

Appendix B2

Non-designated Heritage Asset Assessment

Historic Parks and Gardens



Client
Crawley Borough Council

Date:
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		Name	
Title of report		Crawley non-designated heritage asset assessment: Historic Parks and Gardens	
Client		Crawley Borough Council	
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1. Introduction

This study assesses the Historic Parks and Gardens within Crawley. These are non-designated heritage assets which are currently identified in Policy CH17 of the 2015 Local Plan and HA6 of the draft 2020 Local Plan.

Project Aims

Crawley Borough Council commissioned Place Services to assess the Council's Historic Parks and Gardens against agreed criteria to recommend their inclusion within a Local Heritage List. This project will focus on the assessment of the Historic Parks and Gardens within Crawley, and will assist Crawley Borough Council in the production of a robust Local Heritage List, and making clear and current information on non-designated heritage assets accessible to the public and thereby provide greater clarity and certainty for developers and decision-makers.

Criteria

In order to ensure that sites are assessed based on sound evidence and in line with all heritage assets on the Local Heritage List, nominations have been assessed against criteria. The criteria are included in full in the next chapter which outlines the methodology used.

Consultation and Adoption

The consultation process for this report has been conducted in accordance with legal requirements and the Council's Statement of Community Involvement (SCI). For further information, please see overarching report 'Crawley Conservation Areas and Non-Designated Heritage Assets Review'.

1.1 Methodology

Stage 1: Criteria of the Local Heritage List

The criteria used to assess the nominated parks and gardens has been informed by the criteria and methodology outlined by Historic England. This approach ensures that the output is consistent with similar surveys at both a local and national level, and across the variety of heritage assets within Crawley. For inclusion in the Local Heritage List an asset must demonstrate significance under at least one of the values below.

- Age;
- Authenticity;
- Aesthetic / Architectural Value (Sites which reflect the development of taste);
- Historic / Associative Value (Sites which are early or representative examples of a style of layout or a type of site, or the work of a recognised designer of local importance or sites having an association with significant persons or historic events);
- Social / Communal Value;
- Group Value (Sites with a strong group value with other heritage assets);
- Landmark / Townscape Value;
- Archaeological Value; and
- Overall Condition.

The sub-criteria for consideration of parks and gardens are:

- Date and Rarity
 - Sites with a main phase of development before 1750 where at least a proportion of the layout of this date is still evident even perhaps only as an earthwork.

- Sites with a main phase of development laid out between 1750 and 1820 where enough of this landscaping survives to reflect the original design.
- Sites with a main phase of development between 1820 and 1939 which is of importance and where enough of this landscaping survives to reflect the original design and to allow good understanding and interpretation.
- Sites with a main phase of development laid out post war, but more than thirty years old, which are good examples of a recognised style or design.
- Sites which were laid out less than thirty years ago which are substantially intact, and which are outstanding examples of a recognised style or design or are of significance as the work of a particular designer.
- Sites which reflect the development of taste.
- Sites which are early or representative examples of a style of layout or a type of site, or the work of a recognised designer (amateur or professional) of local importance.
- Sites having an association with significant persons or historic events.
- Sites with a strong group value with other heritage assets.

Stage 2: Production of Survey Forms

Each nomination assessment form will include:

Section A – Overview

- Photograph
- Entry Name
- Unique Identification Number (composed of year assessed and chronological number, for example 2019001, 2019002...)
- Site Address (including postcode or grid reference)
- Conservation Area (where appropriate)
- Description of the nomination including notable features and relevant history

Section B – Assessment

- Assessment against criteria (see below for details)
- Overall condition (see below for details)
- Recommendation (inclusion or not inclusion)
- Date assessed

Stage 3: Desk Based Assessment

Existing information on the historic significance of the park will be collated and reviewed, including the Sussex Garden's Trust 2013 report. A full bibliography is included in the Appendices. Historic map analysis will determine the development and features of the sites. The HER will be consulted using the online database (Heritage Gateway) to determine records within the sites that may contribute to its value.

Stage 4: Field Survey

Field survey will be undertaken to complete the assessment of all nominated parks and gardens in Crawley. The visit will include a walkover of the site, photographic documentation of key features, the consideration of the site against the criteria above and completion of the forms.

