

9. NEW TOWN PHASE 3 / REGENERATION

In the 1980s the area known as Maidenbower was designated for a new residential neighbourhood and is the last of the 13 Crawley neighbourhoods to have been developed. It sits at the south-eastern edge of Crawley, to the east of the London-Brighton rail line and is contained within the M23 motorway.

In addition, building at the edges of existing neighbourhoods continued during the 1980s and more recently there have been small pockets of regeneration redevelopment and infill development including new schools, out of town retail and new housing throughout the town identified on figure 29 (which are not covered in detail here).

Refer to figures 29 and 30.

9.1 Neighbourhood Centres / Community Uses

Location:

Maidenbower contains a neighbourhood centre located centrally to the neighbourhood on Maidenbower Drive.

Character:

In similarity to earlier neighbourhoods the neighbourhood centre clusters community facilities with retail. The school, health and community centre are adjacent to large playing fields. Neighbourhood centre buildings are two storey, red brick with low hanging pitches roofs arranged in an internalised courtyard layout, surrounded by highways and woodland.

Continuity and enclosure:

The neighbourhood centre is poorly related to the main street with a large area of open grass separating shops from Maidenbower Drive and limiting opportunities for retail to attract passing trade. Within the centre the layout is dominated by highways and car parking. Enclosure is weak and the layout is loose and irregular.

Public realm and landscape:

Public realm includes the use of block paving on the road carriageway, with amenity grassland between the centre and Maidenbower Drive. A belt of woodland along Stamford Brook to the west creates a leafy character but there are no street trees within the centre itself.

Ease of movement:

The centre has a car based development layout which is dominated by over-engineered road arrangements. The space given over to road carriageway limits connections to the adjacent residential areas.

Legibility:

The neighbourhood centre has no presence or frontage onto the street; it is set back from the road and retail is within internal courtyards. Woodland and playing fields surround the site creating an enclave.

Adaptability and diversity:

The loose layout provides opportunities for intensification of uses on the site and infill development.

Summary and Recommendations:

Improvements to legibility could be made through an increased street presence on Maidenbower Road, through new development fronting the road.

9.2 Housing

Housing in Maidenbower is a mix of short runs of terraces with staggered building lines, detached and semi-detached properties plus a small number of flats. Due to the similarity in overall character in areas containing these different housing types they are treated together here as one sub-area.

Location:

Housing is the main land-use across the Maidenbower neighbourhood, with a greater proportion of terrace properties towards the west of the

neighbourhood.

Character:

Typical of 1980s housing estates across the UK with a monotonous layout based on looping main roads and a maze of winding cul-de-sacs. Houses are arranged in an ad hoc manner on small plots with small gaps between detached properties. Garages, driveways and parking are dominant elements within the streetscape.

Continuity and enclosure:

Residential cul-de-sac roads can be narrow in width however the overall width of the street between frontages is increased in some areas due to front driveways and gardens. Continuity in street frontage is poor due to the random angular arrangement of small detached houses to the street.

Public realm and landscape:

The landscape is dominated by the lines of Halfsmock Stream, Gatwick Stream and Stamford Brook which are marked by woodland corridors running through the development and containing pedestrian routes. Within residential streets, houses have small front and rear gardens but there are few street trees.

Ease of movement:

Parking is mostly on plot with generous space given to car parking and garaging. The area is poorly connected to the rest of Crawley due to its location at the extremity of the town and the winding cul-de-sac layout. This is particularly apparent at the southern tip of the neighbourhood (Matthews and Harper Drives) which is hemmed in by road and rail corridors and contains a multitude of cul-de-sac dead-ends.

Legibility:

Legibility is extremely poor and the layout is confusing due to the repeated pattern book housing, lack of landmarks and mono-use / scale. The looping

roads and cul-de-sacs are typical of 1980s development across the UK and have little sense of local distinctiveness.

