

# Ifield Village Conservation

## Area Statement

February 2018



**Crawley Borough Council and  
Ifield Village Association**

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## **Part 1: Introduction**

### **What is a Conservation Area?**

Conservation Areas are designated because they are recognised as areas of special architectural or historic interest which it is desirable to preserve or enhance. The designation of a Conservation Area is determined by a number of factors, particularly the presence of buildings that are of historic or architectural interest, but also by the retention of a historically significant design form or settlement pattern.

Ifield Village Conservation Area (IVCA), is situated in the NW corner of Crawley. The area around the Church was first designated as a Conservation Area in 1981, for its historical and architectural value and its location close to the meadows and the countryside. The Conservation Area was expanded in 1992 to include Ifield Village Green, Rectory Lane and Tweed Lane, and again in 2013 to include Ifield Green and Langley Lane. Ifield Village is designated as a Conservation Area as it retains its unique character as a small, scattered rural settlement, focused upon an historic church and public house. In addition to the contribution made to the area's historic character by the many fine buildings, a number of other features contribute to its importance, including Ifield Village Green.

Conservation Areas require careful management to protect their special character. This is not to say that all new development and change is prohibited, but rather that where development is proposed, that it should come forward in a manner that preserves or enhances the intrinsic features of the Conservation Area.

Conservation Area status therefore brings with it additional planning controls that limit the works that can be undertaken through permitted development and place additional planning requirements on other developments such as new buildings, alterations to and demolitions of existing properties, and the management of trees. Development proposals that are outside the Conservation Area that would affect its setting, or views into or out of the area are also subject to additional controls.

### **Status of the Ifield Village Conservation Area Statement**

Only by understanding what gives a conservation area its special architectural or historic interest can the character and appearance of the area be preserved or enhanced. This document therefore identifies the special architectural or historical values of the area and the features that contribute to its character and appearance. It sets out guidance that should be taken into account by development proposals and establishes wider management proposals for the future enhancement of the conservation area.

The preparation of this conservation area statement was an ongoing process since 2013. The statement was jointly written by Ifield Village Conservation Area Advisory Committee (IVCAAC) and Crawley Borough Council. Contributions came also from the annual public meetings held by IVCAAC in 2013, 2014 and 2016. At the 2016 meeting the 20 people who attended, proof-read and commented on the various sections of the document. This informed the final version of the document which was adopted in February 2018.

The statement is a material consideration when the Council determines planning proposals for the area. It should be used to manage change in a positive manner and help inform future action by the Council and other parties; including informing decisions on planning applications that may have an impact within or adjoining the conservation area. It will also 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.

### **Ifield Village Conservation Area Advisory Committee (IVCAAC)**

Most conservation areas have advisory bodies whose membership is formed of people that live and work locally who are interested in helping to ensure that the special setting and character of the conservation area is preserved or enhanced.

Ifield Village Conservation Area Advisory Committee (IVCAAC) is the executive committee of the Ifield Village Association (IVA), and was established in 1981 when Ifield Village was first designated as a conservation area. IVCAAC works for the local community, providing input to Crawley Borough Council, Horsham District Council and other organisations, to ensure the conservation area remains a beautiful place that everyone can enjoy.

#### **Note**

IVCAAC used the following publication: Oxford City Council: *Oxford Character Assessment Toolkit*, prepared by Oxford Preservation Trust and English Heritage, as a starting point for the assessment of the Conservation Area.

## Part 2: History of Ifield Village and its designation as a Conservation Area

### Beginnings

The earliest record of Ifield is in Domesday Book of 1085:

*“William Fitzralph holds Ifield of William. Aluri held it of King Edward. It has always been assessed at one hide. The demesne is not stocked, but there are five villeins and four bordars, with a plough, six acres of meadow and a wood for six hogs. Twenty shillings have been and continue its estimated value.”*

This reference to Ifield should not be confused with the current village. The area held by William Fitzralph was probably of a much greater extent, covering most of the western half of Crawley and considerable areas to the west in Horsham and Mole Valley. The settlement and agricultural holding of William Fitzralph may have been located in the Ifield Court area or even Broadfield.

The Weald in which Ifield was located had long been a source of iron ore and iron smelting and small settlements had been established in forest clearings in the Celtic, Roman and later Anglo Saxon periods. Most, however, were temporary, their numbers fluctuating according to iron smelting activity. Permanent settlements were few and far between.

The precise meaning of Ifield is not known, but it is thought to be of Anglo Saxon derivation meaning *“open land where yew grew.”* Again this open land is most likely to have been around the aforementioned settlement of William Fitzralph.

### The Middle Ages

Up to the 13<sup>th</sup> Century the population of the Weald was very small, dispersed and transitory and it is uncertain what settlement if any existed on the area of the current village. Colonisation of some parts of the Weald did occur during the early middle ages, for it was crossed by the principal route to Normandy, but the main period of population growth was later.

Pressure upon existing populated areas led to increasing clearance of areas of the Weald, encouraged by the revival of the iron industry. It is probably from this period that the first settlement was established in the locality, close to a church serving all the dispersed settlements of the Ifield area. St Margaret’s Church was established in stone in the 13<sup>th</sup> Century. Although there may have been an earlier wooden building, no firm evidence exists.

The Black Death of the 14<sup>th</sup> Century and other scourges resulted in a great loss of life and marginal agricultural areas such as the Weald were almost depopulated. Ifield Church was left in a remote area of isolated and dispersed homesteads.