Stage 4: Completion of Survey Forms

A survey form for each site will be completed to assess the site against the criteria and ascertain the value, condition and recommendation for inclusion. These forms will also include illustrative photographs taken from the field survey.

2. Assessment

Section A - Overview

1. Name	Broadfield Park			
2. UID	01			
3. Address	Broadfield Park, Crawley, West Sussex, South East			
4. Postcode	RH11 9RZ			
5. Grid Ref	E: 526390 N: 134502			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6b. If yes, which CA	NA			



7. Description				
<p>Broadfield Park is the ornamental setting for the c1830 Grade II Listed Broadfield House. The park is approximately 10.2 hectares in size, located to the south of Crawley west of the A23. It is enveloped by this arterial road to its east and modern development of Broadfield to the north, west and south.</p> <p>The key significance of the park is derived from the survival of historic garden features such as the lake to the east, specimen trees throughout, kitchen garden earthworks, as well as the principal house. The house was a private residence until WWII, after which it was used as a County Club, headquarters for the Crawley Development Corporation, offices for Crawley Urban District Council in 1956, and as a radio station for Radio Mercury from 1984 to 2008. The House was refurbished and converted for use as a Discovery School in 2011. The park now functions as a public park.</p>				

Section B – Assessment

8. Age (X)									
Pre-1750	<input type="checkbox"/>	1750 - 1820	<input type="checkbox"/>	1820 - 1939	<input checked="" type="checkbox"/>	Post War	<input type="checkbox"/>	Post 1990 of high quality	<input type="checkbox"/>
Exact date (if known):								1830s	
9. Authenticity (X)									
<input type="checkbox"/>	A single significant phase and which is largely intact								
<input checked="" type="checkbox"/>	A single significant phase with some alterations and/or extensions								
<input type="checkbox"/>	A single significant phase with significant alterations and/or extensions								
<input type="checkbox"/>	The asset is of multiple significant phases								
10. Aesthetic / Architectural Value (Sites which reflect the development of taste)									
<p>The site is of aesthetic value as a nineteenth century garden, with elements of conscious design leading the visitor around the grounds, with designed and fortuitous views throughout. The principal house is orientated to afford views east towards the lawn and lake, with mature trees surrounding the lake and ornamental islands within it. To the south of the house, an area of lawn with rhododendron planting surrounds the arbour, and beyond is a smaller enclosed lawn with the remaining earthworks of the former kitchen garden. The garden is legible in distinct components, including the house and surrounding lawns, lake, drive, and woodland, with walks linking each component.</p>									



Figure 1 Glimpsed view west from woodland towards the lawns



Figure 2 View south east across the lake

11. Historic / Associative Value (Sites which are early or representative examples of a style of layout or a type of site, or the work of a recognised designer of local importance or sites having an association with significant persons or historic events)

The park is of historic value due to its age and retention of original features and designed elements. The House and grounds were established in c.1830, set within the Tilgate Estate. The Slaugham Tithe Apportionment of 1842 shows the House and Lawn, Pond with three islands to the east, Pleasure Ground to the north and east of the lake, Paddock to the south and Meadow to the south east.



Figure 3 Excerpt of Slaugham Tithe Map 1898

The 1870s Ordnance Survey map shows the lake to the east of the site, with a boat house and islands to the south, the principal house with main approach through wooded pleasure garden to the north, kitchen garden to the west, open lawns with ornamental scattered trees to the south and an area of woodland on the southern boundary. Paths traverse the lawns and complete a circuit around the lake and pleasure grounds. While the boat house and kitchen gardens have been lost, the majority of these designed elements have been retained and are still legible in the site, therefore contributing to its historic value.

The Park shares an associative relationship with the development of Crawley, the house functioning as a country club after World War II after being sold in 1948 for use as headquarters of the Crawley Development Corporation. This new ownership led to changes taking place within the park through the second half of the twentieth century; the Ordnance Survey Map of 1960s shows a tennis court located to the west of the park, new glass houses in the kitchen garden, and outbuildings to the north of the kitchen garden and Broadfield House. Shortly after, the southern portion of the lake was also filled in, ornamental lawn to the south of the house reduced in size and more trees planted in its place. The park is, therefore, of associative value to the Crawley New Town development, due to its connection with the Crawley Development Corporation as the site of its headquarters during the 1940s and '50s.

