

8. NEW TOWN PHASE 2

In the 1948 masterplan nine neighbourhood areas were identified. In 1961 a new development plan proposed extensions to Southgate neighbourhood to the west and Pound Hill neighbourhood to the north. These areas were constructed in the late 1960s – 70s. At a similar time the later stages of Furnace Green were under construction to the east of the railway line.

In addition to these extensions the development plan identified two further new neighbourhoods - Bewbush and Broadfield. These neighbourhoods were built out during the late 1960s to 1980s.

The neighbourhoods of this age are characterised by a shift away from the garden suburb layout of street fronting perimeter blocks with occasional internal cul-de-sacs, and contain more experimental housing layouts for example Radburn and set-piece architectural schemes which are clearly distinct in style. Bewbush and Broadfield have large loop roads and roundabouts which divide the neighbourhoods into a series of internalised housing areas which are designed in different experimental styles.

By the late 1970s, there was a move away from Radburn layouts and towards the winding cul-de-sac arrangements which become more prevalent in the 1980s.

This chapter therefore covers:

- Southgate West
- Pound Hill North
- Furnace Green eastern area
- Bewbush
- Broadfield

Refer to figures 27 and 28.

8.1 Neighbourhood centres / community uses

Location:

Bewbush and Broadfield have large neighbourhood centres located centrally within the neighbourhoods on Bewbush Drive and Broadfield Place respectively. Pound Hill north has a short retail parade and primary school which sit at the edge of the neighbourhood on Gratton's Park.

Southgate west has a small local centre (a Tesco) and essentially relies on the existing Southgate centre. Furnace Green is also served by an existing neighbourhood centre, so neither is included here.

Character:

The neighbourhood centres of Bewbush and Broadfield vary in layout and typology representing experimentation in architecture and urban design. The centres are faring less well than older neighbourhood centres and appear run-down and relate poorly to adjacent residential areas. While they follow the earlier theory of a cluster of facilities centrally located, the layouts are poorly thought through and dominated by road infrastructure.

Broadfield local centre is large and includes industrial infill on adjacent plots and a large area of car parking. The site is on a steep slope; the long retail parade runs in a linear fashion along the contour, with flats on higher ground to the rear. The layout is markedly different to earlier neighbourhood centres, grander in scale but poorly linked via overhead walkways to adjacent areas and dominated by highways and car parking. Buildings are single to three storey, red brick with shallow pitched or flat (retail parade) roofs.

Bewbush is constructed of dark brick with grey tile hanging and distinctive flat, mono pitched and pyramidal roofs. The main retail parade runs at right angles to the access road and is hidden behind central community buildings. The arrangement is a particularly flawed retail layout due to the lack of street presence. The centre is dominated by excessive land given over to

highways infrastructure and non functional amenity grassland.

Peterhouse Parade in Pound Hill in contrast appears to be thriving. The short retail parade is two storey, brick and timber with flat roofs with a three storey mansard roof block at the northern end.

Continuity and enclosure:

Bewbush has particular issues with poorly arranged property fronts and backs and a lack of relationship of buildings to the street. The large areas of land surrounding the centre devoted to highways results in a weak urban form.

Broadfield Barton parade is better defined but relates poorly to adjacent buildings further up the slope to the south.

Public realm and landscape:

Public realm is generally very tired and the centres are surrounded by areas of left-over, non functional open space. The public realm at Pound Hill is higher quality but the buildings poorly address the parkland which sits to the rear.

Ease of movement:

Bewbush and Broadfield are dominated by confusing and poor access arrangements, dominant highways, visible service areas and surface car parking.

Pound Hill works well with a small area of parking to the front of the parade, easily accessed off the street.

Legibility:

Bewbush and Broadfield have very poor legibility; the access arrangements and layouts within the centres are confusing which in some areas creates an uncomfortable environment. However both centres are easy to find within the neighbourhoods due to their locations on the main roads.

Adaptability and diversity:

Bewbush and Broadfield are fundamentally flawed in layout and design and offer potential for substantial redesign even in the light of regeneration proposals at Bewbush. A more efficient use of land and reduction in highways and left over space would release considerable land for a greater mix of uses.

Opportunities and threats:

Bewbush and Broadfield stand out as having particularly poor quality layouts and public realm and should be prioritised for possible major change and regeneration. Pound Hill North would benefit from public realm enhancements to the parade environment.

8.2 Housing: flats and sheltered housing

Location:

Pockets of flats are generally located around the local centres in Southgate, Bewbush and Broadfield. Bewbush also contains a large group of flats in the west of the neighbourhood on Gasson Wood Road.