However, towards the end of the 15<sup>th</sup> Century the iron industry was once again flourishing and Sussex was a leading armament producing area. The Ifield area bristled with furnaces, forges, bloomery pits and hammer ponds as many Ifield field names such as Cinderplat, Slags Croft,

Pit Field bear witness. Whilst the new iron processes of this period did not attract new labour, it was responsible for bringing new but temporary prosperity to the area.

### **16<sup>th</sup> to 18<sup>th</sup> Centuries**

Competition from other regions, the destruction caused by the English Civil War and the substitution of coke for charcoal as a smelting agent, resulted in the gradual decline and death of the Wealden Iron industry, and the Ifield area returned to being a mainly agricultural community.

Although not in the forefront of the agrarian revolution, which initially concentrated upon better farming areas, this is the period from which many of the older buildings in the vicinity of the current area date.

### **19<sup>th</sup> Century**

Although Ifield Parish included a great part of the by now quite significant town of Crawley, its population still only stood at 1,073 in 1851, a major proportion of whom were employed in agriculture. By 1881 the parish population had doubled, but once again most of this was due to the growth of Crawley rather than the village and surrounding areas. The arrival of the railway, in the 1840s, encouraged house building, with Three Bridges station on the London to Brighton line opening in 1841, and Crawley station on Arun Valley line opening in 1848. The new development which did occur was mainly as a dispersed suburb of the town of Crawley. Nevertheless, the village did develop separate social and economic characteristics based on the development around the Church and Village Green. The Village Green was enclosed from existing Common Land following the 1855 Enclosure Act which sought to rationalise land holding.

### **20<sup>th</sup> Century**

The 20th Century has seen the greatest changes. Ifield Halt (later called Ifield Station) opened in 1907, linking Ifield more readily to London and other destinations. After the First World War there was a considerable amount of house building and this resulted in a scattered distribution of new houses throughout the area.

Ifield Parish at the start of the century included present day Langley Green, West Green, Gossops Green and parts of Southgate, Bewbush and Broadfield. It also crossed the present day Horsham/Crawley boundary into what is now Ruspur Parish. In 1947, when Crawley was designated as a New Town, large areas of Ifield Parish, the church, village and village green were included in the area of the New Town neighbourhood of Ifield. The new residential areas, however, remained mainly to the south and east of the settlement, making possible the subsequent designation of Ifield Village and surrounding open areas as a Conservation Area.

## **Part 3: Detailed Character Appraisal of Ifield Village Conservation Area**

### **Location, Context and Setting**

Ifield Village Conservation Area (please see adjacent map) is bounded on the west and north by Ifield Brook and the River Mole. Its boundary runs behind some of the houses in Ifield Green to the east side, and extends to the whole of Langley Lane. The southern boundary is Rusper Road as far as Ifield Street.

The Conservation Area as a whole can be described as benefitting from a combination of rural and semi-rural characteristics. The majority of its buildings are situated along Ifield Green and Langley Lane, taking the form of low density development typical of an English village. To the west of Ifield Green, much of the Conservation Area is of a more rural nature, being situated outside the built-up area boundary of Crawley. Ifield has evolved over many centuries, and was not planned all at once as much of Crawley was. Consequently, the settlements, road patterns and open spaces reflect an earlier era. It has domestic buildings that date back to the late 15<sup>th</sup> and 16<sup>th</sup> centuries and religious buildings to the 13<sup>th</sup> and 17<sup>th</sup> centuries. Later domestic buildings were added in the 18<sup>th</sup>, 19<sup>th</sup> and early 20<sup>th</sup> centuries. There was additional housing in the mid-1900s, and some even later, but all in a design and scale that matches the character of the area. This more recent building has not impinged on the established areas of open space.

### **Key Features**

The conservation area has two important public open spaces: the Village Green and playing field; and the northern section of Ifield Brook Meadows. The former was designated for the 'exercise and leisure of the parish' in the 1940s and retains that status; the latter is a Site of Nature Conservation Importance (SNCI) and has footpaths and other pathways through it. In 2015 it was designated, along with the meadows further south, as a Local Green Space. Many houses in the conservation area also have large gardens, making the area a haven for wildlife.

The surroundings of the conservation area help to maintain its character. To the south the housing density is relatively low giving a gentle transition from the urban areas of Ifield neighbourhood to the Conservation Area. To the west and north, across Ifield Brook and the River Mole, there is open farm land, much of which is in the old administrative parish of Ifield (note the names Ifield Court Farm and Ifield Wood). To the south west is the southern stretch of Ifield Brook meadows. Ifield, as an ecclesiastical parish, goes across the borough boundary nearly to Rusper.



## Summary of key important features of the conservation area

- Buildings of historical and architectural importance, including 13 nationally listed and eight locally listed buildings. This includes two grade 1 places of worship: a 13<sup>th</sup> century church and a 17<sup>th</sup> century Quaker Meeting House.
- Ifield Village Green (the only registered village green in Crawley), surrounded by a traditionally laid hedge and cast iron fencing.
- Multiple access points into the countryside which makes circular walks possible.
- Country lane (Rectory Lane): narrow, with grass verges and minimal lighting.
- Road on an ancient bridleway and footpath (Langley Lane); quiet, no lighting.
- Village street (Ifield Green) and quiet cul de sac (Mill Lane) – with allotments that date back to 1842.
- Country track (Tweed Lane) – with a scattering of houses
- Interesting historical objects (e.g. boundary stone on Village Green and cart tyre former outside Forge Cottage)
- Meadows, with SNCI (Sites of Nature Conservation Importance) status.
- Low density housing and green setting.
- Valued views: Church from Ifield Street; Church from Meadows; views along green lanes (Rectory Lane and Langley Lane); views into the countryside from several places in IVCA; views across the Village Green.

