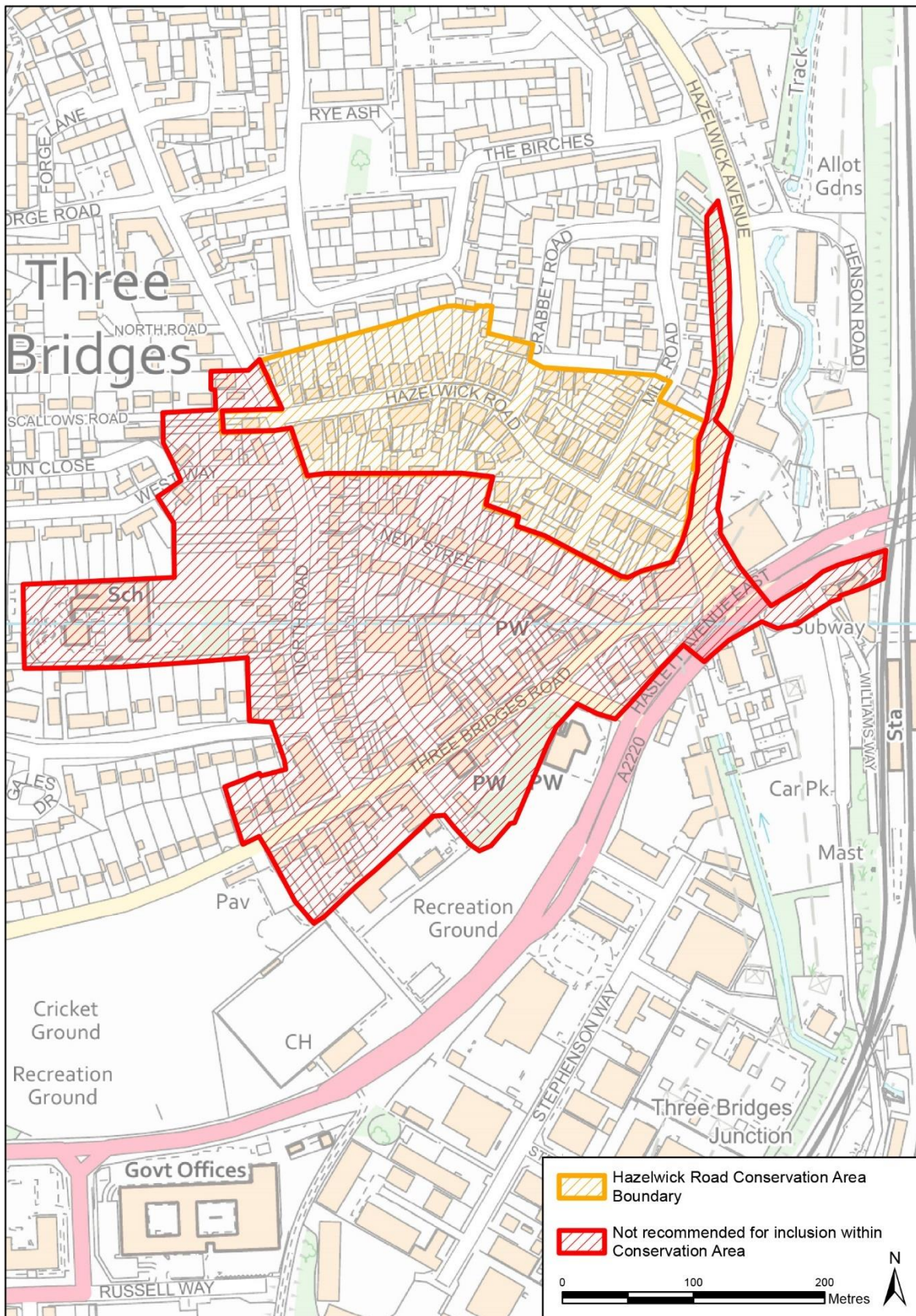


Figure 28 Recommended boundary for the Hazelwick Road Conservation Area

North Road and New Street

On the eastern side of North Road and on New Street the surviving early properties are typical in appearance of mid-nineteenth century terraced cottages and semi-detached houses, albeit with modern uPVC windows and doors. Typically, smaller than the properties on Hazelwick Road, the surviving older cottages on North Road and New Street are predominantly built in brick and have in some cases been painted or rendered. Despite being almost contemporary in age to the Conservation Area, the alterations to the properties on North Road and New Street mean they lack the cohesive, uniform appearance which contributes positively to the significance of Hazelwick Road.

Although they hold some historic value, as shown by their inclusion on the OS maps (Figures 29 and 30), these buildings have undergone piecemeal alterations and lack some of the characteristics which contribute to the significance of Hazelwick Road, and are not deemed eligible for inclusion within the Conservation Area.



Figure 29 Nineteenth century cottages on North Road, east side, which feature uPVC windows, unsympathetic porches and doors



Figure 30 Terraced Houses on New Street (south side). Heavily altered, these houses do not display the architectural features which contribute to the significance of Hazelwick Road

It is noted that the terraced houses shown in the image below (Figure 33), on the eastern side of North Road and marked on early OS map are locally listed. The staggered roofline of the buildings and lack of chimneys on the northern houses in the terrace suggest varying construction dates and subsequent alteration. Their local heritage value is recognised in their local listing but due to their distance from the Conservation Area boundary and their differing character, they are not deemed suitable for inclusion within the Conservation Area.



Figure 31 Locally Listed terrace on North Road

Comparatively, the western side of North Road and northern section of New Street features mid to late twentieth century properties (Figures 34, 35 and 36), which do not hold any historic value, nor do they display

the architectural quality or characteristics of the Conservation Area. Therefore, they are also not considered to be worthy of inclusion within the Hazelwick Road Conservation Area.



Figure 32 North Road, west side



Figure 33 North Street, looking into West Way



Figure 34 North Road, south western side, near the junction with Three Bridges Road

Three Bridges School was not deemed to reflect the special architectural qualities of the Hazelwick Road Conservation Area, an assessment of the architectural and historic significance of the school has been undertaken as part of the Place Services Review of Crawley’s Local List.

Comparative to the older houses on North Road, the properties on New Street are more varied in design and size, featuring double fronted detached houses, semi-detached pairs and later terraces. However, the lack of cohesion amongst the street scene and number of piecemeal alterations to buildings within the street, as well as the addition of twentieth century housing, means this road is not deemed suitable for inclusion within the Conservation Area boundary. There is potential for some buildings to be locally listed, due to their architectural merit although this requires a further assessment against the Local List criteria. These buildings include:

- 59 New Street;
- 51 and 53 New Street; and
- 13 and 15 New Street.



Figure 35 59 New Street



Figure 36 51 and 53 New Street



Figure 37 13 and 15 New Street

Three Bridges Road

Three Bridges Road has the most varied appearance of the three streets suggested for inclusion within an expanded boundary to Hazelwick Road Conservation Area. Modern infill has occurred more significantly in this area and the road lacks the sense of homogeneity experienced within the Conservation Area. Three Bridges Road was not deemed suitable for inclusion within the Hazelwick Road Conservation Area as part of this assessment, due to the following reasons.

The junction between North Road and Three Bridges Road features mostly modern properties, which appear to date from the late twentieth and early twenty-first century, neighbouring nineteenth century shops and houses. The Plough Public House is a prominent building in this area and positive contributor to the street scene, likely dating to the early twentieth century. An attractive building, The Plough has been assessed as part of the Local Listing exercise conducted by Place Services, within which further details can be found relating to the building's historic and architectural value.



Figure 38 Three Bridges Road, looking east toward The Plough

Additional modern development to the rear and opposite The Plough is modern and not of any architectural merit, therefore should not be included within the Conservation Area boundary. These buildings include The Bridge Medical Centre and Kingdom Hall of Jehovah’s Witnesses (Figures 41, 42 and 43).



Figure 39 The Bridge Medical Centre



Figure 40 Three Bridges Road, looking west



Figure 41 Three Bridges Road, south side

The northern side of Three Bridges Road features a number of nineteenth century buildings; however again the street scene lacks the character and appearance which contributes to the Conservation Area’s significance and so, whilst it adds to the setting of the Conservation Area, is not recommended for inclusion within the boundary. Some of the buildings contribute positively to the understanding of Hazelwick Road’s development and form an important element of its setting. They should also be assessed for inclusion on the Local List:

- The Plough Public House;
- 191-3 Three Bridges Road;
- 207-229 Three Bridges Road;
- 213-229 Three Bridges Road; and
- The Moonraker Public House.



Figure 42 191 - 199 Three Bridges Road, properties which all display nineteenth century architectural details and are of some individual merit



Figure 43 213-229 Three Bridges Road, it is noted that 215-223 Three Bridges Road is already locally listed

Overall, the areas suggested for inclusion within the Conservation Area were not deemed to exhibit the special architectural or historic interest required of Conservation Area designation. Whilst there are some individual buildings of merit which may warrant local listing, it is considered that the areas lack a cohesive character or appearance which is desirable to preserve or enhance. Therefore, no revision to the boundary is recommended.

3.4. Views

Important views are identified within the existing document, which could be better presented as mentioned in section 1.1. No additional important views within the existing Conservation Area boundary were identified by this assessment.

3.5. Management Recommendations

Opportunities for enhancement are included within the existing Conservation Area Statement and remain relevant. Notwithstanding the proposed boundary changes, the existing management proposals are sufficient and remain relevant to Hazelwick Road Conservation Area. In particular, the existing document provides detailed guidance on the popular development proposals which affect Conservation Areas including:

- Solar Panels
- Lighting
- Satellite Dishes
- Boundary Treatments
- New buildings
- Valued Views
- Shop fronts

The descriptions of the issues listed above are easy to understand and reflective of current conservation principles and the NPPF. However, there are other management proposals which could be beneficial in preserving and enhancing the significance of the Conservation Area.