Some elements of the park are particularly overgrown, and maintenance of planting and paths surrounding the lake, particularly to the south, may help to further appreciate the historic design of the park.

12. Social / Communal Value

The site is of communal value as a public park. The historic use of Broadfield House as a radio station also contributes to its social value, as collective memory of this function will remain; its current use as a Discovery School also contributes to its communal value, as a place of learning for the local community.

The park is well loved by the local community and is supported by the Friends of Broadfield Park, a local group within the community who are dedicated to maintaining and promoting it.

13. Group Value (Sites with a strong group value with other heritage assets)

Broadfield Park has a group value with 6 other sites across Crawley as part of The Queen Elizabeth II Fields Challenge. The scheme is operated by Fields in Trust as a campaign to protect and promote outdoor recreational spaces. Nationally, 2,012 outdoor recreational spaces across the country were included, as a permanent legacy of the Diamond Jubilee.

The Queen Elizabeth II Fields Challenge sites within Crawley are:

- Broadfield Park, Broadfield
- Grattons Park (part of), Pound Hill
- Northgate Avenue (behind playing fields), Northgate
- Waterfield Gardens, Bewbush
- Waterlea Flood Meadow, Furnace Green
- Willoughby Fields, Langley Green

14. Landmark / Townscape Value

The park is an enclosed parkland which is physically and visually separated from its surroundings by dense planting.

15. Archaeological Value

The site is of archaeological value due to the earthwork remains of the kitchen garden to the west. The rectangular remains are clearly visible on LIDAR imagery, and the northern boundary was visible during field survey in 2020.



Figure 4 Kitchen Garden Earthwork Remains

16. Overall Condition

Good		Fair	x	Poor		Very Poor	
Unknown		Notes:	Historic designed elements of the park and its phasing are legible; however, some management of planting may be beneficial to preserve historic and aesthetic value.				

17. Recommended for inclusion	Yes	x	No	
18. Date of assessment	3 rd June 2020			

Section A - Overview

1. Name	Goffs Park				
2. UID	02				
3. Address	Goffs Park, Horsham Road, Crawley, West Sussex, South East				
4. Postcode	RH11 8PB				
5. Grid Ref	E: 525919 N: 136426				
6a. Conservation Area	Yes		No	x	
6b. If yes, which CA	NA				
7. Description					
<p>Goffs Park is located to the west of Crawley, bounded by the railway line to the north, twentieth century housing to the east and west, and school and grounds to the south. The park is approximately 20.3 hectares in size. Located within it is the Grade II Listed Goffs Manor (List ID 1207575) and the locally listed building Goffs Park House.</p> <p>The predominant significance of Goffs Park is derived from its twentieth century design phase, where the original park was redesigned to create a public park using new town principles to incorporate green spaces within the town. Earlier features within the historic landscape at Goffs Park were included in the new design, including the principal house, original manor house, lake, historic trees and shrubs from the nineteenth and early twentieth century, however many features of significance date from the mid to late twentieth century.</p>					

Section B – Assessment

8. Age (X)									
Pre-1750		1750 - 1820		1820 - 1939	x	Post War		Post 1990 of high quality	
Exact date (if known):									
9. Authenticity (X)									
	A single significant phase and which is largely intact								
	A single significant phase with some alterations and/or extensions								
x	A single significant phase with significant alterations and/or extensions								
	The asset is of multiple significant phases								
10. Aesthetic / Architectural Value (Sites which reflect the development of taste)									
<p>Goffs Park is of aesthetic value due to its considered compartmentalisation and the incorporation of historic features into the New Town and modern elements of park planning. The principal house, Goffs Park House designed by the architect William Buck and completed in 1882, is located on high ground to the south of the park, with long reaching views north across the longest stretch of lawn, scattered with historic specimen trees. The house is bordered by a raised walk and raised flower and shrub beds, bounded by stone walling. These elements contribute to the aesthetic value of the immediate setting of the house.</p>									



Figure 5 View south towards Goffs Park House and raised border planting

The lake to the west is also visible from this high ground, which holds the best vantage point for views within the park.



Figure 6 View north east from lawn surrounding Goffs Park House

Modern additions within the park, including children’s play area, outdoor activities, kiosk and outdoor gym are largely shielded by planting from this position.

