

4. HISTORIC SETTLEMENTS

This chapter covers the historic villages at the heart of Ifield and Worth. These are the main areas where the majority of historic built townscape dating from before the arrival of the railways remains intact. Both areas are located at the periphery of the town and retain an independent village / hamlet identity.

Where individual historic buildings fall within a more modern townscape they are covered in later chapters.

4.1 Worth

Location:

Within the Pound Hill South ward, the boundary of this area is consistent with the Worth Conservation Area boundary. The area sits immediately to the west of the M23 motorway bounded by Saxon Road to the north and Balcombe Road / Street Hill to the west.

The character of the area is described in more detail in adopted Worth Conservation Area Station, 2003.

Character:

Designated a Conservation Area, with additional SNCI and historic garden designations relating to the gardens and moat of a historic house. The area is designated an archaeological sensitive area.

The character is of open, rural hamlet enclosed by woodland, quite distinct from adjacent areas which contrast in layout and style e.g. Pound Hill / Maidenbower. Listed buildings include St Nicholas Church which is believed to be of Saxon origins and is a finely finished example of a Sussex stone church built on a cruciform plan. Nearby houses exhibit vernacular materials and architecture. The two further listed buildings are the Toll House and Street House which is of timber framed construction.

Continuity and enclosure:

Buildings sit individually within an open landscape and in clusters on lanes e.g. Worth Way. A strong sense of enclosure comes from the wooded boundaries to the area.

Public realm and landscape:

Lanes do not have pavements and form an attractive setting for the buildings. Properties have large gardens and the area has many mature trees and open garden areas.

Ease of movement:

Parking is generally on plot. The location at the edge of the town is relatively isolated with minimal through traffic.

Legibility:

The area is a set piece of historic townscape with the Church a key landmark building. Due to the wooded edges this location is relatively hidden from adjacent areas.

Adaptability and diversity:

Limited potential for infill without jeopardising the open character of the area.

Opportunities and threats:

The area is protected through designation as a Conservation Area, SNCI and historic garden.

4.2 Ifield

Location:

At the outer extent of the Crawley borough boundary and outside the Core Strategy built up area boundary. To the north west of the town centre and within Ifield ward. The boundary of this sub-area sits within the Ifield Conservation Area. Rectory Lane runs north-south through the area, and the centre of the village is focused around Ifield Street.

A Conservation Area statement covers this area in greater detail.

Character:

Ifield Street contains a collection of listed buildings including St Margaret's Church (started in C13th), the C18th Vicarage, C17th Lychgate Cottage, and a short terrace of properties – Old Plough Cottage (1600) and Harrow Cottage C18th terminating with the corner pub The Plough Inn (1900). The cottages have clay tile hung walls typical of the vernacular of West Sussex. The church and pub form the focal community buildings in the area alongside the Ifield Barn Theatre.

Newstead Lodge (1600), The Old Rectory (C19th) and The Tweed (C18th) are large standalone listed houses on Rectory Lane/ Tweed Lane.

Materials in use include buff coloured stone and red brick with stuccoed, painted or red tile hung walls and fancy red brick chimney stacks.

Continuity and enclosure:

Buildings are arranged at varying angles fronting the street or within large plots set back from the street and are generally of 1-2 storeys in height. Frontage is loose and irregular and the sense of enclosure is greatest around Ifield Lane where the large open spaces are less of a dominant feature.

Public realm and landscape:

The area is bounded to the west by the SNCI designated paddocks running alongside Ifield Brook, beyond which the land is in agricultural use, and to the east by the registered village green which is used for sports. There are many mature trees informally arranged around the church, behind properties on Rectory Lane and generally within the street scene, giving the area a well maintained, open, green semi-rural character.

Gardens vary in size dependent on plot size and most properties have gardens to the front and rear.

Properties front onto the green but have rear private gardens backing onto the natural areas to the west. Boundaries to the landscape are fenced or hedged.

Ease of movement:

Vehicle and pedestrian connectivity to Ifield is relatively good given the edge of town location but traffic does not dominate. Streets are shared surface lanes in many areas with no separate pavements. Car parking is on street or within plot in drives and garages.