Pound Hill contains a set piece of flatted development at Ridleys Court / Milton Mount on the site of a historic house and gardens.

Character:

In Bewbush, flats are generally two storey and take a similar style to adjacent houses i.e. constructed of brick with shallow pitched roofs. However at Gasson Wood Road blocks are two–three storey, brick built with pitched roofs and red tile hanging to elevations.

In Broadfield, flats are generally three storey, constructed of brick with shallow or flat roofs and located within a landscaped setting.

Caburn Heights in Southgate is a large grouping of three storey flat blocks with flat roofs and constructed of grey brick. They have a loose rectangular arrangement within an amenity grassland setting, on a sloping site falling

towards the south.

Milton Mount, Pound Hill is a massive standalone flat block of eight storeys (the tallest residential development in Crawley) that sits in a commanding position overlooking Worth Park. The adjacent Ridley's Court flats occupy a converted manor house coach house of red brick which is a listed building and significant local landmark.

Continuity and enclosure:

Generally flats are standalone buildings or groups of buildings within a wide open landscape setting and relate poorly to the street. Buildings are set within swathes of amenity grassland and have poor public private boundary definition.

An exception is the mixed flatted/housing areas of Bewbush where flats sit within the normal street layout of houses rather than within a landscape setting.

Public realm and landscape:

The landscape surrounding flats in Broadfield, Bewbush and west Southgate is dominated by amenity grassland, verges and parking courts of poor quality. Adjacent woodlands also have a strong influence on character. The layout of Southgate flats form internal grassed courtyards of limited functional value.

Flats on Gasson Wood Road in Bewbush are set within grassed verges and lawns with no street trees or private gardens.

Milton Mount flats in Pound Hill overlook the historic Worth Park which is open to the public and is an extremely attractive and distinctive setting for the flats. Worth Park gardens were originally laid out by James Pulham in the mid 1880s as part of the Montefiore Country Estate.

Ease of movement:

Pedestrian access to flats is generally via footpaths off the street. There are no deck-access flats. Parking is in either in garages or parking courts or on the street.

Flats south of the Broadfield Barton parade are connected into the local centre by poor quality high level footpaths which limit pedestrian access.

Legibility:

Milton Mount Avenue flats and Ridley's Court form local landmarks due to their height and historic building form in the case of Ridley's Court. Southgate flats are also distinctive from the adjacent residential areas, but have a poor quality appearance.

Adaptability and diversity:

Significant left-over external spaces within flatted developments have potential for intensification of development through infill. The extent of this opportunity would require more detailed study. Milton Mount Park and Ridley's Court illustrate the successful reuse of historic buildings and landscapes.

Opportunities and threats:

Public realm and parking areas could have increased functionality for example as playspace, or in some cases could potentially accommodate infill development. This could be assessed as part of more detailed neighbourhood studies.

8.3 Housing: Terraces

Location:

Terraces form the dominant housing type in Bewbush and Broadfield and around two thirds of the mix in Southgate West. There are few terraces in Pound Hill and where they occur they take the same character as nearby semi-detached properties.

Character:

Bewbush and Southgate have a variety of semi-Radburn layouts, with irregular short runs of terraces arranged in angular, internalised layouts backing onto neighbourhood loop roads. Houses are generally two storey in height with shallow pitched roofs, and constructed of brick with tile hanging and timber cladding.

Broadfield has a more Radburn influenced layout with confusing arrangements of property fronts and backs and car parking. Houses are arranged in internalised layouts at varying geometric angles to the main loop road. Properties generally have pitched roofs although there are some flat roofed properties (e.g. Plantain Crescent).

Furnace Green includes several areas of experimental 1970s housing including the Forestfield and Shrublands Conservation Area and the Norwich Road residential area. These small architect designed set-pieces have distinctive and different character and layout.

Continuity and enclosure:

Continuity on the street is extremely poor. Radburn influenced housing generally has a poor relationship between fronts and backs of properties, with poor frontage to streets and open spaces, creating public areas with a lack of surveillance and a segregation of pedestrian access from the street. This is especially evident in Broadfield and Bewbush.

Public realm and landscape:

Broadfield and Bewbush contain remnants of historic Broadfield Forest in linear corridors (for example to the south of Broadfield neighbourhood centre). These wooded areas are backed onto by housing and poorly overlooked, making them susceptible to problems of poor personal safety and vandalism.

Bewbush Water Gardens forms an important linear recreational landscape which separates the Bewbush neighbourhood into three distinct areas and also provides a green corridor between Bewbush and Gossops Green.