## Specific Areas within Ifield Village Conservation Area

To give a fuller description of its characteristics, IVCAAC divided Ifield Village Conservation Area into seven areas that the public have access to. Wording in italics highlights descriptions given by people who attended IVCAAC's annual meetings in 2013 & 2014. Photographs in this section include some, but by no means all, of the listed buildings in the Conservation Area. Listed buildings are set out in full at Appendix A.

1. **Langley Lane.** Langley Lane is an ancient bridleway. It has no street lighting or pavement and is privately maintained by residents. It has well-spaced detached houses along its entire length. It contains the oldest building in the conservation area, namely the 15<sup>th</sup> century Cottage, now named The Old Forge, which adjoins the Friends Meeting House. The Friends Meeting House (1676) itself is one of the earliest purpose-built Quaker Meeting Houses in the country. There are also two other listed buildings in the lane. Langley Lane is: *a peaceful, rural lane with mature hedges and gardens; a narrow tree lined lane with large old historic houses; a green tunnel.*



*Langley Lane: Hedgerows and tree canopies*



*Langley Lane: Large, set back and well-spaced houses*

**2. Ifield Green (road) and Mill Lane:** Ifield Green is a traditional village street, comprising a small-scale mix of residential and local commercial uses including a shop, and the Royal Oak public house. Ifield Green is the old road from Ifield to Crawley. Until the 1960s it had grass verges, but now has pavements and street lighting. There is a collection of late Victorian and Edwardian houses (terraced, semi-detached and detached) near the junction with Rectory Lane. Other plots have detached two storey family houses built in the 1950s, the one exception being Michaelmas Cottage which is a 17<sup>th</sup> century building that is located beside the footpath running from Ifield Green to County Oak. Allotments, established in 1842, are situated at its southern end. Mill Lane is a quiet cul-de-sac off Ifield Green. It features a number of late Victorian cottages, and follows the original track to the erstwhile Mill (a functioning windmill until replaced by a steam mill in 1840). Ifield Green is seen as *a busy village street with facilities – pub, shop – and with older houses but also a bit of a rat run.*



*Ifield Green: village street with public house & shop*



*Victorian cottages on Mill Lane*



*Mid-20<sup>th</sup> Century houses, Ifield Green*



*Shop and Victorian/Edwardian houses, Ifield Green*

3. **Rectory Lane** is a narrow country lane which is lined with grass verges and hedges. It is bounded by the Village Green and playing field to the east, with well screened low density housing of a rural character to the west (two of these being grade II listed). The presence of only minimal external lighting adds to its rural setting. It is seen as *a haven for walking and riding*, and the area gives the feeling of an English country lane. Foxes, rabbits, badgers and bats can often be seen.



*Rectory Lane*



*Houses on west side of Rectory Lane*

4. **Tweed Lane** is an unmade country track which is also a footpath that leads to the River Mole and into open countryside. It has no street lighting. There are a few houses on the west side, with a Sikh Gurdwara and a private sports club hidden by a high hedge on the east. It is seen as a *very quiet hidden lane* which acts as a gateway to the open countryside and which itself forms a pleasant countryside setting.



*Tweed Lane*



*The Tweed*

5. **Ifield Village Green and playing fields** is a wide open area (about 3 hectares), covered in mown grass and surrounded by hedges and trees. It was originally common grazing land and manorial waste enclosed in 1855 “subject to the obligation of preserving the surface, and permitting such land to be at all times to be used for exercise and recreation by the inhabitants of the Parish”. There are single trees and three copses on the Village Green, with one of the oaks (with a girth of over 6 metres) being of considerable antiquity and many other trees in excess of 60 years old. Copses were planted in the late 1990s with native trees. Several features indicate the history of this area, including the boundary stone inside the cricket field; the boundary fence of iron, (both were erected following the 1855 enclosure award); and the footpath running across the Village Green to the Mill from east to west. It is a *well-used space for community activities, sports, dog walkers and families*, and is viewed by many residents as *the centre of the conservation area*.



*Ifield Village Green and Playing Field*



*Ifield Village Green during winter floods*



*Remaining boundary stone, Village Green*



*Oaks masking houses at north east end of the Village Green*

6. **Ifield Street, St Margaret's Church, Plough Inn, Barn Arts Centre, other notable buildings and surrounding area.** This part of the Conservation Area is often seen as the centre of the village. Apart from the Church (13<sup>th</sup> century), the barn (14<sup>th</sup> century) and Harrow and Old Plough Cottages (18<sup>th</sup> and 17<sup>th</sup> centuries respectively), the buildings date from the 1800s onwards and most were built before 1950. Later buildings (post 1970) are Plough Lodge and the houses in Plough Close.