Adaptability and diversity:

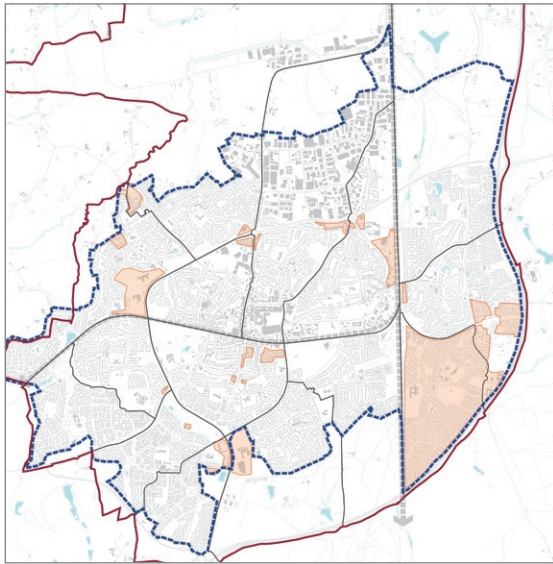
The small plot sizes, and lack of variety in the built form limits the potential for residential extensions and adaptation of buildings for alternative uses.

Opportunities and threats:






The area is performing relatively well due to the young age of the properties and high levels of owner occupation but it is poorly connected to Crawley and lacks local distinctiveness – it is typical of many 1980s estates across the UK.

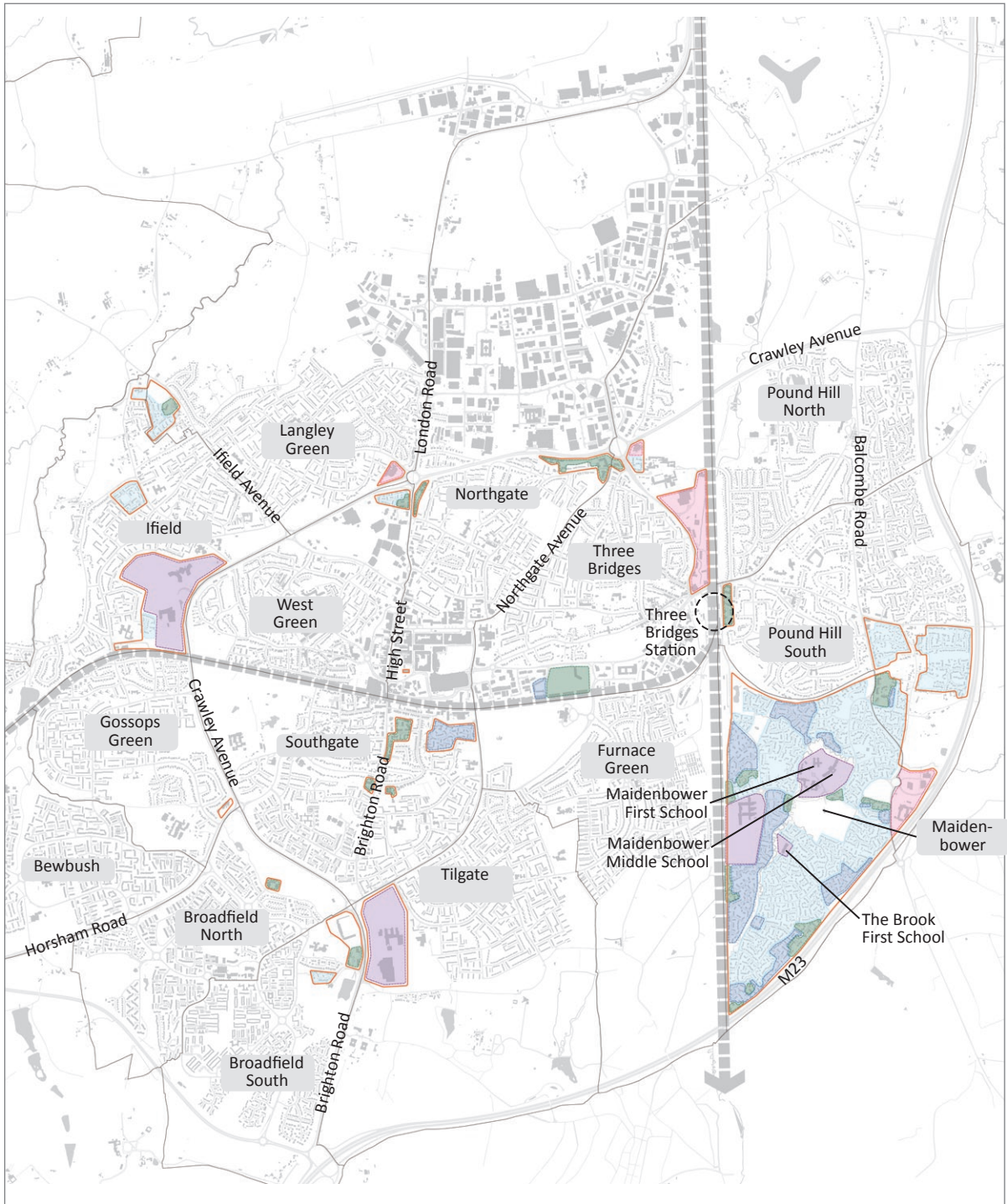
Future developments should strive to provide a better connected and pedestrian friendly layout to reduce dependency on the car, and increased densities close to neighbourhood centres to increase the range of housing types available and support local retail.