The terraced housing area in Southgate is on a sloping site on the valley side which creates a distinctive character. Terraced properties in Furnace Green sit at the edge of Tilgate Park and wooded open spaces adjacent to the railway line, which give the area a green character.

All areas have informal arrangements of street trees within low function amenity grassland and large verges. Public realm in off street and garage areas is generally poor quality and would benefit from improvement.

Ease of movement:

Ease of movement is poor for vehicles and pedestrians with confusing internalised layouts, multiple dead ends accessed off the main loop road and poorly overlooked pedestrian routes through the neighbourhoods.

Legibility:

Legibility is poor due to the confusing layout and monotony in massing and housing styles within the neighbourhoods. There are few guiding landmarks however the steep topography and views across the area in Southgate and Broadfield and the presence of woodland aid legibility.

Adaptability and diversity:

The areas are currently mono-use residential. Due to the irregular arrangement of buildings and internalised courtyards there is limited scope for infill and adaptation without clearance of some properties to open up internal sites.

Opportunities and threats:

A more detailed study of the 1960s neighbourhoods looking at fronts / backs, opportunities for selective clearance, infill and Radburn reversals may be beneficial in some areas to increase the potential mix of housing types, land uses and reduce issues of poor security and a lack of overlooking.

In addition to the Forestfield and Shrublands Conservation Area, Norwich Road in Furnace Green could be considered for some form of protection due to its unusual urban design and architectural interest.

8.4 Housing: Semi-detached / detached

Location:

The dominant house type in Pound Hill and found in smaller pockets at the northern edges of Broadfield and Southgate neighbourhoods.

Character:

Pound Hill is an area of typical 1970s detached housing arranged on streets with closes and cul-de-sacs. Often houses are set far back from the road and have large front gardens without private boundaries. Houses are generally of brick construction and two storey with pitched roofs. Some properties have steeply pitched roofs with gable ends to the road.

Milton Mount Avenue has a high quality, distinctive character. Its larger, earlier brick built properties have chimney stacks and sit on a tree lined street.

Properties on Canvey Close, Sheppey Close and Vulcan Close in Broadfield are smaller, semi-detached houses arranged in closes and cul-de-sacs. They are two storey of brick construction with pitched roofs.

Continuity and enclosure:

Houses are often irregularly arranged to the street, creating a loose sense of enclosure. Properties on Sheppey Close have rear fences which back onto Broadfield Drive creating a poor quality street frontage.

Public realm and landscape:

Milton Mount Avenue is designated as an Area of Special Environmental Quality and has a significant avenue of mature trees leading directly towards Ridleys Court/ Worth Park, with large houses set back from the road. Houses on Gratton's Drive/ Trinity Close and Keble Close back onto Worth Park which limits the potential for surveillance and views over the green space. The neighbourhood of Pound Hill as a whole has a treed green character. Most properties have modest front and rear gardens.

In Broadfield, houses have large grassed front gardens and dominant areas of hard standing / driveways to property fronts.

Ease of movement:

Cul-de-sac layouts and loop roads limit the ease of movement across the neighbourhood and suggest a car based pattern of movement.

Legibility:

The curving streets and cul-de-sac layouts combined with the monotonous two storey scale of housing limits legibility within the neighbourhoods, however Worth Park, Milton Mount Avenue and Ridley's Court are major distinctive streets / landmarks which aid way finding and add character.

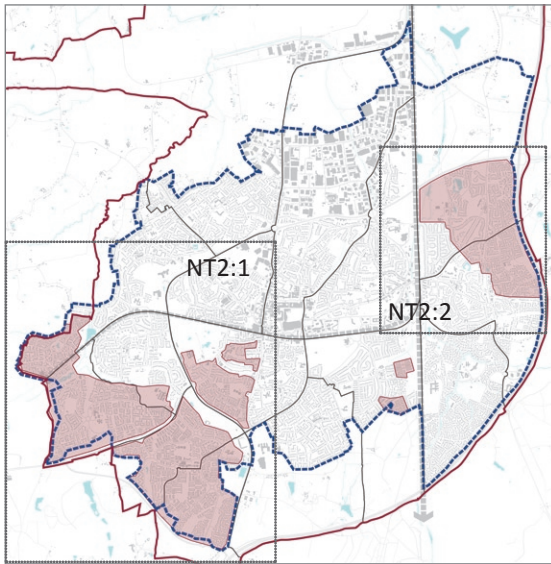
Adaptability and diversity:

Properties with larger rear gardens have the potential to extend within the plot.