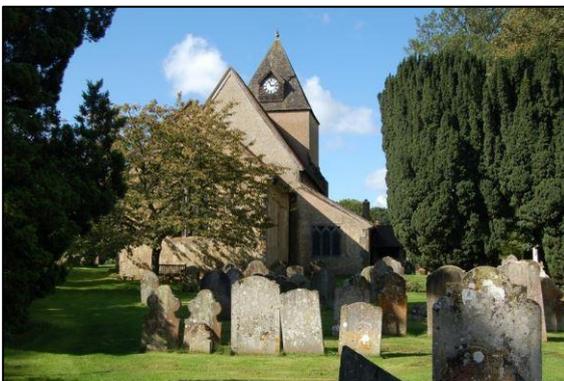
The Plough Inn forms a focal point to the area. Where people sit outside the public house, there is a pleasant sense of enclosure created by the combination of older buildings, trees and the wall which surrounds the Old Vicarage and St Margaret's Church to the south. Behind this informal area of public realm is Ifield Barn Arts Centre, a timbered barn and cowshed converted into a theatre, exhibition room and arts centre (opened in 1973). Forge Cottage, which was previously a blacksmith's, is also situated close to the inn. This combination of historic buildings and informal public space reinforce the feeling of a country village. A range of traditional building materials are used in the houses, walls and pavements, with many of these now well-weathered. The presence of large mature trees and views of the meadows beyond means that the area feels very distinct from the urban character of Crawley. Descriptions include: *Ancient characterful buildings; charming 'Olde England'; Wonderful historic church, pub and theatre hub; Going back to old village times with the church, pub and theatre.*



*Ifield Street and the Plough Inn*



*Harrow Cottage and Old Plough Cottage, Ifield Street.*



*St Margaret's Church*



*Ifield Barn Arts Centre*

7. **Meadows with SNCI (Sites of Nature Conservation Importance) status.** The meadows form a lovely area to walk and they adjoin the village, so are easily accessible, and mark one of the few areas in Crawley where there is open access to the countryside. The meadows form part of the River Mole flood plain, and, as a result, they become wet in winter and Wellington boots are needed for walking. There are a range of trees including oak, ash, alder, holly; shrubs such as sloe and blackberry; and herbs including campion, umbelliferae, plantain and ragwort. There is also considerable wildlife, with deer and rabbits often seen, and much bird life, including owls. Ifield Brook has crayfish and freshwater mussels. Occasionally Kingfishers are seen along the Brook. At one time the meadows were grazed.

The meadows are managed by the Home and Communities Agency (HCA) to retain as meadowland. Meadows on the west side of Ifield Brook (partly in Horsham District) are still grazed. The meadows are very important to local residents, providing an area of tranquillity that is easily accessible from Ifield Village, and also performing an important amenity function. The meadows have been described by Ifield residents as being: *Socially important for locals meeting when walking dogs or just walking. Skylark nesting site, beautiful wild flowers; Peaceful, very nice place to exercise and walk. Free space to 'take' nature in and recover; Gorgeously rural; A meeting place for dog walkers. But so close to where everyone lives. A hidden gem to some.*



Ifield Brook Meadows



Ifield Brook Meadows

## Part 4: Guidance for Development

This section provides practical guidance for works within the whole conservation area and outlines how developments should be designed so that they will contribute to the area's unique context by protecting or enhancing its character and appearance.

### Objectives for planning policy and proposals for the conservation area.

The objectives for planning policy and proposals for the conservation area are to:

1. Protect the village character and setting and prevent the Conservation Area becoming a rural island in an urban area;
2. Retain the historic scale, character and appearance of the village settlement;
3. Protect the surrounding fields and open space within and adjacent to the Conservation Area from development which would be out of scale, character and appearance with the local rural environment;
4. Retain buildings and other features which contribute to the village character of the Conservation Area;
5. Promote environmental enhancements within the Conservation Area that are consistent with its village character.
6. Establish conditions under which development will be permissible.

### Key Local Plan Policies

Local planning policy for Conservation Areas is currently stated in the Crawley Borough Local Plan 2015-2030. The Local Plan should be read as a whole, though there are a number of key policies within the Local Plan that are of particular relevance to development proposals within or adjacent to Ifield Village Conservation Area.

**Policy CH12** recognises Crawley's heritage assets as a finite resource, and seeks to ensure that their key features or significance are not lost as a result of development. Where development affects a heritage asset or its setting, a Heritage Impact Assessment will be required to consider the significance of the heritage asset and the contribution it makes to its setting and the wider area. The Heritage Impact Assessment will also need to consider the impact of the development on the Conservation Area and its assets and will need to detail any measures that will be implemented to ensure that a heritage asset is respected, preserved, enhanced or, in exceptional cases, relocated.

**Policy CH13** is specifically concerned with development in Conservation Areas. It sets a general requirement that development in a Conservation Area 'should individually or cumulatively result in the preservation or enhancement of the character and appearance of the area' and should respect:

- The distinctive character of the designated area
- Historic landscape features
- The area's landscape value in terms of mature trees, hedges and public green spaces
- The spacious character and landscaping of lower density developments
- The area's architectural quality and scale

**Policy CH15** recognises the local and national importance of listed buildings and structures, and seeks to protect them from inappropriate development. Both internal and external alterations to statutory listed buildings require listed building consent, and applications must be supported by a Heritage Impact Assessment.

**Policy CH16** relates to Locally Listed Buildings. Although these are not considered to be of national significance, they possess local architectural or historical merit, and should be retained wherever possible.

**Policy ENV3** designates Ifield Brook Meadows and Rusper Road Playing Fields as Local Green Space. This designation arises from its value to the local community and its local significance as an area for recreation, tranquillity, biodiversity and its heritage context. The green space also provides a direct access point to open countryside in close proximity to residential areas. The policy protects the area from development other than in exceptional circumstances and/or where development would enhance the function of Local Green Space such as through improvements to access, recreation facilities and the natural environment.