Article 4 Direction

uPVC windows, inappropriate doors, rooflights and the loss of other traditional features, such as chimneys or ridge tiles remain a threat to the significance of the Conservation Area, therefore the introduction of an Article 4 Direction is highly recommended. An Article 4 Direction removes specified Permitted Development rights from building owners allowing for greater control over the alterations made to buildings.

Traditional materials and construction techniques are an important element of the area's character and appearance. An Article 4 Direction relating to replacement windows in particular would be beneficial as the reintroduction of sash timber windows would have a positive effect upon the appearance of the street scene. Detailed guidance, providing example images and drawings, showing recommended glazing bar details would be highly beneficial. The promotion of the thermal efficiencies and sustainability of timber windows should also be considered, as often there is a public misconception regarding these aspects of windows manufactured in a traditional manner.

If an Article 4 is not deemed suitable for the Conservation Area, it is recommended that the section 'Changes Outside of Planning Control' within the existing document is revised. The document attempts to be clear, but this section of text is confusing, particularly the section relating to replacement windows. A re-phrasing of this section is recommended, to stress the preference for timber windows within the Conservation Area and dissuade residents from installing uPVC alternatives.

Boundary Changes

No boundary changes are proposed, as per the justification provided in section 3.3. A map of the Conservation Area is included on the following page.

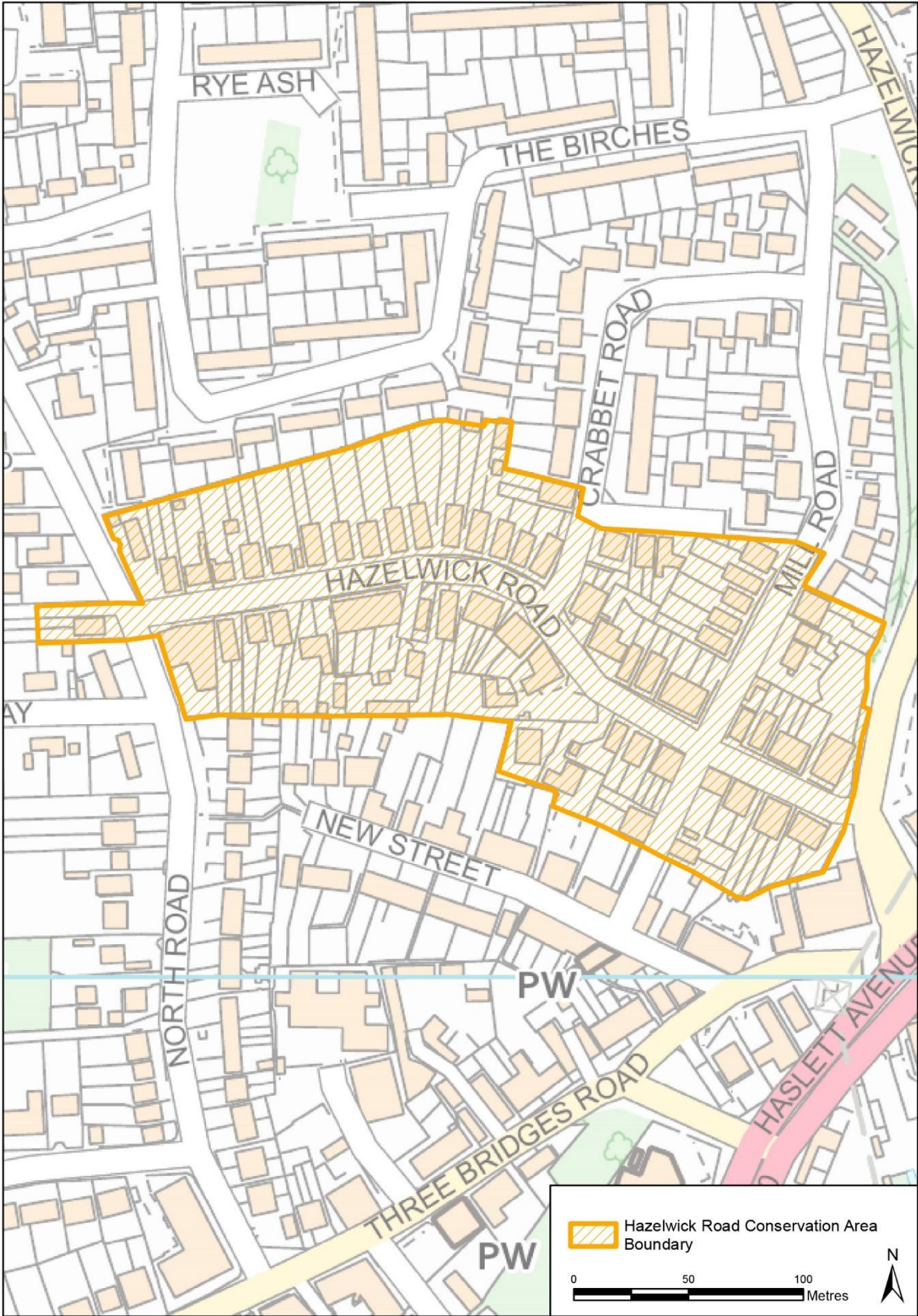


Figure 44 Existing Conservation Area boundary

4. St Peter's Conservation Area

4.1. Evaluation of Existing Conservation Area Statement

St Peter's Conservation Area was designated in 1996 and no alterations to its boundary have been undertaken since its designation. The Conservation Area Statement was produced in 2005 by Crawley Borough Council and is a thirteen-page document that provides a brief description of the significance and character of the area, before focussing on guidance for developers and homeowners. It also gives a summary of the planning controls designed to preserve and enhance the character of the Conservation Area.

Existing Statement

Content and Format

The existing Conservation Area Statement provides basic information on Conservation Area policies and controls for residents and developers, although this information requires updating. The brevity of the Statement means that it is lacking in detail on the history of the area's development and its significance, whilst the assessment of the area's character is also lacking.

The growth from the mid-nineteenth century is mentioned but the detail of the historic development of the area is missing. No map regression is shown and there are no archive images to accompany this section. The elements, materials and prominent buildings that contribute to the Conservation Area's character are briefly stated in the text but there are no accompanying photographs or images. A visual pallet would be a useful tool, to help illustrate the area's character, composed of photographs of windows, doors, brickwork, boundaries and other elements that make a positive contribution. The locally Listed Swan Public House and St Peter's Church, are briefly mentioned, accompanied by two photographs of the church, but none showing the Swan Public House. The valued contribution made by mature trees is stated and the single Tree Preservation Order (TPO) is cited. There is no discussion of views within the Conservation Area or a description of any variation in character between areas. In addition, there is no assessment of existing elements that have a detrimental impact on the character of the area, such as advertisements and inappropriate new development, nor is there a discussion of potential sites for future development and enhancement.

A Conservation Area Appraisal document would be required to clearly define the character and special interest of the area. An assessment of views from within and outside the boundary is also needed, along with a description of the setting of the Conservation Area.

Significance and History

The medieval origins of the hamlet of West Green are briefly described and how the existing street layout corresponds to former field boundaries, while St Peter's Church occupies the site of the former village green.

Policies and Controls

The main section of the existing document focusses on the general controls and policies guiding development within the Conservation Area. The Local Plan policies which seek to enhance the character and appearance of the conservation area are cited, along with the required procedure for pruning or felling

trees. Householders are provided with information on restrictions to Permitted Development (PD) rights within the Conservation Area and the need for planning permission for alterations and extensions. There is no discussion of what materials, forms or designs would be appropriate, to provide homeowners with examples. Again, a visual pallet, with photographs of materials and features would be helpful in this regard.

The tighter controls on advertisements are mentioned and the requirement for an application for Advertisement Consent. The additional controls on demolition are described and the need for Conservation Area Consent is stated, however, this advice requires updating. Since 2013 Conservation Area Consent has no longer been required and planning permission for demolition is needed in its place.

A number of characteristic features are listed, in order to provide guidance to homeowners and occupants and there is mention of the appropriateness of using similar materials. The characteristic features are listed as follows:

- Architectural style and detailing
- Materials
- Layout of the buildings and the relationship to landscape and open space
- Relationship to the surrounding area.

A detailed discussion of materials, styles and forms of layout, along with illustrations, is not provided to support this list. Advice is given on advertisements, signage and the placement of satellite dishes in the form of text with limited photographs. The recommended approach for homeowners regarding replacement windows, doors, extensions, boundary treatments and roofing materials is described in some detail, though images are needed to illustrate this, with photographs showing both good and bad examples.

The section on Environmental Improvements provides details on measures undertaken before 2005 and possible future improvements to the replacement of lighting columns, road signs and the consolidation of street signage. The future enhancement of the neglected areas and buildings is also mentioned and the possibility for paving improvements, landscaping and boundary treatments is described. However, there are no specific examples mentioned and no images of these areas are provided.

Assessment of Changes

Since the Conservation Area Statement of 2005 new developments have been undertaken just outside the boundary of the Conservation Area. The developments of the Apex and Bloomery Apartment blocks were both constructed in 2016/17, outside and on the north-western edge of the Conservation Area. In addition, an apartment block was constructed in 2009 on the corner of Ifield Road and Pegler Way. These developments are extensive in height and footprint, with a maximum of seven storeys. The Apex Apartments development abuts the last nineteenth century building in a group on the northern side of Ifield Road and although there has been an attempt to step down the height of the new development, the effect is still awkward and encroaching. Greater consideration of the Conservation Area's setting is vital in ensuring new development preserves or enhances its significance.



Figure 45 The Apex development abutting the Conservation Area on Ifield Road, looking north

The developments have also impacted upon the views into and from the Conservation Area. The Apex House development has a prominent and dominating presence in the view eastwards, from within the Conservation Area along Ifield Road. On the northern boundary of the Conservation Area the buildings also have a clear and dominant presence in views east along West Green Drive. The appearance of the large residential apartment blocks contrasts directly with the buildings of the Conservation Area in terms of character, form, size and materials. The commanding visible presence of the developments within the area's setting is unsympathetic and the level of contrast is too great.