Legibility:

The church spire, Plough Inn and village green are key features aiding legibility and way finding in the village. The variety of architecture and detailing provides much interest on the journey towards the church. Important views are towards the open areas of natural green space to the east and village green to the west. The area sits within a valley location.

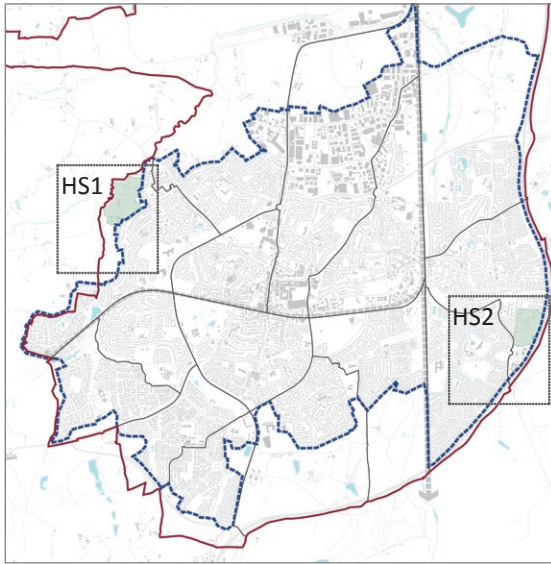
Adaptability and diversity:


Historic buildings have been adapted over time – for example the Barn Theatre occupies a former tithe barn and the Old Plough Cottage was previously a historic public house.

Opportunities and threats:

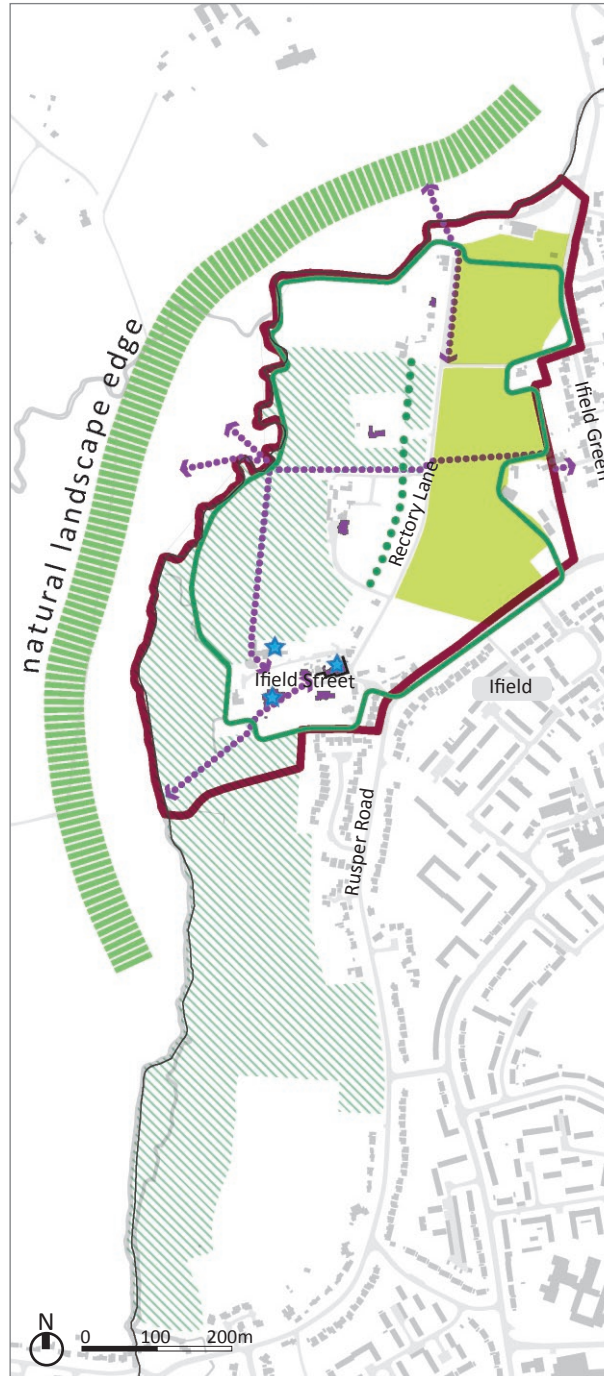
The Conservation Area Statement contains recommendations and guidance for this area. Potential future infill development or expansion of Crawley should avoid impacting on the open green character both of the green and the SNCI to the west.