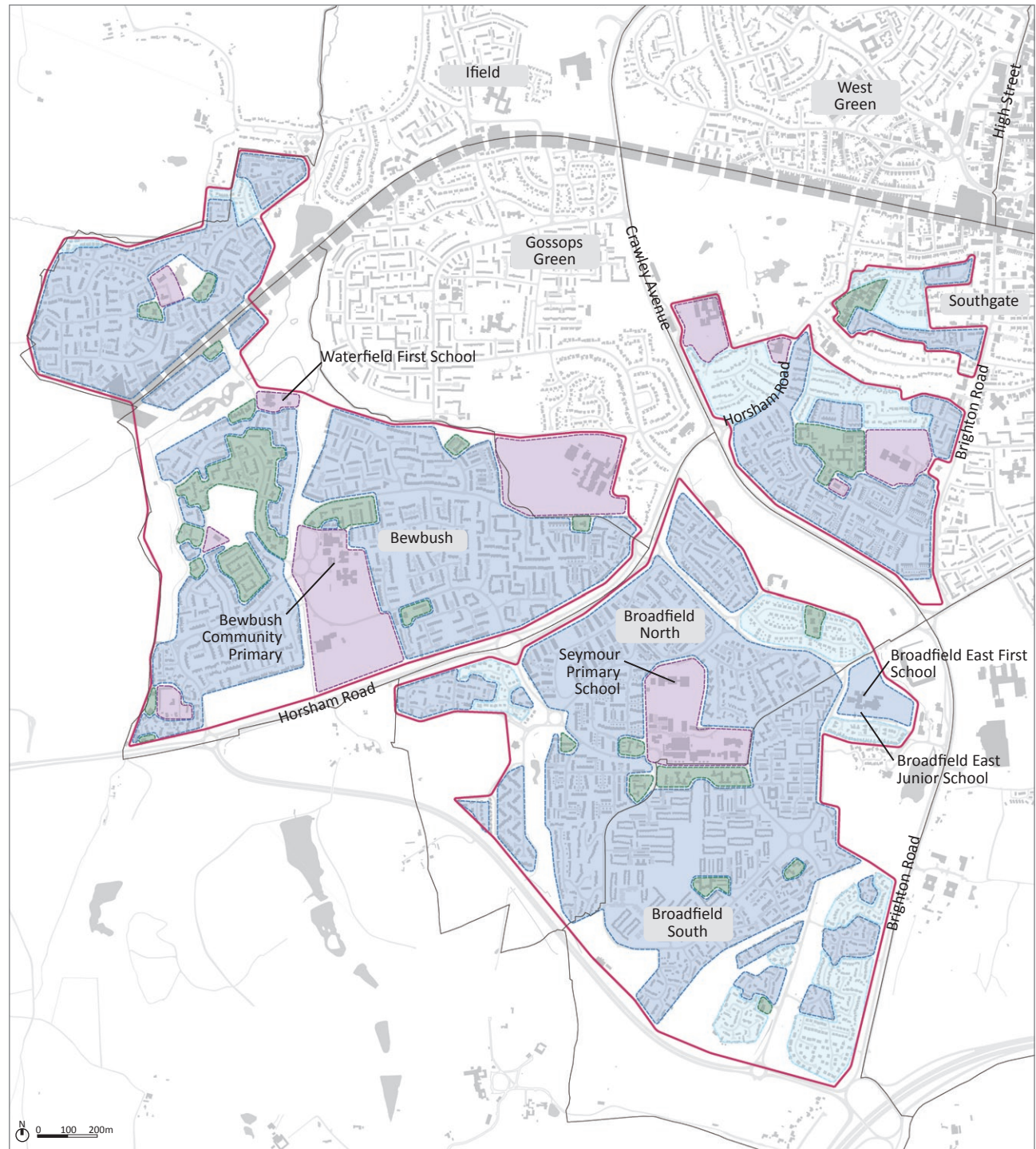
Opportunities and threats:

The relationship between housing and the landscape should be improved in any future development which should front onto and address open spaces to aid overlooking and surveillance.