Figure 46 The view east through the Conservation Area, with recent developments dominating the view.

Whilst the significance and character of the Conservation Area itself has not been altered, these large developments have had a detrimental impact upon its setting and have a negative impact on views. The close proximity of the developments to the Conservation Area boundary, and their height, are unfitting and should not be considered to set a precedent as to what is acceptable within the setting of a Conservation Area. The topic of setting is not included within the existing Statement and greater clarity is required on the importance of setting to help inform future decisions.

The NPPF gives the following definition of the 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 neutral³

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include the consideration of views⁴. A full Conservation Area Appraisal document helps to establish the character of the Conservation Area's setting, whilst assessing which views are important, which are vulnerable to change, and which views could be enhanced.



Figure 47 The view of the setting looking east from the boundary of the Conservation Area, along West Green Drive, towards the new developments

³ NPPF Annex 2: Glossary

⁴ Historic England 2017. *The Setting of Heritage Assets*. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)

New Development within the Conservation Area

Within the Conservation Area it seems likely that Wilton House on Ifield Road has been constructed since 2005 (it is not shown on the map of the Conservation Area accompanying the 2005 Statement). The building is in a prominent location, facing the junction with Horsham Road and opposite St Peter's Church. Some attempt has been made to retain the character of the Conservation Area by the use of traditional materials. The building is built of red brick, has a slate-covered roof, timber barge boards and vertical decorative tiles, while the boundary to the street is of formed from a trimmed hedge. The building has six gables facing the street. However, uPVC has been used for the windows and the roof pitch facing Ifield Road contains large rooflights and conceals a crown roof. The size, massing and height of the building are also not in keeping with the surrounding area and it does not adequately preserve or enhance the area's historic character. As a result, the building currently only makes a neutral contribution to the Conservation Area.



Figure 48 Wilton House, Ifield Road looking north

Since 2005 the area adjacent to the Swan has been redeveloped and the former detached dwelling has been demolished. The demolished building dated to the early twentieth century and had a rendered exterior with vertical tiles, along with large timber bay windows on ground and first floor. As an Edwardian building, it made a positive contribution to the character of the area. The building that replaced it directly abuts the Swan public house and the adjacent building at number 16 on its other side, significantly reducing the sense of openness. It is brick built with an arched vehicular opening and vertical tiles to the first floor. The main façade is awkward in appearance, with incongruous and asymmetric fenestration and architectural features. Dormer windows have also been introduced on this building and, although they are present on the adjacent public house, they are not a characteristic feature of the Conservation Area. In addition, uPVC doors and windows have been used with trickle vents to the windows. Service boxes have been positioned in a row to the side of the building's main access and there has not been an attempt to blend the appearance of the wheelchair access ramp and handrail with the character of the area. The building therefore fails to preserve or enhance the character of the Conservation Area and has a negative impact on its character. The replacement of the original building with this development has had a detrimental impact, in an important

location within the Conservation Area, while the use of traditional materials alone has not mitigated this impact.



Figure 49 The Swan and the adjacent house on Church Street, 2009 (Google Streetview)



Figure 50 The Swan and the adjacent development on Church Street looking south

A new extension is currently under construction on Ifield Road, opposite St Peter's Church. Unlike most of the other buildings in the immediate vicinity, the existing house is a twentieth century in date and is set back from the street. The two-storey addition extends to the front boundary of the property with the street. The extension presents a gable to the street, similar to the adjacent dwelling to the west and in terms of form, size and massing, the extension is in keeping with the character of the area.



Figure 51 The new extension under construction on Ifield road looking west

Piecemeal Alterations

In addition to new developments, the character of a conservation area can be diluted by the gradual introduction of inappropriate alterations. For example, within St Peter's Conservation Area original windows and doors have been replaced with uPVC. Ifield Road has a number of shops and there are examples of modern shopfronts and signage which detract from the area's character.

Appropriateness of existing character analysis

The existing document does not provide a detailed assessment or description of the historic character of the Conservation Area and the existing brief description is inadequate. An appropriate level of analysis is urgently needed in order to enable the continued protection of the area's special interest from inappropriate alterations and development. Elements, features and materials that contribute to the area's significance should be defined in order to inform future designs for alterations, extensions and new buildings.

4.2. Assessment of Significance

The significance of the St Peter's Conservation Area lies in the visible traces of the early mediaeval layout, with its village green and the surviving nineteenth century commercial and residential buildings that signify the expansion of Crawley in that period and its absorption of the former village. The residential developments on St John's Road and St Peter's Road provide an example of a cohesive development of this period, within which the area's historic character survives well.



Figure 52 Elements that contribute to the character of St John's Road and St Peter's Road

St John's Road and St Peter's Road are narrow, with terraced houses separated from the street by modest and well-kept front gardens, bordered by low brick walls. The houses are brick built with slate roofs with surviving chimney stacks and there are decorative elements such as contrasting brickwork and bargeboards. Trees and hedges enhance the character of the area, particularly around the footpath between St John's Road and West Green Drive.

The shops on Ifield Road represent the more commercial facet of the nineteenth century expansion, though residential buildings from this period also survive in this area. Ifield Road is the main thoroughfare through

the Conservation Area, and it has a village-like character, which is enhanced by the former village green with mature trees and St Peter's Church.



Figure 53 The area around the former village green and St Peter's Church

There are some original shopfronts that make a positive contribution to the character of the area, such as the Chinese Take-Away on Ifield Road. This has a window with original joinery, surrounded by brown ceramic glazed tiles, along with decorative brackets at the eaves. An original shopfront survives on the corner of Ifield Road and Church Street with original joinery and console brackets, although the shop is not occupied at present. There are two smaller adjacent retail units which have modern shopfronts, these and the earlier shopfront represent opportunities for enhancement.



Figure 54 Top: The original shopfront on Ifield Road. Below: Shops at the junction of Church Street and Ifield Road

Elements contributing to the character and appearance of the Conservation Area are given in the list below:

Built form

- The former village green and its mature trees convey the historic village-like character of the area.
- The character of the Conservation Area is strengthened by the uniformly low building height, while rooflines are generally equal throughout.
- The street layout provides good linear view in both directions along Ifield Road and there is a consistency of building form in this area with many gables facing the street.

Building stock

- The buildings of St Peter's Church and the Swan Public House are prominent buildings within this area. The Swan has ornate roof tiles, vertical tiling, bargeboards and ornate railings above the ground floor extension.
- St John's Road and St Peter's Road are narrow creating a sense of enclosure which reinforces the area's nineteenth century suburban feel. Houses have small front gardens, with low brick walls fronting the street. Hedges, garden vegetation and trees also contribute to the character of this area.

Traditional Materials

- Ornamental embellishments and features on the Ifield Road buildings and around the former village green include vertical decorative tiling, bargeboards and ridge tiles.
- The residential houses on St John's Road and St Peter's Road have a cohesive character and appearance. The use of brick, slate and decorative elements such as contrasting brick bargeboards are beneficial elements to the character of this area.
- The red telephone kiosk and letterbox adjacent to the church are notable items of street furniture that make a beneficial contribution to the street scene.

Summary of Special Interest

St Peter's Conservation Area derives its special interest from the suburban development of a former village in the nineteenth century. This transformation is evident today as the area retains traces of its origins in the open space of the former village green and the lines of field boundaries, which were adopted by the nineteenth century developers. The formation of the nineteenth century suburb corresponds to a period of development, sparked by the arrival of the railways in the 1840s and the railway track passes close to the southern boundary of the Conservation Area. St Peter's Conservation Area contributes to the overall townscape value of Crawley, providing a historic entrance to the town centre.

4.3. Boundary

Existing Boundary

The Conservation Area boundary has not been amended since its designation in 1996. The boundary to the east can be clearly appreciated in the change in character between the Conservation Area and the modern apartments at the eastern end of Ifield Road, while the boundary to the north follows the line of West Green Drive. The modern residential development of the Crawley Foyer abuts the curve of the boundary to the south east, while to the west the Conservation Area is bounded by the late twentieth century dwellings at the junction of Smalls Mead and Ifield Road.