11. Historic / Associative Value (Sites which are early or representative examples of a style of layout or a type of site, or the work of a recognised designer of local importance or sites having an association with significant persons or historic events)

The park is of historic value due to the legibility of its phased design, and its connection with New Town principles, which led to its inclusion as a park to cater for new twentieth century residential areas. Its design is reflective of the New Town ethos to incorporate green spaces within urban neighbourhoods.

The Ifield Tith Map of 1844 shows Goff’s Manor within its original farmstead, at Goff’s Hill Farm. The farm is surrounded by open arable fields at this time, with a small orchard to the north west of the house. By the 1870s, the Ordnance Survey Map highlights the addition of formal gardens to the immediate north of house, and the railway line. By the 1890s, the OS Map depicts Goff’s Park House, which was established on the crest of the hill by a local banker Edwin Henty, with lawns to the north and east, woodland to the west, and fields to the north west. Some specimen trees remain from this original design. By the 1930s, the pond was established to the west of the house, with circuit walks around the pond and wooded area to the north. These elements remain, and are a prominent feature within the park, contributing to its historic value.

Master Plans for Crawley New Town published in 1947 show Goffs Park as a designated public park.

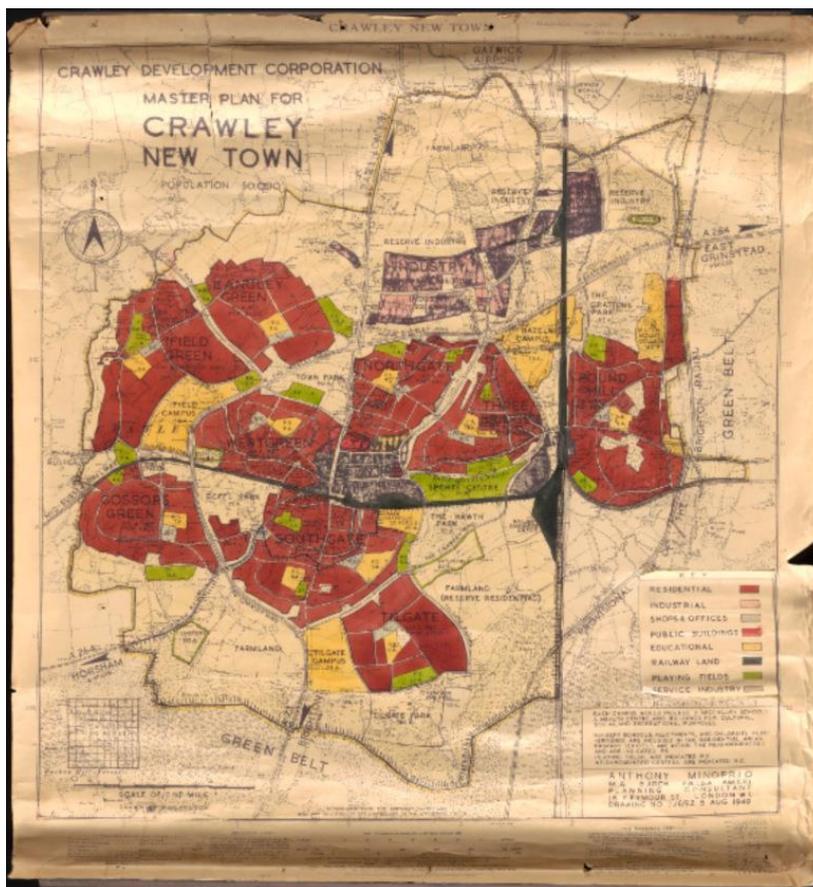


Figure 7 Crawley New Town Masterplan 1947 (Source: West Sussex Record Office Website)

In 1954 it was agreed that 12 acres of land in Goffs Park was to be laid out as a recreation ground. The additions made to the park reflect this change in use and emphasis that the park should cater to the local community. By 1960, a pavilion had been constructed to the north of the woodland, and raised beds surrounding Goff's Park House. Many of these twentieth-century additions to Goff's Park have been lost, such as the cricket pavilion, which was destroyed in a fire, and the boating lake. However, the pitch and putt and miniature railway first established in 1962 have survived and are important elements of this phase of design within the now public park.