Ifield Village Conservation Area contains, and is also situated close to, key green infrastructure including a Biodiversity Opportunity Area and a Site of Nature Conservation Importance (**Policies ENV1 and ENV2**). The countryside beyond the Built-up Area Boundary (**Policy CH9**) is identified as the West of Ifield Rural Fringe, which is recognised for its nature conservation and recreational value.

## **Development Guidance**

### ***Existing Buildings (Policy CH13)***

Conservation areas are subject to additional planning controls under planning legislation, and within a conservation area, certain permitted development rights are removed. This means that planning permission may be required to undertake particular works or alterations inside the conservation area, even where permission would not normally be needed outside of conservation areas. For example, planning permission will normally be required for:

- Demolition of any building with a volume of more than 115 cubic metres;
- Demolition of a gate, fence, wall or railing over 1 metre in height next to a highway (including a public footpath or bridleway) or public open space; or over two metres in height elsewhere.

Other examples of development subject to special control in a Conservation Area include :-

- external cladding
- alterations or additions to the roof of a house
- erection of chimneys or flues
- erection of satellite dishes
- installation of radio masts
- domestic side extensions
- domestic rear extensions of more than one storey

- larger single-storey rear extensions covered by the temporary permitted development rights introduced in May 2013<sup>1</sup>

It is strongly advised that you should check with the council's Development Management team prior to undertaking any works in the conservation area to ensure that the development is acceptable in planning terms.

Many buildings in the conservation area, even where these are not subject to statutory or local listing, are recognised as being important to the character and setting of the conservation area. As such, it is generally expected that these buildings will be retained and accordingly, proposals for the demolition of buildings will be resisted where this would be to the detriment of the conservation area.

In cases where development will lead to the restoration of or extension to a non-listed building, the proposed development will need to be sympathetic to the original structure, in terms of styles, massing and materials. A development of this type will be considered in the context of its overall effect on the host building and the conservation area.

Developments affecting existing buildings should aim to maintain the present use of the building, so as to try and maintain stability in the character of the area. In exceptional circumstances, however, suitable alternative uses may be considered if this helps to preserve the building, provided that the proposed use would not detract from the character and setting of the conservation area.

Prior to undertaking any development or works, it will be important to contact Development Management to understand whether or not planning permission is required. For cases where planning permission is required, proposals will be required to respect and contribute to the character and appearance of the conservation area. Nonetheless, if planning permission is not required, the expectation is that development is carried out with sensitivity and respect for the setting of the conservation area.

### ***Listed Buildings (Policy CH15)***

Listed and Locally Listed Buildings make an important contribution to the character, setting and townscape of Ifield Village Conservation Area, and the retention of these buildings is an important objective.

There is additional legislation which applies to Listed Buildings. Listed Building Consent is required for all works (including demolition, alteration or extension) that would materially affect its character as a building of special architectural or historic merit. The requirement applies to all types of works, and to all parts of those buildings, including buildings within the curtilage or grounds. This may include internal or external features, objects and structures within the curtilage of the building, and any works that would affect its overall character.

Any proposed works should be consistent with the character, appearance and heritage value

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<sup>1</sup> The 2013 permitted development rights for householder extensions cover single-storey rear extensions of between 4 and 8 metres on a detached house and between 3 and 6 metres on other types of house.

of the listed building or structure. Where work is proposed to a Listed Building, a Heritage Impact Assessment will be required. This should demonstrate how the proposals consider the Listed Building, its setting, architecture, materials, surrounding structures, the history of the site, the history of its use(s) and its role within the wider context of the Conservation Area. It is desirable to retain the current use of Listed Buildings, though alternative uses may be consented where this would ensure the retention of the building.

The contribution made by Listed Buildings to the character and appearance of the Conservation Area is important, and the loss of any Listed Buildings will be resisted. The demolition or part demolition of a Listed Building will only be acceptable in exceptional circumstances, where there are clearly defined reasons as to why the building cannot be retained in its original or reasonably modified form, and where it can be demonstrated that the demolition of the listed building will lead to a significantly wider public benefit..

### ***Locally Listed Buildings (Policy CH16)***

Locally Listed status does not provide a building with as great a level of protection as that of a Listed Building, but the designation recognises the positive contribution to local character made by the building as a heritage asset, and ensures that this contribution is a material consideration in planning decisions. The demolition or partial demolition of a Locally Listed Building may be acceptable in exceptional circumstances. Proposals that would affect a Locally Listed Building must be supported by a Heritage Impact Assessment that should demonstrate how the development associated with the building has considered the historic, architectural, townscape and community value of the building.

### ***New Buildings***

Proposals for new buildings inside the Conservation Area will be considered against the policies in the Crawley Borough Local Plan 2015 and the guidance provided in the Council's supplementary planning documents including the Urban Design SPD. It is vital that any new buildings are of high quality design and respect the character, scale and appearance of the Conservation Area, particularly when visible from public viewpoints. This can be achieved through consideration of the existing styles and massing, features, decorative elements, materials and colours found in the Conservation Area. The Ifield Conservation Area features the following elements:

- many red brick buildings, sometimes with a stuccoed finish;
- a predominance of clay tiled roofs and the occasional Welsh slate roof;
- distinct window styles and proportions;
- low density residential development, with few buildings of greater than two storeys in height;
- distinct building clusters, in particular along Ifield Street, with houses in larger plots along Rectory Lane, Tweed Lane, Langley Lane and part of Ifield Green.