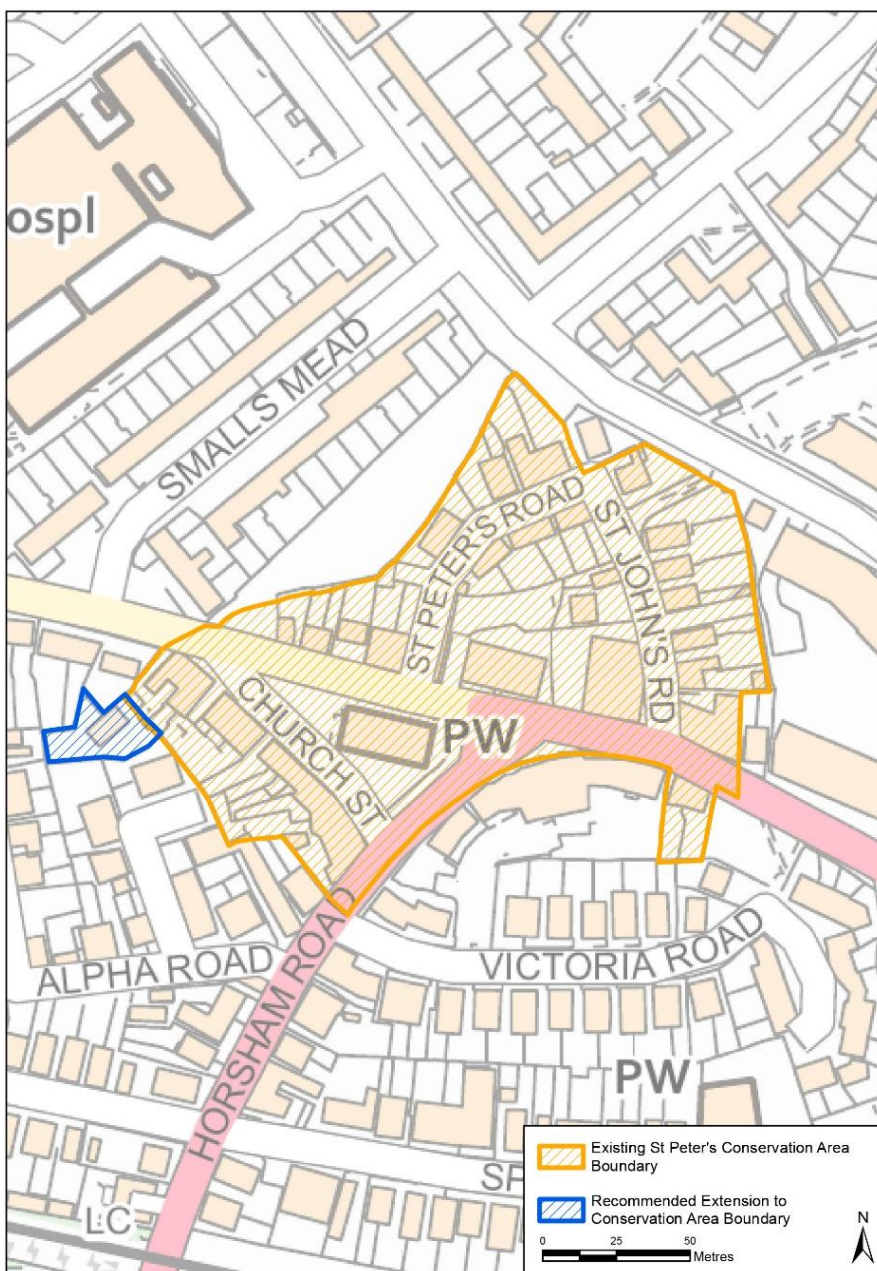


Figure 55 Recommended boundary for St Peter's Conservation Area

Suggested boundary extension

A proposal to make a small extension at the western end of the Conservation Area was put forward by the Central Crawley CAAC. This would incorporate the Grade II Listed building at 60 and 62 Ifield Road (List UID: 1187094). The building is a late sixteenth century, timber framed farmhouse which was altered in the nineteenth century to form two cottages. The building is brick faced at ground floor level with vertical hung tiles on the first floor, with pointed tiles. The roof has a high pitch with fish scale tiles. Early and original features are known to survive in the interior including fireplaces and exposed timbers. The building is set back from Ifield Road, behind later buildings, although its gable end and roof can be seen from Alpha Road.

Despite the building not being visible from within the Conservation Area, its inclusion would bring a substantial enhancement to the area's historic special interest. The Listed building is the last remaining structure from the historic period when the area was a village, prior to the nineteenth century development.

The external appearance of the building with its ornate tiling may well have influenced the materials used on the Swan Public House and the building could therefore be considered to be the originator of the use of vertical tiling and decorative roof tiles, which are now elements that enhance the character of the area. It is therefore recommended that the boundary of the Conservation Area is extended to include the Listed building at 60 and 62 Ifield Road.



Figure 56 The Grade II Listed 60 and 62, Ifield Road, looking west from Alpha Road.

Other boundary extensions

Horsham Road shares some characteristics with the Conservation Area. The buildings are predominantly residential dwellings in terraces, semi-detached or detached forms and the area certainly has some potential as an area of heritage interest and value. The extension of the boundary to include Horsham Road up to the level crossing has been considered. However, the character of the area was found to have slightly differed from the earlier historic development around St Peters, while it also had been too far diluted by modern infill and shopfronts and the area is not considered to have the necessary historic or architectural special interest, worthy of designation.

4.4. Views

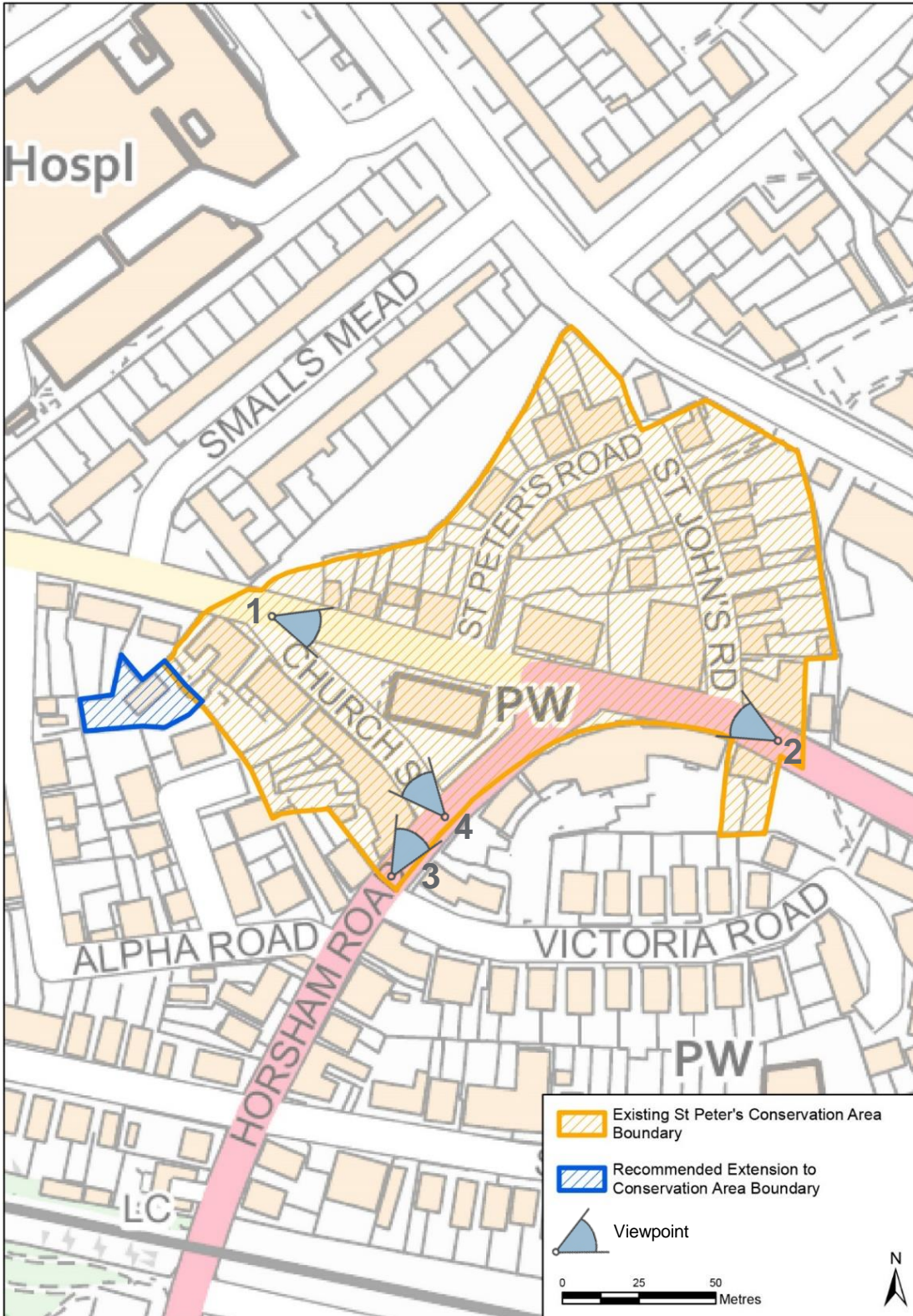


Figure 57 Key viewpoints within the St Peter's Conservation Area

The west-east thoroughfare of Ifield Road provides views through the centre of the Conservation Area. Initially from the west (Viewpoint 1), the view into the Conservation Area is dominated by the modern development of apartment blocks at the eastern end of Ifield Road. The two-story dwellings and pitched roofs along Ifield Road are now seen against the backdrop of the seven storey modern buildings, detracting from their setting.



Figure 58 Viewpoint 1: The view into the Conservation Area from the western boundary.

From the opposite direction, the view into the Conservation Area from the east, down Ifield Road (Viewpoint 2) provides an appreciation of the foliage, mature trees and low height of the buildings, though the open space of the former green and St Peter's Church are obscured.



Figure 59 Viewpoint 2: The view from the eastern boundary looking into the Conservation Area



Figure 60 Viewpoint 3: The view north down Horsham Road, into the Conservation Area

Horsham Road is the third main entry point into the Conservation Area and the view north from this point (Viewpoint 3) enables part of the greenery and mature trees around the former village green to be appreciated, as well as the Swan Public House. As a part of the setting of the Conservation Area, Horsham Road makes a beneficial contribution. The buildings are generally late nineteenth century in date, and there are some surviving elements such as barge boards, original windows and other details that reflect those of the Conservation Area.



Figure 61 Viewpoint 4: The view east along Church Street adjacent to the former green.

As a focal point, the former village green provides an open space that permits wide views within the Conservation Area (Viewpoint 4). The typical low-level housing form can be appreciated, along with the Church and the Swan Public House, both prominent and notable buildings of the Conservation Area.

4.5. Management Recommendations

There are a range of issues facing the St Peter's Conservation Area, many of which share common themes. Below are recommended management proposals which could address these issues.

Character Appraisal

The character of the St Peter's Conservation Area would benefit from a detailed assessment of its character and those elements that make a positive contribution to it. A full Conservation Area Character Appraisal is recommended to help developers and homeowners understand the historic character and significance of the area.

A Character Appraisal should also assess key views from within and outside the Conservation Area boundary as well as the contribution made by the setting of the area. This will ensure new development does not intrude into or detract from any important views or appear visually prominent within its setting. For example, an adequate assessment of the Conservation Area's important views and the impact of the development upon them, would ideally have raised concerns at the design stage for the new apartment blocks at the eastern end of Ifield Road. An alternative design for the development, of a reduced height and scale would have resulted in a far reduced visual impact.