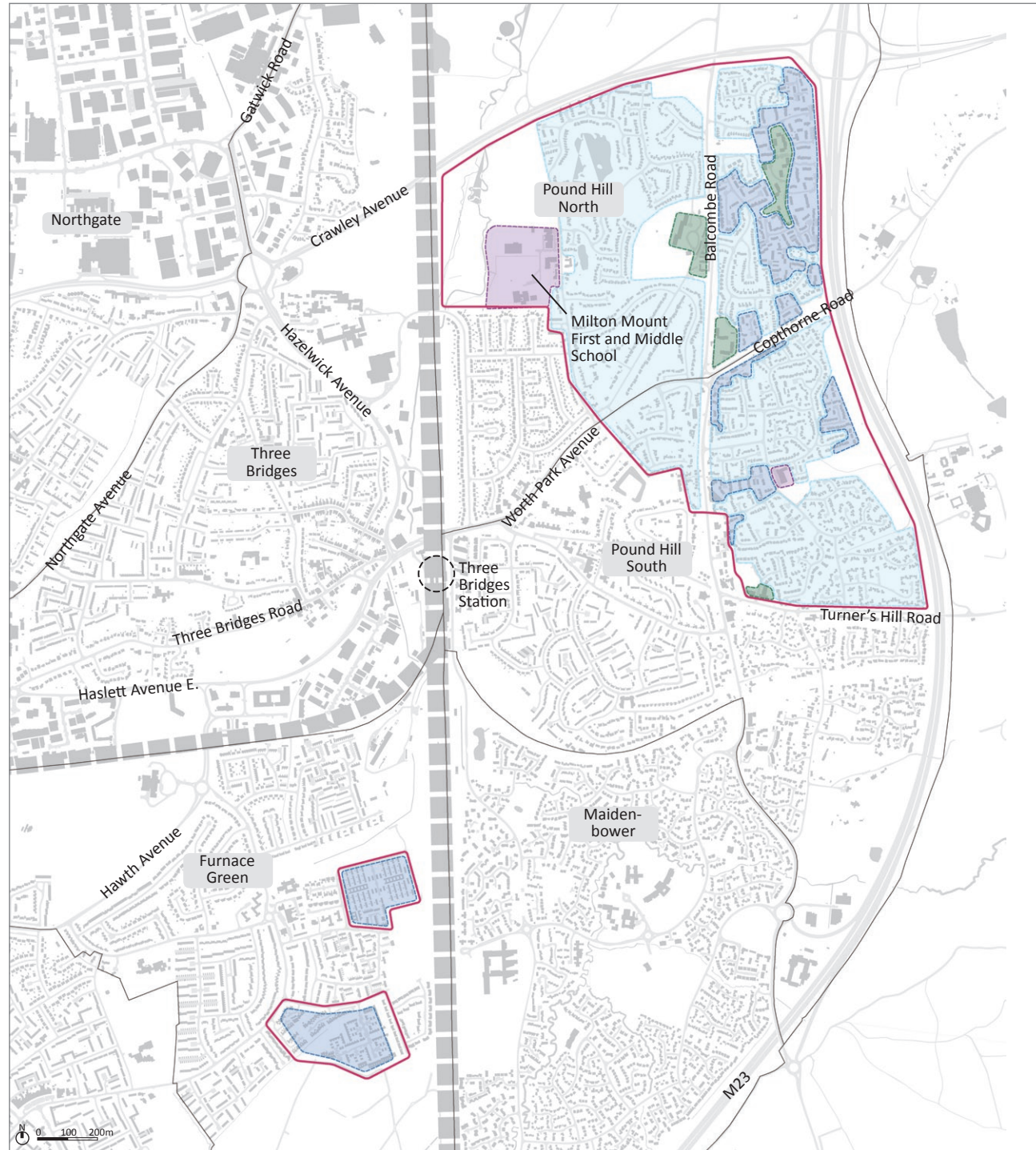
Fig 27: Character Area details:
New Town Phase 2 01: Sub areas



- New Town Phase 2 Character Area
- Neighbourhood centres/Community uses
- Housing: Flats and sheltered Housing
- Housing: Terraces
- Housing: Semi detached/detached