The historic environment can accommodate a rich variety of interpretations and expressions, and a vernacular or traditional design may be as valid as a more contemporary response.

Modern or contemporary designs may be appropriate, and imaginative and creative design solutions will be supported where they can help reinvigorate the conservation area, provided they are undertaken in a sympathetic manner that respects the context, scale and setting of the area.

No matter the type of design (traditional or contemporary) it is the quality of the relationship between original buildings and those in a new development which is critical, not the architectural language used.

Issues such as scale, form, siting, materials, colour, roof plain and detailing are important to consider when assessing the impact of a new development within the Conservation Area.

### ***Satellite Dishes and Antennae***

Planning permission will be required where satellite dishes or antennae are to be affixed to a chimney, wall or roof slope which faces onto, and/or is visible from a road in the Conservation Area. Care should be taken to minimise impact on the character and appearance of the Conservation Area and the fixture should be sympathetic in terms of scale and prominence.

If a dish or antenna is proposed to be installed on any part of a Listed Building or its curtilage, Listed Building Consent will be required, and Planning Permission may also be required.

Where satellite dishes are no longer required, their removal is encouraged.

### ***Solar Panels***

Solar panels are allowed under permitted development, within specific parameters, and do not generally require planning permission in a Conservation Area. The main exception to this is where they are proposed to be installed on or above a wall that faces a road, in which case planning permission will be required. An over-concentration of solar panels can detract from the setting of the conservation area. Householders wishing to install solar panels should consider panel sizes and types that will not detract from the character and setting of the Conservation Area. Early engagement with the council will assist applicants.

### ***Lighting***

Lighting changes can affect the character and ambience of an area. The Conservation Area has a semi-rural setting which is typical of country villages and enables people to enjoy the night sky. Where lighting is proposed, including security lighting, careful consideration should be given to the impact any new lighting fixtures will have on the character of the area. Things to look out for in particular include avoiding glare to neighbouring properties and public areas. Flashing or intermittent light fixtures will not be acceptable in the Conservation Area.

Traditional lighting is a major source of energy consumption. There are however, many options available for traditionally styled light fixtures that employ LED or similar energy saving lighting elements. These fixtures should be considered for any development that includes new lighting.

### ***Frontages, Boundary Treatments and Driveways***

Installation of new or altered boundary treatments may require planning permission. Careful consideration should be given to the style of any wall, fence or gate that is proposed before they are erected or constructed, and it will be important to ensure that materials used are appropriate to the overall setting of the Conservation Area. Sometimes well considered, high quality designs involving a contrasting boundary treatment, such as glass, can emphasize the historic structure behind.

For houses, new or replacement driveways do not require planning permission provided that permeable or porous surfacing (such as gravel, permeable concrete block paving, porous asphalt or grasscrete) is used which allows water to drain through, or if the rainwater is directed to a lawn or border to drain naturally. Planning permission is required if an area of greater than five square metres would be covered by an impermeable surface, and where a driveway would be accessed via a classified road. All driveways onto the highway require a highways licence from West Sussex County Council.

### ***Valued views***

The Conservation Area straddles the edge of Crawley's built up area and enjoys a number of key access points to the open space beyond. Views towards open areas beyond the town are important to the historic setting of the Conservation Area and should be preserved. Views into the conservation area are also important.

Development that impinges on these views will not be permitted. Likewise any new development that can emphasize these views, should do so through subtle and appropriate means.

### ***Non-Residential Development***

Much of the Conservation Area is residential and this character should be maintained. There are a small number of non-residential uses like shops and pubs in the Conservation Area and these play an important communal role for residents and visitors. Any development associated with non-residential uses, including commercial development, will also need to adhere to strict guidelines.

The principles of good shopfront design can be found in the Crawley Borough Council Urban Design Supplementary Planning Document (SPD) to the 2015-2030 Local Plan (from paragraph 3.66).

### ***Advertisement Control and Signage***

Although commercial premises will usually require some signage and advertising, it is important that they do not detract from the character and setting of the Conservation Area. Advertisements and signs should respect the character of the Conservation Area and should be small in scale and generally traditional in style.

Marketing advertising on shopfronts should be kept to a minimum and should not dominate shop windows and/or the frontage. Applications for marketing advertising such as

photographic displays of products will be assessed individually. It is recommended that such proposals are kept to a small scale, simple design to prevent a dominating presence in the streetscape.

Internally illuminated signs are not acceptable. In some circumstances and subject to consideration of the appropriateness of the sign's design and the amenity of adjacent properties and the wider area, an externally illuminated sign may be permissible. In such cases, preference will be for premises associated with the night time economy such as pubs and restaurants.

Where an externally illuminated sign is permitted – the lighting unit must present a neat appearance. Wiring and switches should be properly concealed. Luminance should not cause glare or be overpowering. Flashing lights will not be allowed.

### ***Trees***

Ifield Village Conservation Area is home to a number of mature trees, and these, alongside hedgerows and open spaces, make an important contribution to the rural character of the Conservation Area. It is therefore vital that wherever possible, trees be retained.

Most trees that located in a Conservation Area are subject to control, and it is an offence to cut down, uproot, top or lop a tree in a Conservation Area without giving prior notification to the Local Planning Authority. Crawley Borough Council's Development Management team should therefore be consulted prior to undertaking any tree works in the Conservation Area.