Figure 8 The Miniature Railway

12. Social / Communal Value

The park is of communal value as a public park, with children’s play equipment, outdoor sporting facilities, and walks open to visitors. Its continued development has helped in fostering long term community input, and legacy of providing a space for social activities. The Friends of Goffs Park are community ambassadors for the park, helping to organise events and openings and maintain the park.

There are also published accounts remaining of the features within the park which have been lost, such as the cricket pitch and boating lake, but are however still in collective memory of the park which contribute to its social value (Sussex Gardens Trust, 2013).

13. Group Value (Sites with a strong group value with other heritage assets)

The park is of some group value with its surrounding planned neighbourhoods, as a park and green space to cater for its urban, New Town setting.

14. Landmark / Townscape Value

The park has some landmark value as a designed park within the New Town; it is located close to the core of Crawley town, although is enclosed in character separated from its surroundings by the railway line, major routes, and surrounding housing development.

15. Archaeological Value

There is some potential to uncover further information on the park through archaeology; for example, the extent of the original raised beds may still be traceable, and there is evidence of earth banks to the north of the house on LiDAR (Light Detection and Ranging). There is also evidence of early occupation in the area of the Park, with two Iron Age furnaces were found during excavation. As the area also became the centre of Iron working during the Roman period there is high potential for archaeology from the Iron Age to Roman period.

16. Overall Condition

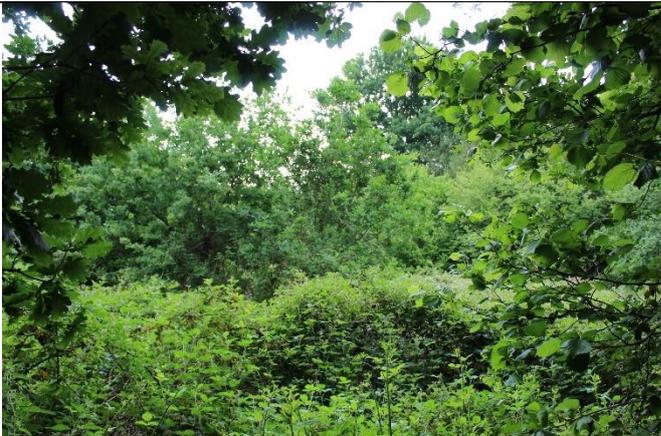
Good		Fair	x	Poor		Very Poor	
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Unknown		Notes:	A number of original features of the nineteenth and mid-twentieth century have been lost, however the park in its entirety is a good example of the phased development of green spaces using New Town principles and is continuing to be developed and used today by the local community.				
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17. Recommended for inclusion	Yes	x	No	
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18. Date of assessment	3 rd June 2020
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Section A - Overview

1. Name	Land South of St Nicholas' Church			
2. UID	03			
3. Address	St. Nicholas' Church, Church Road, Crawley, West Sussex, South East			
4. Postcode	RH10 7RT			
5. Grid Ref	E: 530143 N: 136054			
6a. Conservation Area	Yes	<input checked="" type="checkbox"/>	No	
6b. If yes, which CA	Worth Conservation Area			
7. Description				
The site is comprised of the area of land between the churchyard of the Church of St Nicolas and the Maidenbower Office Park. It is approximately 6.7 hectares and sits within the designated Worth Conservation Area to the south. The key features within the boundary of the historic park include the Old Rectory, Bishops Lodge, two fishponds, a historic moat, and areas of grassed lawns and woodland.				

Section B – Assessment

8. Age (X)									
Pre-1750	<input checked="" type="checkbox"/>	1750 - 1820		1820 - 1939		Post War		Post 1990 of high quality	
								Exact date (if known):	
9. Authenticity (X)									
A single significant phase and which is largely intact									
A single significant phase with some alterations and/or extensions									
A single significant phase with significant alterations and/or extensions									
<input checked="" type="checkbox"/> The asset is of multiple significant phases									
10. Aesthetic / Architectural Value (Sites which reflect the development of taste)									
The site is of some aesthetic value; elements within the boundary are overgrown, particularly to the south, where the moat and fishponds are surrounded by dense planting and overgrown shrubbery.									
									
<i>Figure 9 View to the north east of site from Street Hill</i>									
To the north of the site the two buildings on Church Road, Bishops Lodge and the Old Rectory, are located on high ground, with views to the south across the private lawns and woodland beyond. These buildings									

are of architectural value, the Old Rectory originally associated with the earlier Rectory building, and the early twentieth-century Bishops Lodge for its Neo-Georgian style.