NT2:1: Bewbush/Broadfield/Southgate West

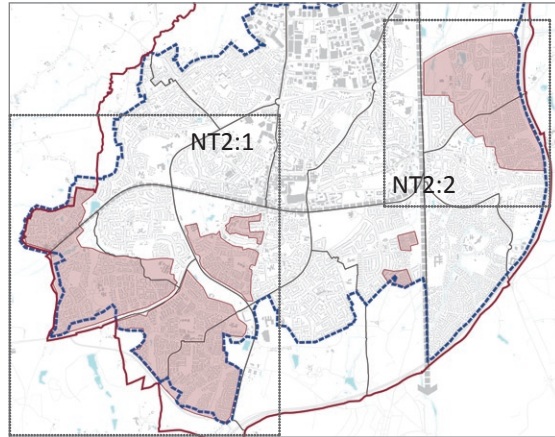


- New Town Phase 2 Character Area
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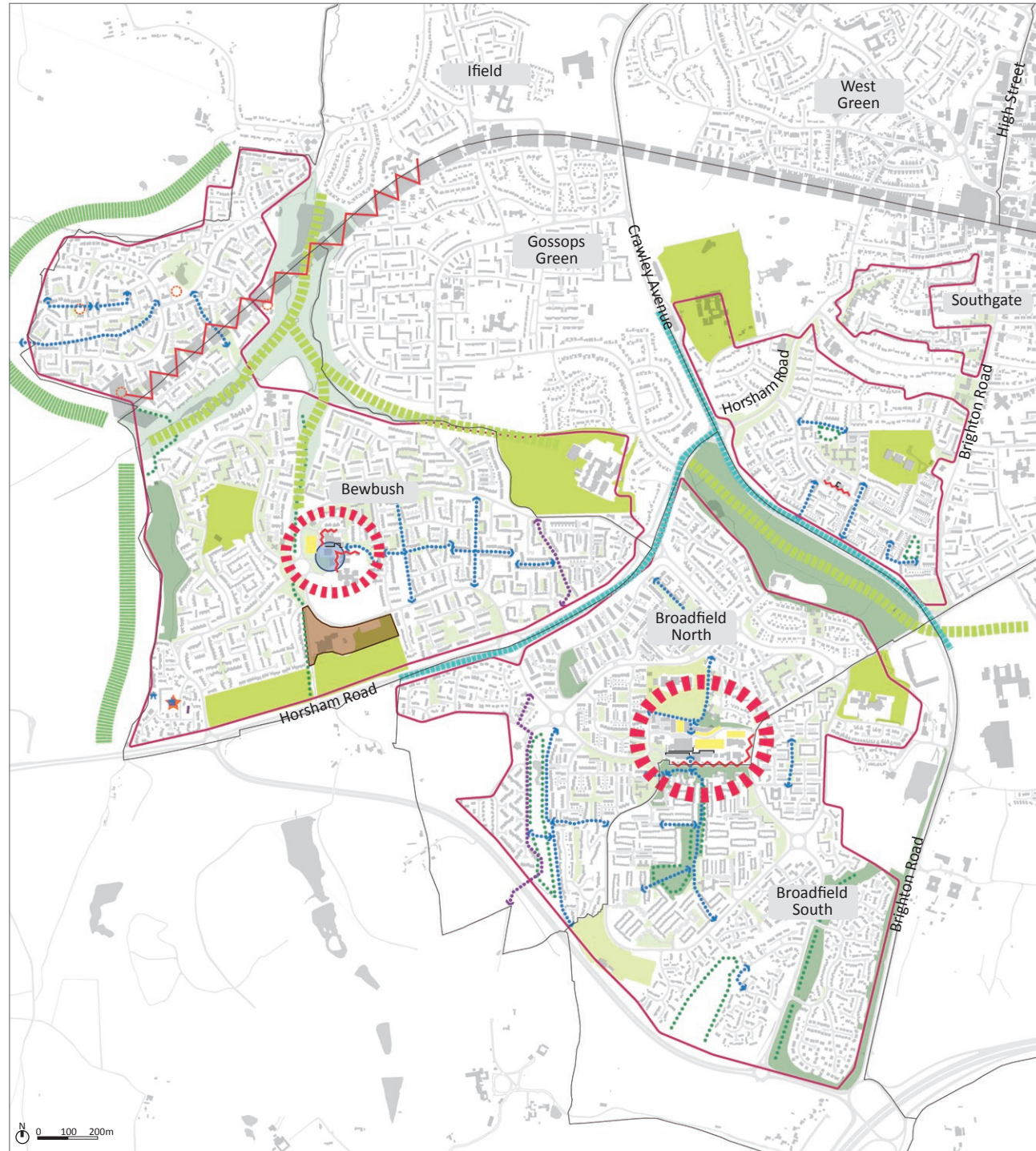
NT2:2: Furnace Green/Pound Hill