The Local Planning Authority must be given six weeks' notice of the intention to carry out works on any tree in a Conservation Area, which should include a description of the nature of proposed works. Where trees may be threatened by works which would be harmful to the character and appearance of the surrounding environment, the Local Planning Authority will consider serving a Tree Preservation Order(s) (TPO) to provide further protection. A TPO requires that planning permission be obtained prior to the carrying out of any works on a tree including felling, shaping and pruning etc.

Notwithstanding the above, it will not be necessary to notify the Local Planning Authority for:

- the cutting down, topping or lopping or uprooting of a tree whose diameter does not exceed 75 millimetres; or
- the cutting down or uprooting of a tree, whose diameter does not exceed 100 millimetres, for the sole purpose of improving the growth of other trees (e.g. thinning as part of forestry operations)

In either case, the diameter of the tree is to be measured over the bark of the tree at 1.5 metres above ground level.

The Development Management Team can be reached by phone via 01293 438512, or email at [development.control@crawley.gov.uk](mailto:development.control@crawley.gov.uk).

### ***Green Landscaping, Hedgerows and Open Space***

Green landscaping, hedgerows and open space contribute significantly to the semi-rural character of the Conservation Area, particularly given its proximity to Ifield Brook Meadows to the west. Green landscaping should be maintained and where possible enhanced. Several roads, including Langley Lane, Rectory Lane and Tweed Lane are characterised by green verges, and where green verges are in place, hard treated pavements should be resisted to help protect the village feel of the Conservation Area. Hedges are important for ecological as well as aesthetic reasons, and should be retained and where possible managed to support their function as wildlife habitats.

Ifield Village Green is the only registered village green in Crawley, and is an important open space which is to be enjoyed by residents and visitors to the Conservation Area. Building on the Village Green and playing fields will not be permitted and this is to maintain its open character and amenity function, as required by its deed of gift as a Village Green. Any proposals for permanent sport or recreational equipment for the benefit of the community should be carefully designed, located and implemented and will need planning permission. The Ifield Village Conservation Area Advisory Committee should be consulted as a part of this process.

The Site of Nature Conservation Importance (SNCI) around Ifield Brook Meadows to the west contributes significantly to the semi-rural setting of the Conservation Area. Development should avoid any detrimental impact to this area.

### ***Road Surfaces***

The overall layout and characteristics of roads within the Conservation Area are a key aspect of its setting and should be retained. This is particularly the case at Tweed Lane which should remain as an unmade track, and Langley Lane which is a bonded stone surface. Rare Horsham stone is used for paving along parts of Ifield Street. Any development should retain the stone and protect it from damage.

### **Further Information**

Applicants are strongly advised to contact the Development Management team prior to undertaking any works within the Conservation Area. For further information, please contact the Development Management team by phone: 01293 438512, or email at [development.control@crawley.gov.uk](mailto:development.control@crawley.gov.uk).

## Part 5: Conservation Area Management Plan

### Conservation Area Improvement Projects

The primary purpose of Ifield Village Conservation Area is to preserve or enhance its village character and semi-rural setting. To help enhance its setting and appearance, Ifield Village Conservation Area Advisory Committee (IVCAAC) has worked with Crawley Borough Council to identify a number of small-scale public realm improvements, these include:

- Replacement of street signs with new 'traditional' style street signs.
- Renewal of Ifield Village Conservation Area map signs to assist wayfinding.

Opportunities are also being explored to investigate replacing the damaged Ifield Green bus shelter with a modern replacement in a traditional design. These works are anticipated to be completed in 2016/17.

Ifield Village Conservation Area Advisory Committee is involved in a number of projects and initiatives which focus on the enhancement of the conservation area. These include:

- IVCAAC organises two clear-ups a year in April and October. Volunteers are supported by CBC *Let's Face It* programme.
- IVCAAC replanted sections of the hedge round the Village Green in 2012 to fill in gaps. It will keep an eye on the growth of the hedge round the village green, continue to fill gaps and consider organising the relaying of the hedge in 2020 when trees have matured.
- IVCAAC aims to enhance the quality of the River Mole and Ifield Brook, which are often used as dumping grounds for rubbish, by alerting the relevant authorities to problems.
- Much of the maintenance of the area comes from individuals and groups who appreciate the importance of the conservation area. IVCAAC therefore will continue to enhance understanding of the conservation area through its website, publications, exhibitions and other events<sup>2</sup>.

### Roles and responsibilities for the Conservation Area

No one organisation has total responsibility for maintaining the quality of the Conservation Area. Residents, groups, visitors to the Area, Homes and Communities Agency, the Environment Agency, CBC and IVA all play significant roles.

The *Constitution of IVA*, with its executive committee, IVCAAC, is available on IVCA and CBC websites, along with the *Agreement between IVCAAC and CBC*. These documents show the relationship between IVA, IVCAAC and CBC.

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<sup>2</sup> Website: [www.ifieldvillageconservation.org.uk](http://www.ifieldvillageconservation.org.uk)

*Ifield Village Walk "Around the Green"* – published May 2016

Tree Trail for the Village Green – publication date Summer 2017

Wildlife trail for the meadows – publication date Spring 2018

Booklet containing several circular walks from IVCA – publication date to be announced.