Figure 10 Bishops Lodge and lawn (Source: Worth Conservation Area Statement)



Figure 11 The Old Rectory (Worth Conservation Area Statement)

There are likely to be views from the principal buildings to the south of the site, as the land falls away to the south towards the fishponds.



Figure 12 View south over site from Churchyard boundary

11. Historic / Associative Value (Sites which are early or representative examples of a style of layout or a type of site, or the work of a recognised designer of local importance or sites having an association with significant persons or historic events)

The historic value of the park lies in its historic features, including the fishponds, medieval moated site, and The Old Rectory with its original private garden. The Tithe Map in 1842 shows the extent of the Rectory grounds, and that the Rev George Bethune of the Rectory owned and occupied the area of Pasture including road (plot 670), the Garden (plot 676), Part of the Lawn and Pond (plot 677), and also occupied the Rectory Garden and Stables (plot 681), the Barn and yard (plot 682), the Gill and Plantation (plot 683), the Orchard (plot 684), Close (plot 685) and Plantation (plot 686a).

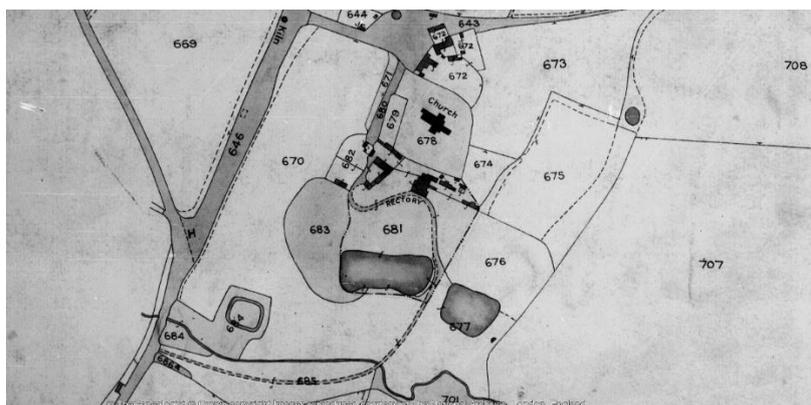


Figure 13 Worth Tithe Map 1842

By the 1870s, the Ordnance Survey Map depicts the area surrounding the two fishponds as well wooded, with a network of paths connecting the rectory, woodland and the moated site. The access route from the south west corner is also still evident, leading north to the building. These elements are of historic value, and it is likely that they survive to this day, although in poor condition.

There is very little change to the site until the first half of the twentieth century; by 1960, the original rectory building has been replaced by a new building to its west, with a small outbuilding of the original retained (now known as The Old Rectory). The addition of a new drive to the north of the site also appears to have replaced the historic route to the south. The building originally associated with the original rectory is labelled

<p>as 'The Old Rectory Cott' (OS abbreviation for Cottage) on OS maps in the 1970s, and the newer building to its west as 'The Old Rectory' (now known as Bishops Lodge). These buildings are of historic value, the former due to its age and association with the original rectory building, and the latter due to its early twentieth century origins and Neo-Georgian architecture.</p>						
<p>12. Social / Communal Value</p>						
<p>The site is of limited communal value, as it privately owned with no access to the local community. However, it is of significance for the local community and county-wide as the site designated as a Site of Nature Conservation Importance (SNCI). It is also considered to be of some social value, due to the former use of the site and building as the rectory.</p>						
<p>13. Group Value (Sites with a strong group value with other heritage assets)</p>						
<p>The Old Rectory building, and its former gardens are of group value with the Church of St Nicholas, as the rectory which formerly served the church and local community.</p>						
<p>14. Landmark / Townscape Value</p>						
<p>The park is privately owned and enclosed by dense planting and high fencing, which physically and visually separates it from its surroundings.</p>						
<p>15. Archaeological Value</p>						
<p>The park is of archaeological value due to the potential for medieval archaeology here. The fishponds and earthworks of the Medieval moated site are of archaeological value, with the moat recorded on the HER (Mon. No. 403459) and described as waterfilled after field investigations in 1971. It is square in plan, measuring 30 metres wide, the arms up between 4 metres to 5 metres in width. There was no access to the island during the survey, and it was noted as being in good condition in 1971, however it is likely that the condition has deteriorated since then based on shrub growth visible from the southern boundary of the site.</p>						
<p>16. Overall Condition</p>						
Good		Fair		Poor		Very Poor
Unknown	x	Notes:	<p>Due to the nature of the site and Coronavirus regulations at the time of survey, it was not possible to undertake a site visit of this park. Assessment was undertaken, where possible, from surrounding areas of public realm; however, overall condition cannot be evaluated. As a result, it is important to note that future applications must adhere to NPPF Paragraph 189 and describe the significance of the historic park and garden, along with any heritage assets within it that are affected, submitting an appropriate desk-based assessment and, where necessary, a field evaluation.</p>			
17. Recommended for inclusion			Yes	x	No	
18. Date of assessment			3 rd June 2020			