Design Guide

In addition to a character appraisal, the effective implementation of a well-researched and illustrated design guide would help establish an acceptable norm for alterations and new developments, both within the Conservation Area boundary and within its setting. The enhancement of the setting should still be considered, despite the detrimental impact of recent development.

New Development

As stated in the Planning (Listed Buildings and Conservation Areas) Act 1990, proposals affecting the appearance of buildings in the Conservation Area are required to either preserve or enhance the area's character. The demolition or partial demolition of any building that makes a positive contribution to the area's character should be refused. New developments within the boundary should be required preserve or enhance the area's character, through appropriate design, size, form, massing and materials.

Signage and Shopfronts

There are examples of unsympathetic modern signage and shopfronts within the Conservation Area. The character of the area could be enhanced with the replacement of inappropriate signage and shopfronts and the preservation of surviving valuable examples. For example, the Chinese Take-Away on Ifield Road makes a positive contribution to the character of the area and the original joinery and tiles should be protected in any new development. An area where the shopfront could be easily enhanced can be found on the corner of Ifield Road and Church Street. The original shopfront joinery and console brackets survive although the shop is presently unoccupied. Along with the two smaller adjacent retail units with modern shopfronts, this area could be enhanced to have a beneficial effect on the area's character with future applications.

Article 4 Direction

For the domestic dwellings, such as those in the residential area of St Johns Road and St Peter's Road and on Church Street, homeowners should be encouraged to replace uPVC windows with timber sash windows. The preservation of the small front gardens with low walls should also be encouraged. In general, alterations should be in keeping with the character and appearance of the area. Along Ifield Road the use of vertical tiling could be appropriate, along with decorative ridge tiles and fish scale roof tiles on roof pitches. Again, the replacement of uPVC windows and modern shopfronts of the commercial premises along Ifield Road, with timber joinery would have a significant beneficial impact to the area's character. Traditional materials, such as slate roofing, brick masonry, bargeboards and timber joinery should be required as standard throughout the Conservation Area. An Article 4 Direction removing Permitted Development rights for alterations to windows, doors and front boundaries would provide control in preventing further unsympathetic alterations.

Boundary Changes

It is recommended that the boundary of the Conservation Area is extended to include the Grade II listed building at 60-62 Ifield Road. No further boundary changes are recommended. This is shown in the figure below.

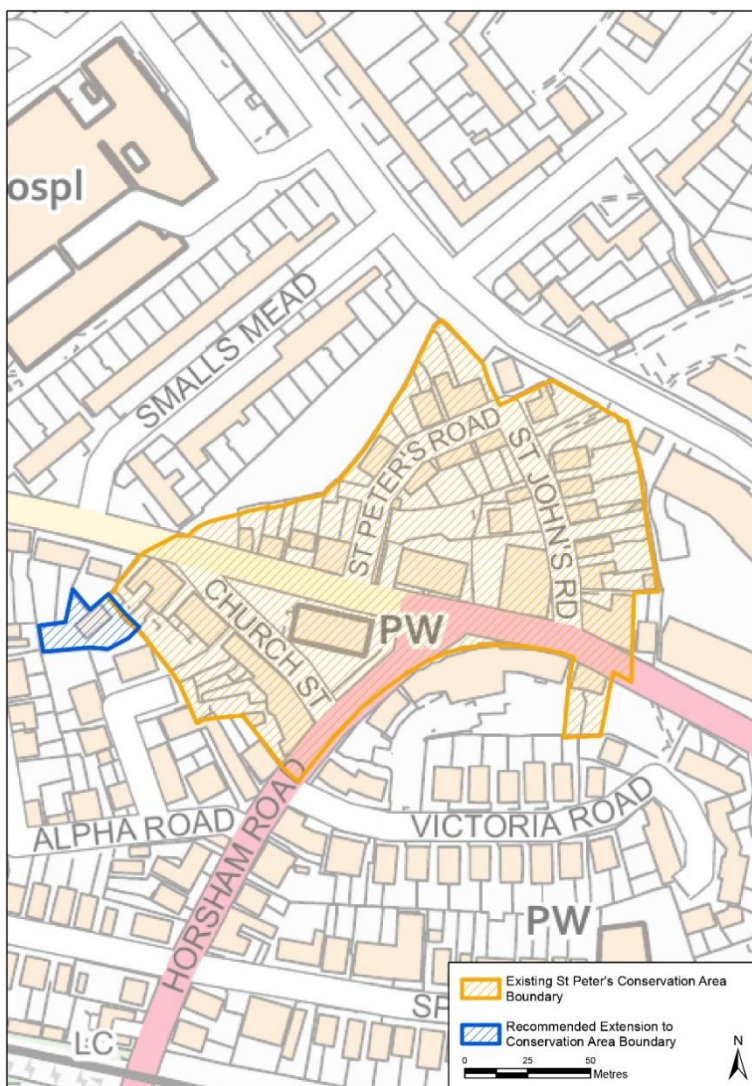


Figure 62 Recommended Conservation Area boundary

5. High Street Conservation Area

5.1. Evaluation of Existing Conservation Area Statement

The High Street Conservation Area was designated in 1986, following which there was an appraisal statement produced in 1991, a boundary revision in 1996 and a replacement appraisal document completed in 1998.

Since the 1998 document was produced there have been significant planning policy changes, culminating in the publication of the 2012 National Planning Policy Framework, which was revised in 2018 and 2019. Other relevant publications include the 2014 National Planning Policy Guidance on the Historic Environment (revised 2019) and The Conservation Areas Direction 2015.

Existing Document

Content and Format

The existing Statement should be updated to visually match other recent Statements produced by the local authority, creating a sense of cohesion between the Council's publications. Comparative to more recent Statements produced by Crawley Borough Council, the Statement for the High Street Conservation Area appears dated, featuring an old Council logo and lacking any consistent branding, for example. The document would benefit from more photographs and colour, which are lacking in the existing document. Pleasant line drawings are used to illustrate the document, which are useful for visually conveying information but would benefit from supplementation with additional photographs.

In terms of layout and format, the Statement is appropriately laid out, with clear sections and subheadings which allow the user to navigate the document easily. The document follows a logical order, describing legislation first and giving a brief overview of the purpose of conservation area designation, followed by a contents page. A thorough rewrite of sections relating to policy and legislation is required due to the substantial changes in policy since 1998.

Ordered chronologically, the document provides a historical overview of the area followed by a description of the Conservation Area at the point of writing. A description of key features which contribute to the significance of the area is included within section 3 of the document, yet there is no summary of the area's significance. Important features are described by brief statements in the form of a list but there are no accompanying images. Black and white outline maps are used within the document, which need to be updated to reflect changes to the Conservation Area, the use of colour would make the maps easier to read. A map indicating key views out and into the Conservation Area should also be provided.

The language used within the document is clear and easy to understand, although large sections of writing would benefit from accompanying photographs to break up and reinforce the text. Issues with the publication and scanning of the document mean that some sections of text are difficult to read, particularly when italics are used (page 13) but overall, the message and content is accessible for all readers.

The appendices provide further useful information, including a schedule of the Conservation Area, a list of all designated and non-designated heritage assets, an Action Plan and short leaflet relating to appropriate shop frontages and signs. All of these elements need to be cross referenced to ensure they are up to date;

the Sign and Advertisements Design Guide should be updated to meet the local authority's current branding guidelines.

The inclusion of links to government planning policy within the appendices would be beneficial, as well as Historic England guidance regarding issues which may affect residents and commercial tenants within the Conservation Area, such as *Streets for All: Advice for Highway and Public Realm Works in Historic Places*, *Statements of Heritage Significance: Historic England Advice Note 12*, *Shopping Parades: Introductions to Heritage Assets*.

Significance and History

The existing appraisal document outlines the significance of the Conservation Area as a historic counterpart to the New Town development east of the High Street. Here the medieval origins of the town are apparent, with buildings dating from the fifteenth century forming part of the Conservation Area's building stock. The appraisal identifies all listed buildings and locally designated buildings within the Conservation Area, including a short description of each property (Appendices 2 and 3). It provides concise, clear, albeit brief, documentation regarding the reason for designation and the character of the High Street.

However, there is no specific statement of significance included within the Statement. In order to be compliant with the NPPF, the document should be updated to include a robust statement of significance for the Conservation Area. Whilst 'Important Features' are identified, these are limited to specific buildings, structures and areas of open space. There is no analysis of building materials or architectural features within the Conservation Area, suggesting that it is the historic character of the Conservation Area which forms to its significance, rather than any architectural merit. This is of course not the case as there are a number of listed buildings within the Conservation Area which display vernacular construction methods and regional characteristics typical of Sussex, such as hanging tiles. Further analysis of the architectural significance and characteristics of the Conservation Area, not only the listed buildings within its boundary, is required. Clarification of the criteria against which the 'important features' were judged should also be provided, if any.

The inclusion of early Ordnance Survey maps would be beneficial to understand the progression and changes to the High Street from the late nineteenth century to the present day. If any tithe maps are available these should be prioritised for inclusion, to highlight how the medieval layout of the street differed from its present-day arrangement. Early photographs would also be useful to help the reader visualise the High Street's former appearance.

The High Street's function has altered dramatically following Crawley's New Town designation, analysis of how the change in shopping habits and the effect of the designation could be further explored within the text. Similarly, the changes that have occurred to the setting of the Conservation following the development of Pegler Way should be included within an updated document.

Guidelines for New Development

The document provides clear guidelines on new development in and adjacent to the Conservation Area including design, appropriate building heights and the importance of the retention of existing open spaces. It provides good written and visual examples of appropriate and inappropriate alterations, shop fronts and advertisements. The examples are somewhat generic, but this permits their application to a variety of cases.