## Appendix A: Listed Buildings and Locally Listed Buildings in Ifield Village Conservation Area

Full details of all Listed Buildings and Locally Listed Buildings can be viewed on the Crawley Borough Council website at [www.crawley.gov.uk/historicbuildings](http://www.crawley.gov.uk/historicbuildings) and also on the listed buildings page of the Ifield Village Association website [www.ifieldvillageconservation.org.uk](http://www.ifieldvillageconservation.org.uk)

### Langley Lane

#### ***National List***

##### *Grade 1*

- Friends Meeting House,

##### *Grade 11*

- Meeting House Cottage (now called The Old Forge)
- Mounting Block at Meeting House
- 17 Langley Lane
- Apple Tree Farm

### Ifield Green and Mill Lane

#### ***National list***

##### *Grade 11*

- Michaelmas Cottage

#### ***Local list***

- Old Post Office and Malvern Cottage
- Oak House
- The Royal Oak
- Ifield Steam Mill

### Rectory Lane

#### ***National List***

##### *Grade 1*

- The Old Rectory, Rectory Lane

##### *Grade 11*

- Newstead Lodge, Rectory Lane

#### ***Local List***

- Brookland

### Tweed Lane

#### ***National list***

##### *Grade 11*

- The Tweed

### Church, Ifield Street and associated buildings

#### ***National List***

##### *Grade 1*

- St Margaret's Church

##### *Grade 11*

- Old Vicarage
- Lychgate Cottages
- Harrow Cottage, Old Plough Cottage and Plough Inn
- Table tomb to George and Mary Hutchinson

#### ***Local List***

- Rectory Farmhouse
- Ifield Barn Theatre and Arts Centre

## Photographs of listed buildings and artefacts



Friends Meeting House, Langley Lane



Mounting Block at Meeting House, Langley Lane



Old Forge Cottage, Langley Lane



17 Langley Lane



Apple Tree Farm, Langley Lane



Michaelmas Cottage, Ifield Green



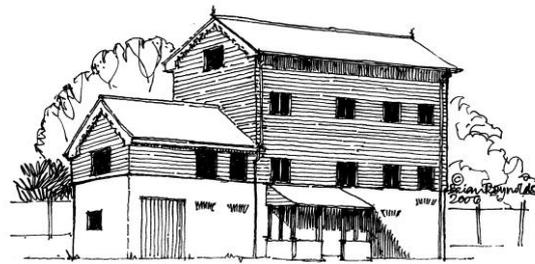
Royal Oak, Ifield Green



Oak House, Ifield Green



Old Post Office and Malvern, Ifield Green



Old Steam Mill, Mill Lane



Brookland from Village Green, Rectory Lane



Newstead, Rectory Lane



Old Rectory RL (taken from Meadows)



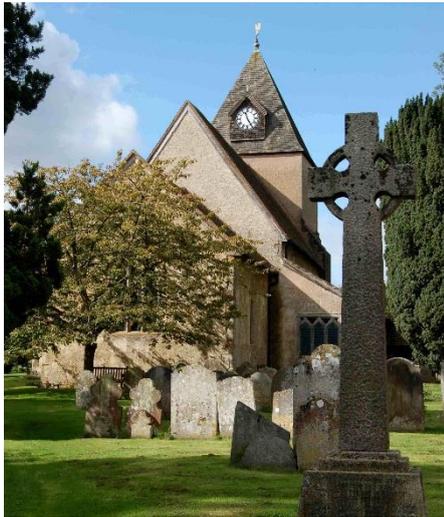
The Tweed, Tweed Lane



Harrow Cottage, Old Plough Cottage & the Plough, Ifield Street



Old Vicarage, Ifield Street



St Margaret's Church, Ifield Street



Table Top Tomb, Ifield Street



Lychgate Cottages, Ifield Street



Ifield Barn Theatre and Arts Centre, Ifield Street

## **Appendix B: Further Information**

If you would like to find out more about Ifield Village Conservation Area, the following links and contact details below may be of interest.

### **Crawley Borough Council**

The Crawley Borough Council website provides further information on Ifield Village Conservation Area. To view this Conservation Area Statement or a location map of the conservation area please visit [www.crawley.gov.uk/conservationareas](http://www.crawley.gov.uk/conservationareas)

For planning and development related enquiries, including any questions about proposed works inside the conservation area, please contact the Development Management team by telephone at 01293 438512, or via email at [development.control@crawley.gov.uk](mailto:development.control@crawley.gov.uk).

To find out more about Listed Buildings and Structures and Locally Listed Buildings in Ifield Village Conservation Area, please visit [www.crawley.gov.uk/historicbuildings](http://www.crawley.gov.uk/historicbuildings)

For other general enquiries, the council has produced a list of useful contacts. This covers a range of different issues, including street lighting and furniture, dog fouling, anti-social behaviour and fly-tipping among other areas. If you have particular questions, please visit [www.crawley.gov.uk/usefulcontacts](http://www.crawley.gov.uk/usefulcontacts) to find out the most useful contact, or call the council's contact centre on 01293 438000.

### **Ifield Village Association**

You can view further information about the Conservation Area, as well as photographs of the area and details of the work undertaken by Ifield Village Association by visiting the group's independent website at [www.ifieldvillageconservation.org.uk](http://www.ifieldvillageconservation.org.uk)

If you would like to find out more about the activities of Ifield Village Association or would be interested in joining the group, please email [IVA.IVCAAC@gmail.com](mailto:IVA.IVCAAC@gmail.com)