Section A - Overview

1. Name	Memorial Gardens				
2. UID	04				
3. Address	Queensway, Crawley, West Sussex, South East, England				
4. Postcode	RH10 1EG				
5. Grid Ref	E: 527211 N: 136653				
6a. Conservation Area	Yes		No	x	
6b. If yes, which CA	NA				
7. Description					
<p>The Memorial Gardens are a historic place of remembrance for those who have lost their lives at war. It is approximately 2.5 hectares in size, and is located within Crawley town centre, south of Queensway Road. The site was developed from 1920 onwards, functioning firstly as an open recreational space for children and memory of those who fell in the First World War, and developed into an increasingly formal space with flower beds and planting throughout the twentieth century. Originally named the Recreation Ground it was renamed the Memorial Gardens in 1958. The site has lost its original bandstand, pavilion, swings and fountain, however it has retained historic features such as the cast iron gates and a cast iron pillar (1921) at its entrance, four of the bronze plaques were engraved with the names of those who had lost their lives during conflict, and ornamental planting and flowerbeds. The current bandstand was relocated from the Gatwick Racecourse and later Queens Square.</p>					

Section B – Assessment

8. Age (X)									
Pre-1750		1750 - 1820		1820 - 1939	x	Post War		Post 1990 of high quality	
Exact date (if known):									
9. Authenticity (X)									
	A single significant phase and which is largely intact								
	A single significant phase with some alterations and/or extensions								
x	A single significant phase with significant alterations and/or extensions								
	The asset is of multiple significant phases								
10. Aesthetic / Architectural Value (Sites which reflect the development of taste)									
<p>The aesthetic value of the park lies in its use as a place of memory, which is reflected in its location, size, features and overall design. The components of the park encourage visitors to pause and reflect, with different areas promoting different emotional responses. The main entrance to the park opens onto Queensway in the north west; it is wide in character, responding to the architecture surrounding it, with the only built structure, the bandstand, positioned prominently overlooking this entrance. Further into the park, distinct areas including the sensory garden, mosaic seating, children’s park, and areas of planting are connected by walkways.</p>									



Figure 14 Modern Mosaic Planter

The southern entrance is more ornate in design, reflecting the significance of the park as a memorial site; the iron railings and brick pillars flanking the southern entrance are home to boards inscribed with the names of those lost in War. This decorated entrance is well maintained and is of aesthetic value to the park.



Figure 15 Pillars on the southern entrance to the park

Areas of planting throughout the garden contribute to its aesthetic value; they are well maintained and signposted allowing visitors to appreciate their design.



Figure 16 Example of interpretive panel highlighting aesthetic designed elements of the garden

11. Historic / Associative Value (Sites which are early or representative examples of a style of layout or a type of site, or the work of a recognised designer of local importance or sites having an association with significant persons or historic events)

The park is of historic value as a twentieth century memorial garden, which has grown to reflect the changing ways memory has been designed into outdoor spaces through the century. It is legible as a historic place of memory and is closely associated with the development of the New Town throughout the twentieth century.

The park was established in the 1920s, after the money was raised by the local community to purchase the land as a memorial site for the First World War and to provide recreational space for children. Names of those who fell in the First World War and World War II can be found in the park, which was renamed in the mid-twentieth century from 'Recreation Ground' to 'Memorial Gardens', and at this time increasingly flower beds and walkways were added to formalise the park. Some flower beds have since been lost; however, they have been replaced with planting, following original lines of beds. Features within the garden, such as the bandstand and Queen's Mosaic, which were formerly located in Queens Square, are also historic value and contribute to our understanding of the association between the garden and Crawley New Town. The mosaic was originally built in the 1950s, by Len Baker from Carter Tiles, and depicts a chess board and scene from Alice in Wonderland; it was originally set within Queens Square, hence the depiction of Lewis Carroll's queens.