The document suggests that 'well thought out, sympathetic modern design is often much better in an old area than a poorly executed pastiche of traditional design' and that 'designs should relate to their surroundings'. This approach is open to interpretation, however, remains an appropriate methodology for new design in areas of heritage value.

Identified Areas for Development

Proposed areas of redevelopment are identified within the 1998 document, including the reorganisation of traffic flow throughout the Conservation Area. When written, the 'High Street Relief Road', Pegler Way, had recently been constructed. The extension of the Conservation Area to include Ifield Road was described as 'likely to be an important pedestrian route between the residential area of West Green and the High Street'. Although there is pedestrian provision along Pegler Way, the landscaping, high traffic speed and building stock do not make this an appealing pedestrian route. Suggestions of how this area could be improved are included in section 1.5 of this document.

The Cross Keys site is identified within the 1998 document as a site for redevelopment and proposed as an area suitable for retail purposes (page 22). The area is highlighted in Map 3 of the document. Redevelopment has not occurred and has thus not met the brief specified within the Conservation Area appraisal document. Part of this site is adjacent to St John the Baptist Church, which was identified as an area which featured an important garden/open space and green boundary. This open space has been retained.

Church Walk remains a positive section of the Conservation Area, its narrow width providing an interesting contrast to the openness of The Square. This section of the Conservation Area closest to the High Street now features retail units and food outlets, with the pathway becoming greener and more open as it reaches St John the Baptist Church. Where Church Walk meets The Cross Keys Site there is still need for improvement, with the large car park providing an unattractive counterpart to the Grade II* listed medieval church.

The proposed creation of public space at the junction between Ifield Road, the High Street and Church Walk has been completed, creating another important focal point and meeting place within the Conservation Area and features benches, cycle racks and large. Removed in 2017 following damage, the sculpture in the centre of this public space has recently been reinstated and is a strong focal point of this section of the Conservation Area.

Crawley Traders Market, also identified on Map 3, was located at the end of Grand Parade. The market has been moved and no longer exists in this location, it is understood that a market now takes place off Haslett Avenue and The Broadway. This area could still benefit from redevelopment, perhaps as part of a wider overhaul of the appearance the rear aspects of retail units on the High Street. Further details are included within section 1.5 of this document.

Proposed changes to the traffic management on the High Street were identified within the 1998 Statement. These have been implemented, creating a one-way traffic flow system through the Conservation Area, with increased cycle and pedestrian provision. Expansion and repaving of the square was recommended and has also been undertaken, creating a largely pedestrianised, esplanade appearance to the centre of the Conservation Area.

Included within Appendix 4 and Appendix 5 of the 1998 document are additional proposals for the future of the Conservation Area, in the form of a Conservation Area Action Plan and guidance regarding Development Control Action. Aspects of these have been addressed but overall, the proposals are still relevant and should continue to be followed.

Assessment of changes

Many of the identified areas of development have changed since the publication of the existing Statement, as described above. Photographs and descriptions of these changes are included within the following

section, as well as other changes that have occurred to the Conservation Area and within its immediate setting, as identified as part of a site visit.

Within the Boundary

The most significant change that has occurred within the Conservation Area boundary since the creation of the 1998 document are the changes to traffic within The Square and increased pedestrianisation of the area. The images below highlight how the boardwalk has changed; the first image is taken from the frontispiece of the 1998 document, the accompanying images are taken from a similar vantage point in June 2020. Changes in the street layout are clear when comparing the two images, areas of paving and green space have been altered to create a curving road through the centre of the High Street.



Figure 63 Clockwise from Top Left: 1998 view of High Street from The Square; Looking North from the Square in June 2020, looking West on the Square, June 2020



Figure 64 High Street, looking South toward the junction with Haslett Avenue/Peglar Way

The suggested creation of public open space and seating where Church Walk and Ifield Rd has been undertaken. This area is now a pleasant meeting point for pedestrians, with benches, planters and the large Tree sculpture adding visual interest. Bike racks encourage alternate modes of transport.

There has been an overhaul of the street furniture within the Conservation Area, including the addition of new public art, which is incorporated into areas of public space as per the recommendation in the 1998 Statement. These include the staggered metal sails which demark the north and southern edges of the Conservation Area boundary on the High Street (Figures 65 and 66).



Figure 65 Sculptures at the northern edge of the Conservation Area by Barclays Bank, looking south



Figure 66 Looking north into the Conservation Area, traffic management signs are integrated in the sculptures which mark the northern and southern boundaries to the Conservation Area

There have also been changes to the street lighting, adding lampposts which mimic the arch of the art installations and incorporate sails at the top. More greenery was suggested, and trees, planters, shrubs and areas of grass have been introduced and enhanced as part of major landscaping plan which included the resurfacing of The Square. At the time of a site visit, The Gallows (described within the 1998 document) remains a prominent feature of The Square outside The George/Ramada Hotel and is under restoration.



Figure 67 Looking South on The Square, The Gallows and decorative lampposts

Information boards are positioned throughout the Conservation Area, providing useful information for residents and visitors to the area, highlighting the historic nature of the street and key features of the Conservation Area. Other elements of characterful street furniture also distinguish the Conservation Area from the rest of the town, including the bollards and railings shown in Figure 68.



Figure 68 Information boards, bollards and other street furniture differentiate the Conservation Area from the rest of the Town Centre

The George Hotel is now marketed as the Ramada by Wyndham, Gatwick, which has resulted in a change to the signage on the property. Other changes in tenants have resulted in piecemeal alterations to the signage in the Conservation Area and a transition from the area being a retail hub to more leisure focussed, as evidenced by the high number of restaurants on the High Street. Unsympathetic signage remains an issue and is further discussed in section 1.5 of this document.

Two large buildings have been constructed within the Conservation Area boundary, at its southern edge: Gainsborough and St John’s House. Built in differing styles and averaging four storeys in height, the scale of the buildings at this junction diminishes the appearance of the Conservation Area, dominating a key view into the High Street and the Conservation Area beyond.



Figure 69 Gainsborough House (left) and St Johns House (right)

Outside the Boundary

Significant development has occurred outside the Conservation Area Boundary since the 1998 Statement was completed, dramatically altering its setting. This includes the construction of the Asda supermarket at the southern edge of the Conservation Area and the construction of several large blocks of flats at the junction between Pegler Way, High Street and Haslett Avenue West. The wide ring road of Pegler Way has reduced traffic in the heart of the High Street and brought with it an urbanised appearance, detracting from the appreciation of the medieval origins of the High Street Conservation Area.



Figure 70 Asda Supermarket, south of the Conservation Area (on the left-hand side of the image)

Additional images of new development that has occurred outside the Conservation Area boundary which detract from its character are included below. Although some of these buildings were in existence when the Statement was written, the additional development has resulted in cumulative harm, altering the way in which the significance of the Conservation Area is understood and appreciated.



Figure 71 Looking west from Ifield Road to Haslett Road



Figure 72 Looking east toward St John the Baptist Church from Station Road



Figure 73 Haslett Way, looking West along the southern boundary to the Conservation Area (on the right-hand side of the image)



Figure 74 Haslett Way, looking east. The semidetached properties on the left-hand side of the image are within the High Street Conservation Area's boundary

To the north of the Conservation Area the construction of a purpose built Morrisons superstore in 2014 has been executed in a more appropriate manner and responds well the historic appearance of the High Street. However, the closure of the supermarket in 2019 means this large building is no longer in use, leaving a large gap in the street and the lack of an active frontage on this section of the road, detracting from the northern approach to the Conservation Area.

Nonetheless, the design of the former Morrisons store (on the left of the image below), road layout and scale of buildings in the northern section of the Conservation Area, and just beyond its northern boundary, provide a good example of how modern design can integrate into historic High Streets. The sections of grass create a visual break between built form, whilst the bronze tone of the supermarket's cladding references the traditional clay tiles on The Old Punch Bowl and Crawley Museum. Trees to the rear of the pub and along the central boulevard give a verdant backdrop to the older properties on the eastern side of this section of the High Street, referencing its former setting.



Figure 75 The view north, looking out of the Conservation Area, along the High Street



Figure 76 The vacant store (right), viewed from the corner of Crawley Museum

Appropriateness of Existing Character Analysis

The existing document remains appropriate in its assessment of the character of the Conservation Area which draws its significance from being a historic High Street, built in a linear form around the location of the former marketplace (The Square) and church, St John the Baptist, in the south eastern corner of the Conservation Area. Changes that have occurred since the 1998 document have altered the setting of the Conservation Area substantially. There is now a better understanding of the setting of heritage assets and the impact inappropriate changes can have on the appreciation and understanding of an asset's significance which is not reflected within the 1998 Statement. The character analysis does require a thorough update and reassessment to take in the Conservation Area's current setting and context.

Within the Conservation Area many of the issues identified within the existing 1998 document remain, such as unsympathetic shop frontages and the poor appearance of the rear of retail units. However, the proposed changes to the central section of the Conservation Area have been implemented creating a pleasant central area, The Square, which is largely pedestrianised and provides important communal, recreational space. The existing character analysis requires updating to include details such as the public art installations, traffic management systems and change of focus from retail to leisure within the Conservation Area.

5.2. Assessment of Significance

The existing document identifies that the High Street Conservation Area is significant as an area of high historic value, evidenced by the number of surviving historic buildings within its boundary, including The George Hotel and St John the Baptist Parish Church. Originally built around a central marketplace, the pattern of development and relationship between the High Street and the Church is indicative of the Conservation Area's medieval origins, although archaeological evidence of earlier settlement of the area has been found. The scale of the buildings within the Conservation Area is reflective of their age; narrow frontages and traditional building techniques add to the character of the Conservation Area. Where modern infill has occurred at the core of the High Street, it is largely sympathetic in scale and form to the Conservation Area.