Fig 19: Character Area details: Historic Settlements
01: Policy & Analysis

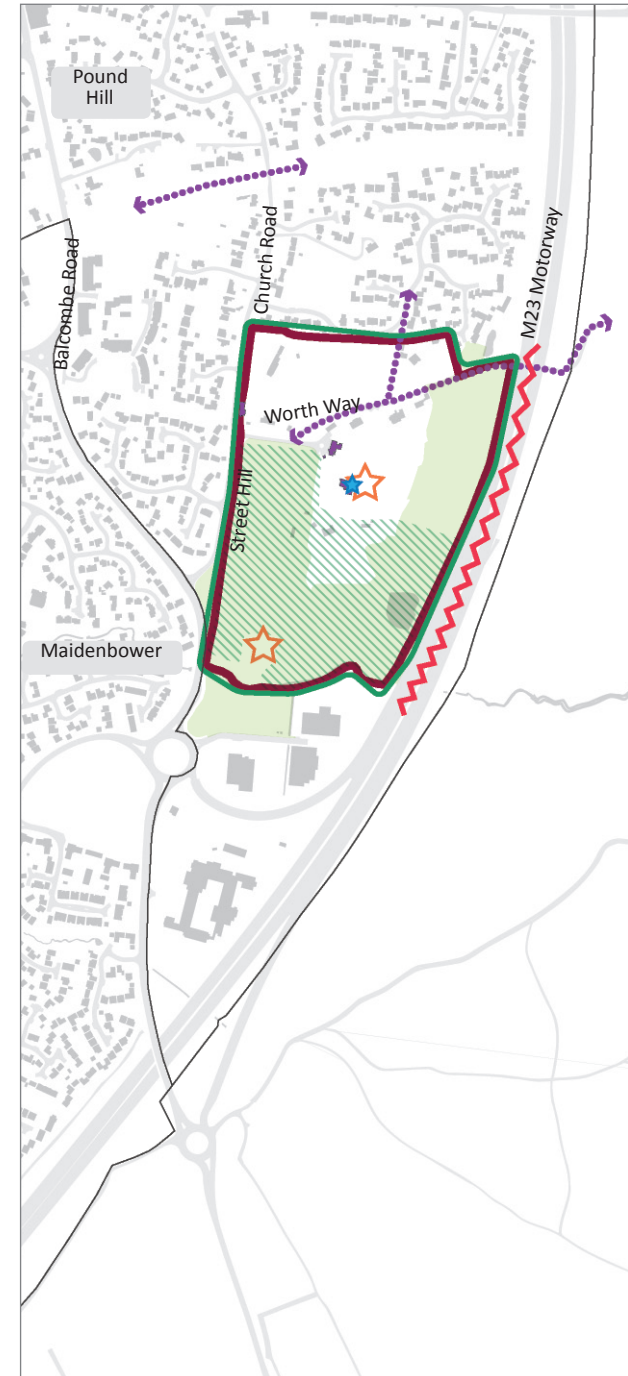


 Historic Settlements Character Area

-  Negative edges
-  Natural green edge to settlement
-  Key frontages
-  Designated Footpaths
-  Sports Pitches/recreation ground
-  Amenity space
-  Landmarks
-  Listed Buildings
-  Conservation Areas
-  Archeological Sensitive Areas
-  SNCI



HS1: Ifield



HS2: Worth

Fig 20: Character Area details: Historic Settlements
Photos - Ifield



IMG_3205
Tweed Lane / Rectory Lane
Ifield



IMG_3211
Rectory Ln / Ifield Street
Ifield



IMG_0290
Ifield Street, Ifield



IMG_0289
Ifield Street, Ifield

Fig 20: Character Area details: Historic Settlements
Photos - Worth



IMG_3970
Worth Way
Worth



IMG_3971
Worth Way / St Hill / Church Road
Worth