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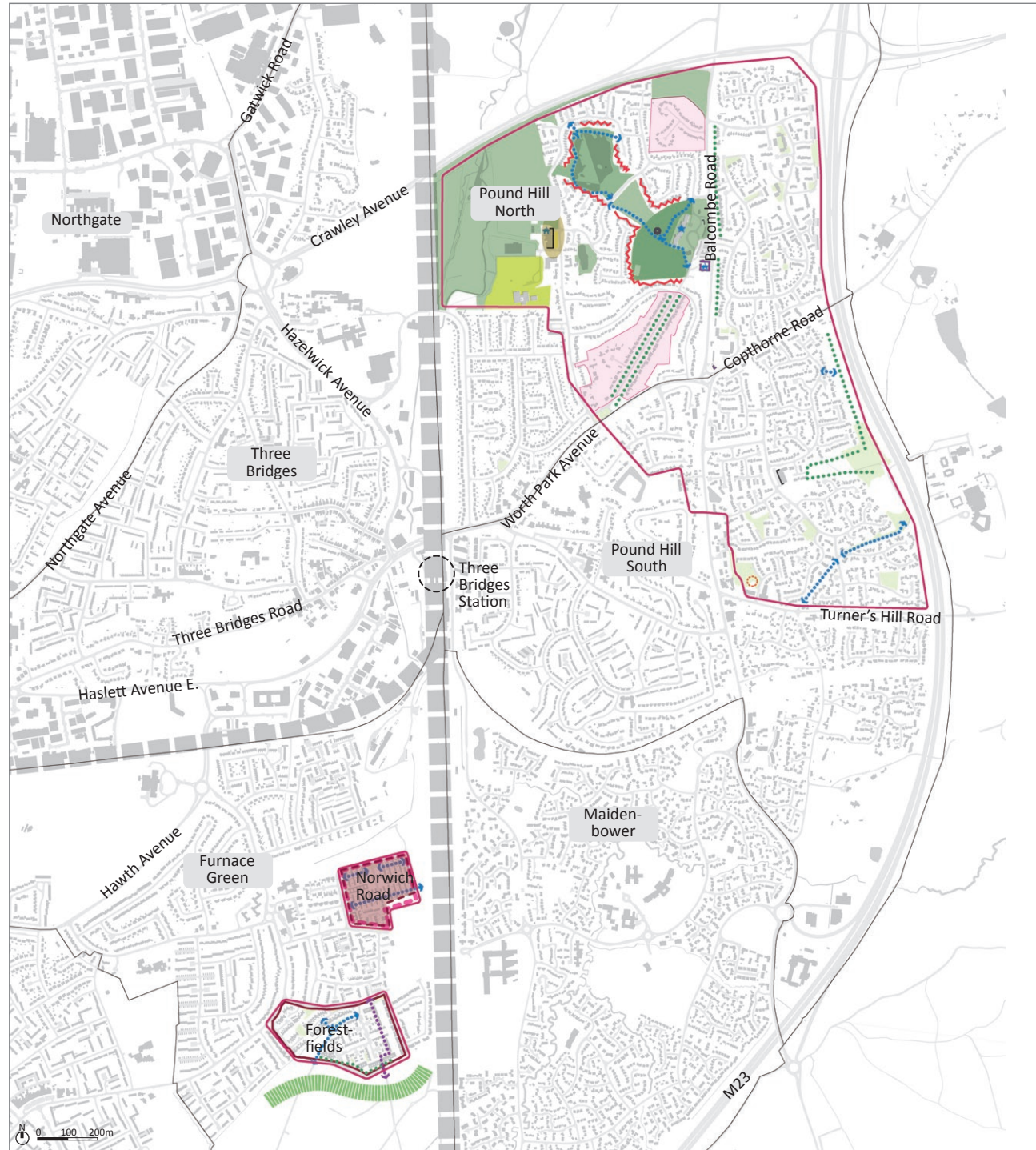
Fig 27: Character Area details:
New Town Phase 2 03: Policy & Analysis



- New Town Phase 2 Character Area
- Potential for increased pedestrian priority
- Natural green edge to settlement
- Wooded corridor / open space corridor
- Potential area for Conservation Area designation
- Priority neighbourhood centre for regeneration
- Key frontages
- Negative edges
- Designated Footpaths
- Pedestrian only connections
- Sports Pitches/recreation ground
- Parks
- Tree lined routes
- Childrens Play
- Surface CP
- ★ Landmarks
- Listed Buildings
- Strategic Housing development opportunity sites
- Neighbourhood Centre Renewal
- Conservation Areas
- Areas of Special Environmental Quality
- ★ Scheduled Ancient Monuments
- ☆ Archeological Sensitive Areas



NT2:1: Bewbush/Broadfield/Southgate West



For legend see page 114

NT2:2: Furnace Green/Pound Hill

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Fig 28: Character Area details:
New Town phase 2 Photos - Neighbourhood centre/Community uses



IMG_3419
Erskine Close / Francis Edwards Way
Bewbush



IMG_3408
Barlow Road
Bewbush



IMG_3371
Bewbush, Dorsten Square
Bewbush



IMG_3425
Bewbush Drive near Admiral Road
Gossops Green



IMG_3876
Grattons Drive
Pound Hill North



IMG_3441
Broadfield Place
Broadfield



IMG_3947
Shire Parade
Pound Hill South



IMG_3871
Grattons Drive
Pound Hill North

Fig 28: Character Area details:
New Town phase 2 Photos - Housing: Flats and sheltered Housing