Fig 29: Character Area details:
New Town phase 3 / Regeneration 01: Sub areas



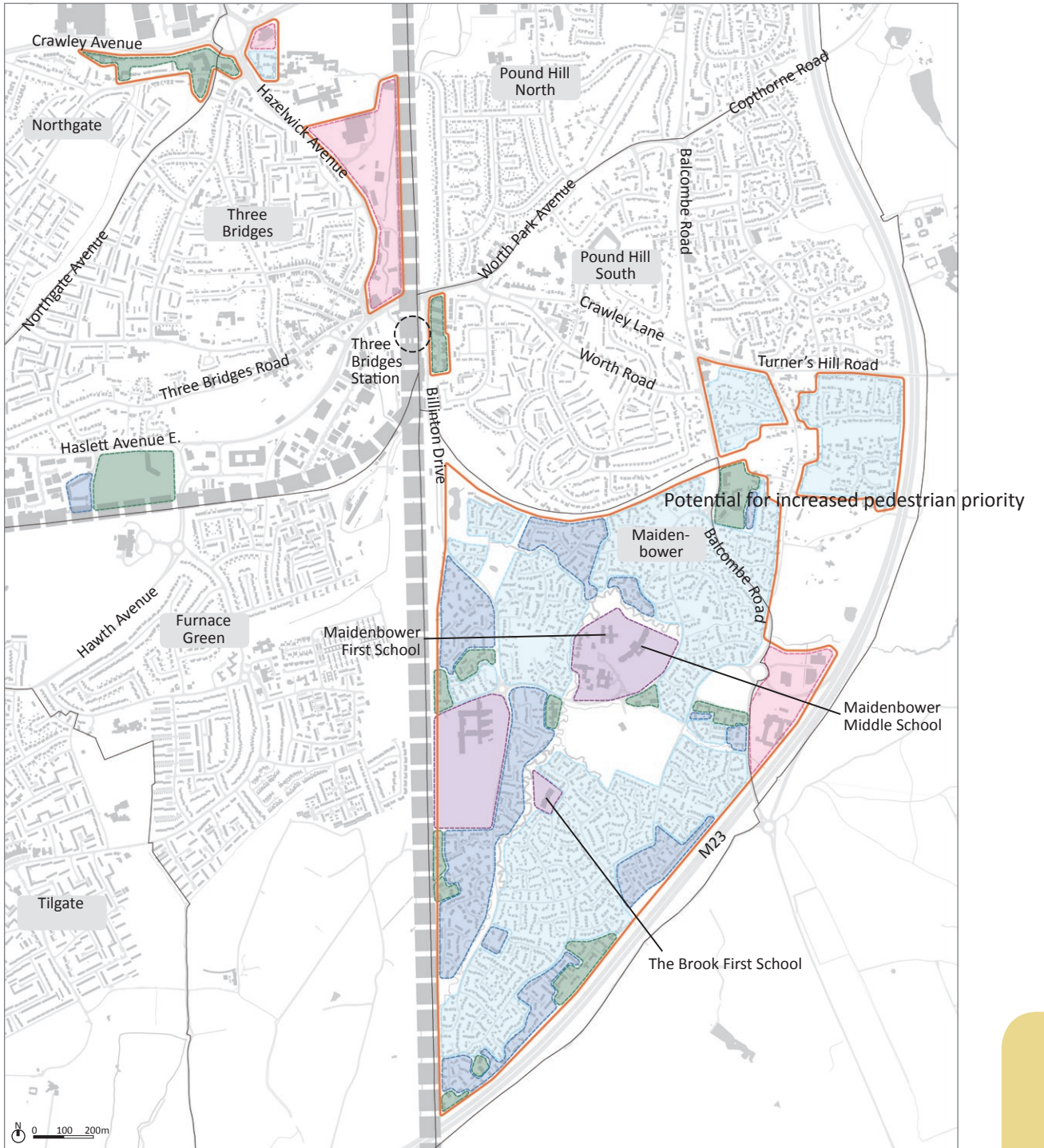
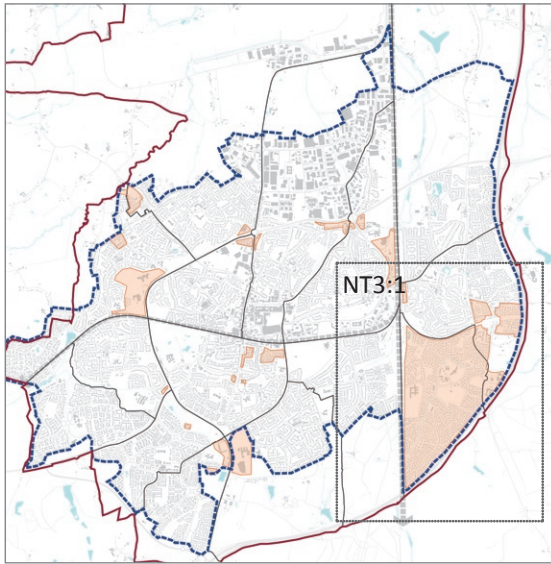
 New Town phase 3 / Regeneration Character Area