The historic development of the High Street is evidenced by the presence of buildings from varying periods, including Grand Parade, an interwar development at the northern section of the Conservation Area. Glimpsed views of surrounding development, towards the church and New Town at the northern section of the Conservation Area, highlight the contrast between the High Street and surrounding area, emphasising its importance as Crawley's earlier phase of development.

Open space and built form have an important relationship within the Conservation Area and there are large areas of public space which give the High Street a distinct character, encouraging public engagement and usage. The Broad Walk Piazza is an important transition space, linking the High Street with the New Town to the east. In contrast, The Square and area of open space at the intersection of Ifield Road and the High Street emphasise the historic elements of the road, including The George and the wooden gallows. Trees, planters and areas of grass contribute to the character of the area and compliment the traditional materials used on historic buildings.

Development which has occurred at the Conservation Area's boundary, both within and outside the designated area has partly undermined the significance of the High Street since 1998. This is due to cumulative harm to the setting of the Conservation Area, particularly at its southern edge, detracting from the way in which it is experienced.

Key elements which contribute to the character and significance of the Conservation Area are further explained in the list below and followed by images, highlighting examples of these key elements:

Built Form

- Buildings are typically two to three storeys in height, dependent on building age with the older buildings predominantly two storeys in height
- Linear building pattern on the High Street, with smaller alleyways leading off the main road to service areas and Church Walk
- Variations in roof shape, gabled or hipped pitched roofs with projecting bays and chimneys reinforce the staggered development of the High Street

Building Stock

- In the core of the Conservation Area, buildings are typically commercial premises, with some residential accommodation on upper floors
- Residential units on offshoot roads included within the Conservation Area add to the variety of built form and emphasise the original layout of the town centre
- St John the Baptist Church is a prominent building within the Conservation Area, incidental views of which reinforce the historic character of the High Street due to its distinctive sandstone construction, highlighting the power and wealth of the church in the early medieval period
- The Old Punch Bowl and The George Inn, both timber framed properties, are indicative of the importance of Crawley as a stopping point on the route between London and Brighton, its almost central position between the two cities contributing to the early success and wealth of Crawley in its early development phases

Traditional Materials

- Variation in the application of materials from a limited palette of render and brick work creates a rich street scene which appears coherent with a strong retail and commercial appearance
- Tile hanging, typical of the Sussex region, adds warmth and variation in tone and texture to the street scene
- Decorative ridge tiles and finials to some buildings add interest to the roof scape
- Natural slate and clay tile roofs reflect the historic character of the Conservation Area
- Brickwork in Flemish bond highlights the age of properties
- Timber windows and shop fronts, where present, emphasise the traditional construction and carpentry methods

Open Spaces

- Open spaces add to the appreciation of the building stock, offering long views down the High Street
- Areas of permanent and temporary seating (outside cafes and restaurants for example) encourage public engagement and a community atmosphere
- Grass and trees create a verdant appearance, reinforcing the historic setting and character of the High Street

Public Art

- Sculptures add interest to the street scene and provide focal points within areas of open space
- Railings/sculptures at the northern and southern edges of the High Street distinguish the boundary of the Conservation Area and add visual interest



Figure 77 The Broadwalk Piazza, at the Northern edge of the Conservation Area



Figure 78 The Square, looking south



Figure 79 Timber framing and render on The Old Punch Bowl



Figure 80 Timber windows and tile hanging, left hand image, The White Hart Inn, right, The George (Ramada Hotel)



Figure 81 Sculptures mark the northern entrance to the Conservation Area



Figure 82 The Golden Tree sculpture, providing a focal point to junction of Ifield Road and Church Walk



Figure 83 The comparative narrowness of Church Walk and the Church entrance reinforces the historic, unplanned development of the historic town centre



Figure 84 The arrival/exit into the Conservation Area from the Piazza, marked by trees and changes in paving

5.3. Boundary

The existing boundary is robust, encompassing the historic core of the High Street and omitting areas of twentieth century development.

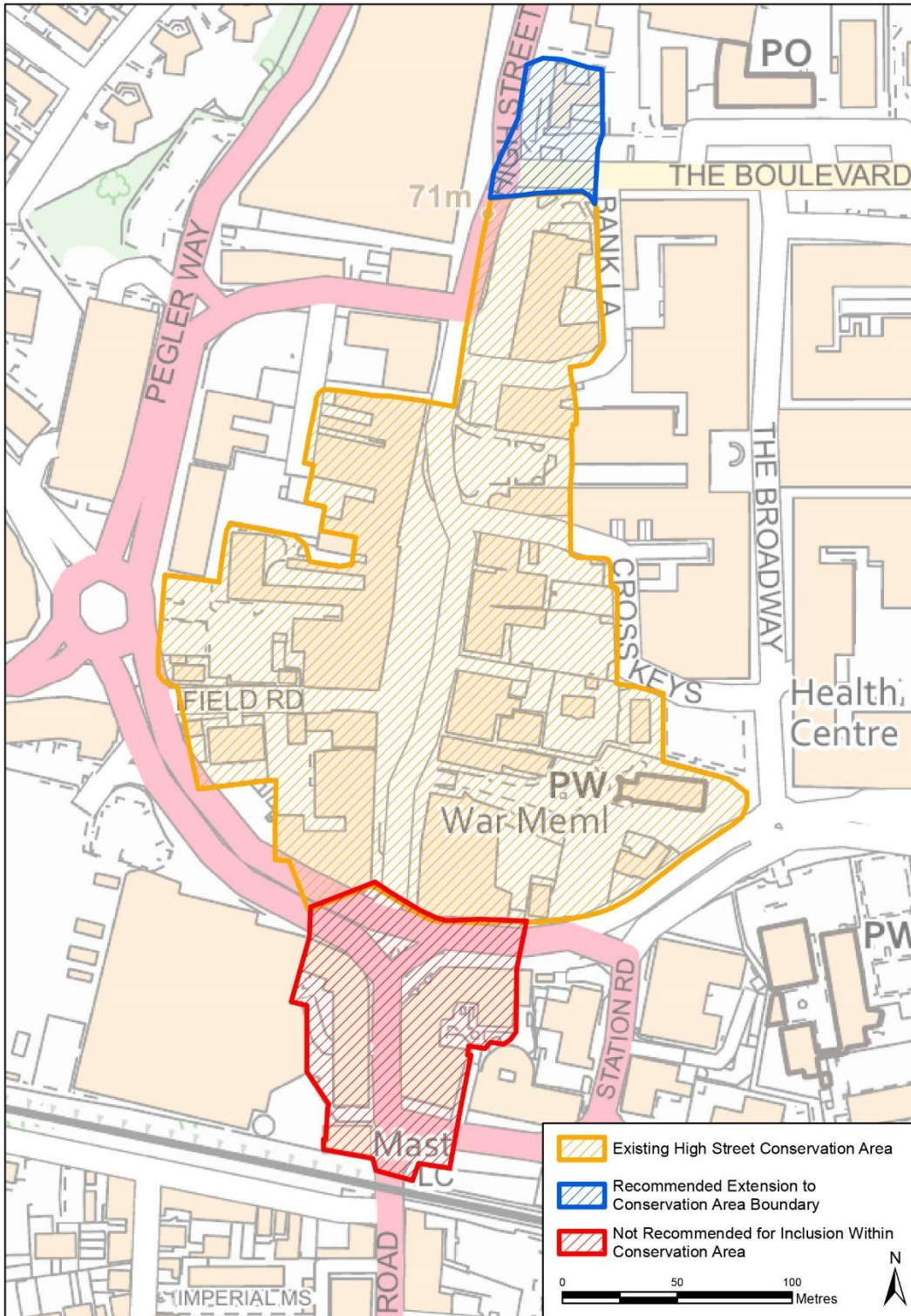


Figure 85 Recommended boundary for the High Street Conservation Area

Suggested Boundary Extensions

A suggested extension to the south of the Conservation Area, to include the southern section of the High Street/A2219, north of the train line, was considered as part of this evaluation, yet found to lack the special architectural and historic interest that contributes to the significance of the existing Conservation Area. The construction of Pegler Way has altered the setting of the Conservation Area significantly, introducing large buildings which are not in keeping with the scale of the properties along the High Street. These buildings have altered the appreciation of the Conservation Area from outside its boundary and affected its setting, which is increasingly urban and of a differing scale and style to the Conservation Area. This is particularly apparent on the southern side of the High Street, beyond the Conservation Area boundary, where the buildings are mostly modern in appearance, lacking the character, building materials and architectural detail exhibited by the building stock within the Conservation Area (Figures 85 and 86).



Figure 86 High Street (south), Looking North toward the junction with Pegler Way



Figure 87 View South, toward Haslett Avenue West from within the Conservation Area

St Johns and Gainsborough House, within the Conservation Area at its southern edge, could be removed from the boundary to further enforce the historic and architectural significance of the Conservation Area. Both structures are out of scale with the two/three storey buildings within the Conservation Area (Figure 87). Furthermore, they include details which detract from the appreciation of the simple form of the older buildings within the Conservation Area and appear incongruous and modern in comparison, such as the turrets on Gainsborough House and flat roofs and large sections of glazing on St John House.



Figure 88 View East, toward the southern edge of the Conservation Area from Haslett Avenue West

A small extension to the northern section of the Conservation Area was proposed, to include Crawley Museum. Although heavily altered and extended, the museum's appearance is in keeping with the character of the Conservation Area, featuring brick and tile hanging. The building compliments The Old Punch Bowl Pub, located opposite and would make a positive contribution to the significance of the Conservation Area.



Figure 89 Crawley Museum

The boundary is considered to be appropriate and includes the features of historic Crawley which are of special architectural or historic interest. No other changes to the boundary are proposed. The boundary is depicted on Figure 86, on the following page.

5.4. Views

Important views towards and within the Conservation Area are identified on the map below. This is not exhaustive and there are many incidental views which contribute to the experience and interpretation of the Conservation Area.