IMG_3429
Bewbush Drive / Admiral Road
Bewbush



IMG_3404
Gasson Wood Road between Saturn/Neptune Close
Bewbush



IMG_3793
Caburn Heights
Southgate



IMG_3939
Bristol Close
Pound Hill North



IMG_3913
Milton Mount Avenue
Pound Hill North



IMG_3912
Milton Mount Ave
Pound Hill North



IMG_3522
Kelmscott Rise
Broadfield

Fig 28: Character Area details:
New Town phase 2 Photos - Housing: Terraces



IMG_3375
Byrd Road
Bewbush



IMG_3367
Mowbray Drive
Bewbush



IMG_3423
Wiston Ct
Bewbush



IMG_3431
Admiral Road
Bewbush



IMG_3488
St Clement Road
Broadfield



IMG_3402
Waterfield Gardens
Bewbush



IMG_3394
Collins Road
Bewbush



IMG_3409
Sullivan Drive / Barlow Road
Bewbush



IMG_3417
Howard Road
Bewbush

Fig 28: Character Area details:
New Town phase 2 Photos - Housing: Terraces



IMG_3480
Hobbs Road / Grace Road
Broadfield



IMG_3484
Edrich Road
Broadfield



IMG_3448
Fry Close / Eddington Hill
Broadfield



IMG_3514
Chaldon Road
Broadfield



IMG_3447
Iveagh Close
Broadfield



IMG_3790
Hindhead Close
Southgate



IMG_3800
Caburn Heights
Southgate



IMG_3773
Sullington Hill
Southgate

Fig 28: Character Area details:
New Town phase 2 Photos - Housing: Terraces



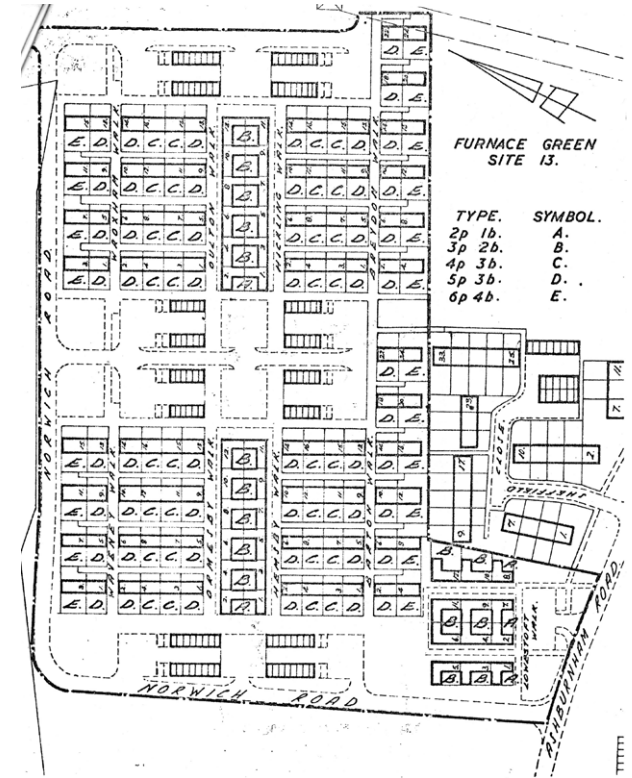
IMG_3584
Laurel Close
Furnace Green



IMG_3591
Forestfield
Furnace Green



IMG_3613
Norwich Road
Furnace Green



Plan of Norwich Road (Site 13), Furnace Green
Site Particulars, Commission for New Towns, 1968

Fig 28: Character Area details:
New Town phase 2 Photos - Housing: Semi detached/detached



IMG_3464
Broadfield Drive
Broadfield



IMG_3463
Vulcan Close
Broadfield



IMG_3869
Home Close
Pound Hill North



IMG_3774
Chanctonbury Way
Southgate

Fig 28: Character Area details:
New Town phase 2 Photos - Housing: Semi detached/detached



IMG_3888
St Hugh's Close
Pound Hill North



IMG_3874
Grattons Drive
Pound Hill North



IMG_3892
Chaucer Road
Pound Hill North



IMG_3901
Milton Mount Avenue
Pound Hill North

Fig 28: Character Area details:
New Town phase 2 Photos - Housing: Semi detached/detached



IMG_3909
Milton Mount Avenue
Pound Hill North



IMG_3853
Woodlands
Pound Hill North



IMG_3854
Mereworth Drive
Pound Hill South



IMG_3855
Mereworth Drive
Pound Hill South



IMG_3864
Dene Tye
Pound Hill South