-  Neighbourhood centres/community uses
-  Housing: Flats and sheltered housing
-  Housing: Terraces
-  Housing: Semi detached/detached
-  Other (industry/retail)



Town Wide

Fig 29: Character Area details:
New Town phase 3 / Regeneration 01: Sub areas



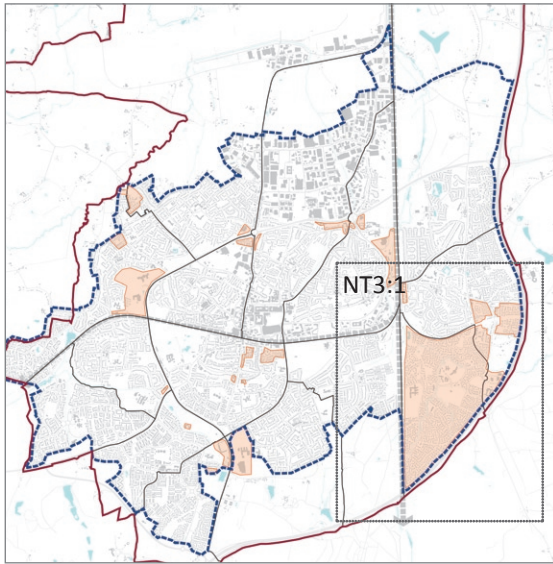
New Town Phase 3 / Regeneration Character Area

- Neighbourhood centres/community uses
- Housing: Flats and sheltered housing
- Housing: Terraces
- Housing: Semi detached/detached
- Other (industry/retail)