Important views can be summarised as:

- Any views toward St John the Baptist Church and its tower;
- Long views north or south along the High Street;
- Views into the Conservation Area which highlight the small scale of development in this area, low building heights and traditional roofing materials; and
- Views which emphasise the contrast between the New Town and Historic High Street.

A map and accompanying photographs of these views are included on the following pages.

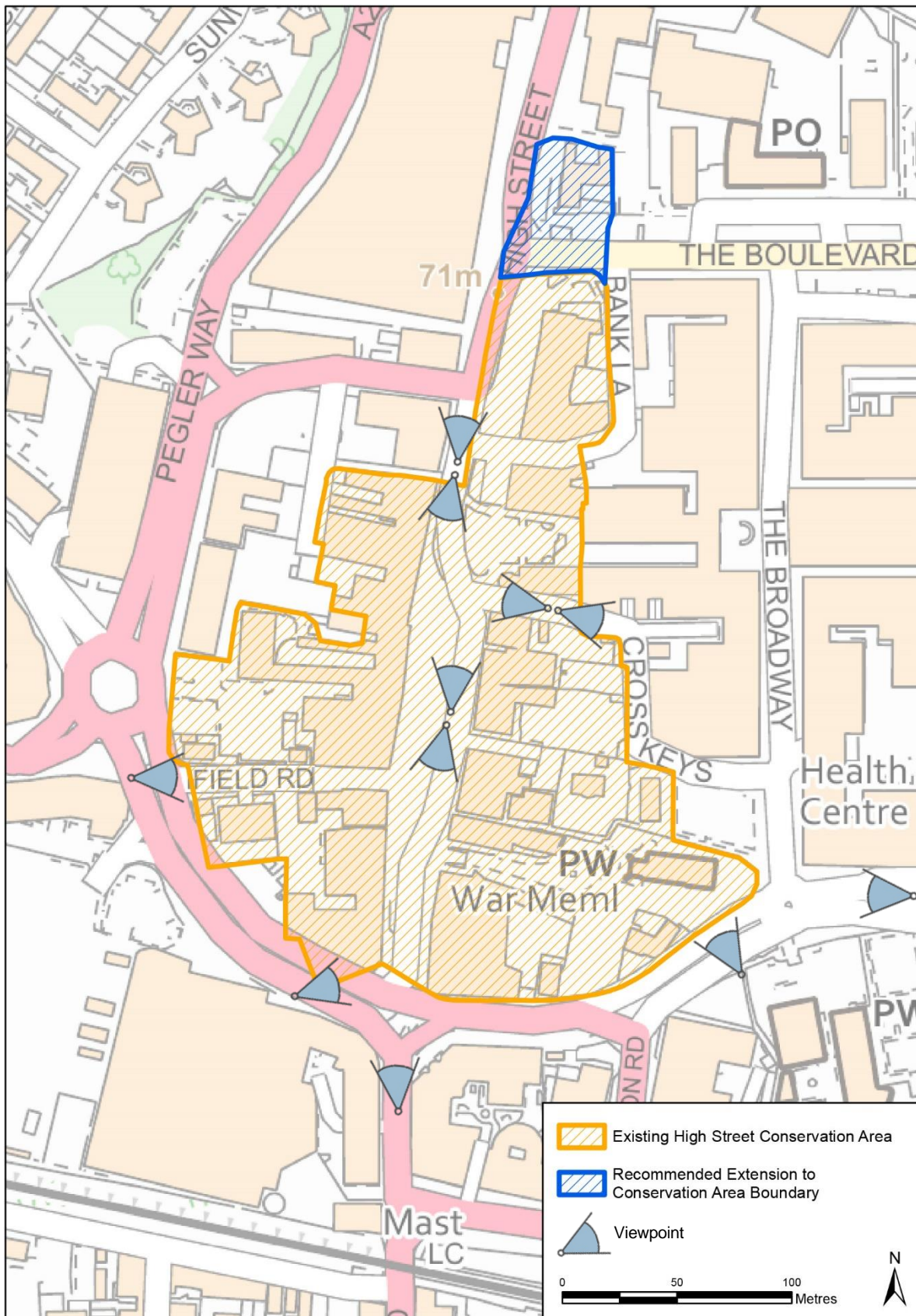


Figure 90 Key viewpoints within and towards the Conservation Area

Views Outside the Boundary



Figure 91 Looking north, into the Conservation Area's southern edge



Figure 92 Looking South into the Conservation Area's northern edge



Figure 93 View East, into the northern section of the Conservation Area

Views Within the Boundary



Figure 94 Looking north along the High Street



Figure 95 The view south along the High Street



Figure 96 At the southern edge of the boundary, looking north along the High Street



Figure 97 At the corner of the Conservation Area's northern boundary, looking west

Views Towards the Church



Figure 98 View north west, from Haslett Avenue West



Figure 99 View south west, from The Broadway



Figure 100 View south, from The Broadway

5.5. Management Recommendations

Issues identified as part of this assessment are outlined below. These are issues which are not unique to the High Street Conservation Area and should be incorporated into a new character appraisal for the area. The list is not exhaustive and does not cover issues such as general maintenance or upkeep.

Character Appraisal

The existing Statement is out of date and should be updated to reflect the changes that have occurred within the Conservation Area's boundary, changes to its setting and other updates such as changes in planning policy and updates to the Council's branding.

Boundary Extension

The inclusion of Crawley Museum within the Conservation Area boundary is recommended, as is the exclusion of Gainsborough and St John's House at the Conservation Area's southern edge.

Shop Signage and Frontages

Further guidance regarding appropriate lettering and materials should be provided and promoted as there appears to have been various applications of the Signs and Advertisements Design Guide, with differing success. The use of uPVC fascia boards and projecting lettering is usually inappropriate within a historic context. A general overhaul of signage in the area should be encouraged.



Figure 101 Examples of unsympathetic shop frontages

Pegler Way

The lack of active building frontages and high walls which line Pegler way mean there is little visual stimulus for a pedestrian and the edge of the Conservation Area is dominated by hardstanding and the road. An improvement to the central railings which separate traffic flow on Pegler Road, softening the formal central reservation with some form of planting, would break up the appearance of the tarmac, improving the appearance of the road. It should also be ensured that the planters attached to the railings are maintained.

Open Space and Public Realm

The open spaces within the Conservation Area, particularly The Square, are dominated by concrete paving. The arrangement of paving bricks, their colour and uniformity are at odds with the traditional materials used on the older buildings within the area. Natural materials, including stone setts or clay pavers, may be more appropriate.

Overall, the appearance of the central section of the Conservation Area is incredibly urban, with few natural or green breaks in the hard surfacing. This is reinforced by the bollards and parking provision throughout the central area which creates a flat, expanse of hard surfacing at odds with the visual variety of built form. The introduction of traditional, natural materials, additional street trees, planters or areas of grass, similar to the northern section of the Conservation Area, could be explored to create a better sense of unity between the different sections of the High Street and lessen the urban appearance in The Square.



Figure 102 The Square, viewed looking south towards Pegler Way



Figure 103 Area of seating at the junction of Church Walk and Ifield Road



Figure 104 The Square, looking south east

The use of natural materials could be extended to street furniture, which is primarily painted/powder coated metal or brushed steel, adding to the urban, contemporary appearance of The Square. The use of timber benches and a more traditional form of railing and lamppost would better reflect the appearance of the building stock within the High Street. The central cut-out detailing to the sculptures which mark the entrances of the Conservation Area is an attractive feature but, rather than brushed steel, could be framed

with a softer material more indicative of the traditional materials and construction techniques contained within the Conservation Area.



Figure 105 Examples of street furniture within the Conservation Area

Backland Plots and Service Areas

A general overhaul of service areas is recommended, particularly in the Cross Keys area. This section of the Conservation Area was identified as being an appropriate location for redevelopment within the 1998 Statement and would benefit from better integration into the townscape through sensitive redevelopment. The development and adoption of a Design Guide specific to this area would assist in managing the area's redevelopment and ensuring a high quality environment.

Inappropriate Modern Development

Whilst guidance for development within the Conservation Area is provided by the 1998 Statement, no guidance regarding the development within the setting of the Conservation Area are provided. It is recommended that Historic England's guidance on the setting of Heritage Assets⁵ is considered for all development impacting the setting of the Conservation Area and referenced within a new character appraisal document for the High Street.

The setting of the Conservation Area and the listed buildings within it must be assessed and its contribution to their significance understood in order to mitigate any further harm to their settings. Special consideration

⁵ Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets



should be given to the Grade II* listed St John the Baptist Church, the setting of which has been eroded considerably following the construction of the New Town.

Consideration of appropriate building heights, design and scale within the immediate vicinity of the Conservation Area should inform all new development, to ensure that the significance of the High Street is not diminished.

6. Appendices

6.1. Bibliography

Crawley Borough Council (December 1998), *Conservation Area Statement: High Street Conservation Area*

Crawley Borough Council (May 2004), *St Peter's Conservation Area Statement*

Crawley Borough Council (April 2018), *Brighton Road Conservation Area Statement*

Crawley Borough Council (June 2019), *Hazelwick Road Conservation Area Statement*

English Heritage (2008), *Conservation Principles, Policies and Guidance*

Historic England (2016), *Shopping Parades: Introductions to Heritage Assets*

Historic England (2017), *Traditional Windows: Their Care, Repair and Upgrading*

Historic England (2017), *Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets*

Historic England (Second Edition 2019), *Advice Note 1: Conservation Area Appraisal, Designation and Management*

Historic England (2019), *Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets*



6.2. 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	English Heritage (2019) Conservation Principles, Policies and Guidance	
Local Plan	Crawley Borough Council Local Plan (2015) Crawley Borough Council Local Plan (Submission Draft 2020)	CH12: Heritage Assets; CH13: Conservation Areas HA1: Heritage Assets; HA2: Conservation Areas

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