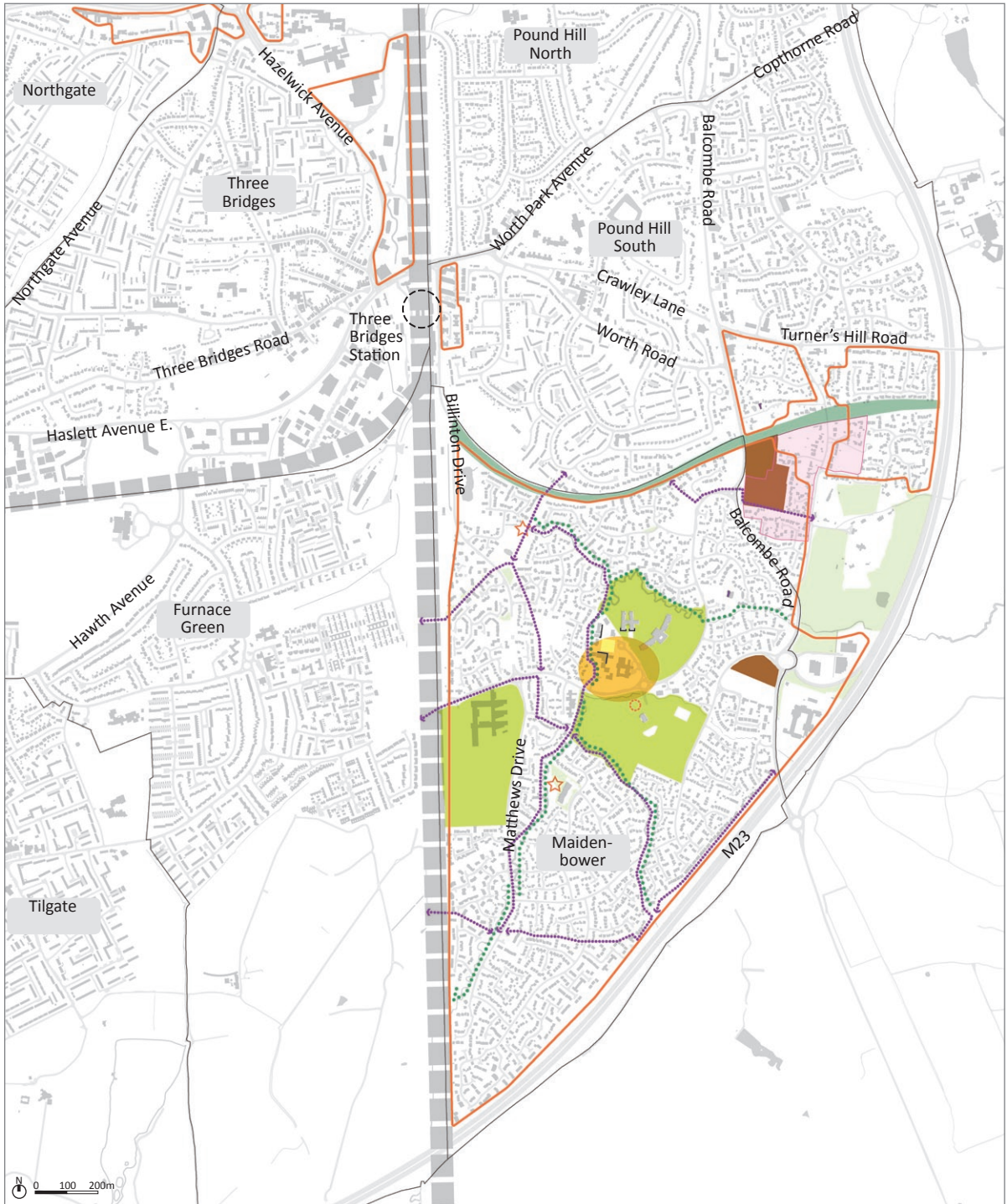
NT3:1: Maidenbower

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (LA100023717) 2009.

Fig 29: Character Area details:
New Town Phase 3 / Regeneration 03: Policy & Analysis



- New Town Phase 3 / Regeneration Character Area
- Wooded corridor / open space corridor
- Potential for infill development fronting the road
- Negative edges
- Key frontages
- Designated Footpaths
- Pedestrian only connections
- Sports Pitches/recreation ground
- Amenity space
- Tree lined routes
- Childrens Play
- Surface CP
- Listed Buildings
- Strategic Housing development opportunity sites
- Areas of Special Environmental Quality
- Archeological Sensitive Areas
- SNCI



NT3:1: Maidenbower

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (LA100023717) 2009.

Fig 30: Character Area details: Post New Town Phase 3 / Regeneration
Photos - Neighbourhood centres/Community uses



IMG_3990
Maidenbower Lane / Matthews Drive
Maidenbower



IMG_3993
Harvest Road
Maidenbower



IMG_3993
Harvest Road
Maidenbower

Fig 30: Character Area details:
New Town Phase 3 / Regeneration

Photos - Housing: Flats and sheltered housing



IMG_3163
off Five Acres
Northgate



IMG_3136
Dalewood Gardens
Northgate



IMG_4009
North Road
Three Bridges



IMG_4050
London Road
Northgate



IMG_3739
Barley Close
Southgate

Fig 30: Character Area details:
New Town Phase 3 / Regeneration

Photos - Housing: General



IMG_3955
Tullett Road
Maidenbower



IMG_3957
Tullett Road
Maidenbower



IMG_3951
Salehurst Road / Hazelhust Drive
Worth



IMG_3745
East Park / Clitherow Gardens
Southgate



IMG_3219
Trist Way
Ifield