Heritage Interpretation throughout the park also contributes to its historic value, allowing visitors greater understanding and appreciation of its historic development.



Figure 17 Interpretation board showing the history of the bandstand

These features found within the park are of historic value and contribute to our understanding of the space as a historic place of memorial.

12. Social / Communal Value

The garden is of social value as a public place of memorial which serves the local community. Its continued use contributes to this also, as the site has a long history of commemorating those who fell from the local community. The purpose of the site gives it an identity which is rooted in the community. Its central location also mean that it caters to high numbers of visitors.

13. Group Value (Sites with a strong group value with other heritage assets)

The site has some group value with the urban development which surrounds it, as a designed element of the New Town; the garden survived proposals for development under the New Town scheme in the 1950s (Sussex Gardens Trust, 2013), and instead was developed alongside the New Town in a central location.



Figure 18 View north west from within park towards Queensway

Elements from the New Town can be found within the park, such as the bandstand and mosaic, are of group value as features which formerly were located within the commercial centre of the town on Queens Square.

14. Landmark / Townscape Value

The site is of townscape and landmark value, as an open garden which is central to the commercial core of Crawley New Town. It is compact in size, with permeable or low boundary walls which allow for visibility in and out of the area, and it is easily accessible from all sides. Its central location, visual connection with its surroundings, and high numbers of visitors make it of townscape value.

15. Archaeological Value

The garden's archaeological value is minimal, as it is set within an area of dense urban development and is twentieth century in origin. However, as one of the few areas undeveloped in central Crawley it has the potential to contain remains which pre-date the development of the garden and town.

16. Overall Condition

Good	x	Fair		Poor		Very Poor	
Unknown		Notes:	While some historic features have been lost, the park has retained many historic elements which contribute to its significance and have maintained its sense of identity through continued sympathetic development.				

17. Recommended for inclusion	Yes	x	No
18. Date of assessment	3 rd June 2020		

Section A - Overview

1. Name	Tilgate Park			
2. UID	05			
3. Address	Tilgate Drive, Crawley, West Sussex, South East			
4. Postcode	RH10 5PQ			
5. Grid Ref	E: 527744 N: 134530			
6a. Conservation Area	Yes	<input type="checkbox"/>	No	
6b. If yes, which CA	NA			
7. Description				
<p>Tilgate Park has a longstanding historic function as a parkland within the Tilgate Estate, laid out as an ornamental garden in the nineteenth century, and it became a public park in 1966. It is a large park, approximately 62 hectares in size, situated to the south of Crawley District. It has carefully designed areas including the lake, woodland, lawns, formal and ornamental gardens, kitchen gardens, and modern elements including activity centre and animal park. A large number of historic features have been retained.</p>				

Section B – Assessment

8. Age (X)									
Pre-1750	<input type="checkbox"/>	1750 - 1820	<input type="checkbox"/>	1820 - 1939	<input checked="" type="checkbox"/>	Post War	<input type="checkbox"/>	Post 1990 of high quality	<input type="checkbox"/>
Exact date (if known):									
9. Authenticity (X)									
	A single significant phase and which is largely intact								
	A single significant phase with some alterations and/or extensions								
X	A single significant phase with significant alterations and/or extensions								
	The asset is of multiple significant phases								
10. Aesthetic / Architectural Value (Sites which reflect the development of taste)									
<p>The site is comprised of designed features which provide a plethora of both carefully planned and fortuitous views contributing to the aesthetic value of the park. The park is traversed by paved walkways which create circuits through distinctive designed components within the parkland, such as the Tilgate Lake, Peace Garden, New World Garden, the Winter Garden, the Walled Gardens, Pineturn, the Heather Garden and Titmus Lake. This allows for visitors to experience the park as a journey as each of the gardens unfold.</p>									



Figure 19 Heather Garden

Each space within the park, whether it be a garden, lawn or lake, is separate in character; each designed space contributes to the overall aesthetic value of the park. All are well maintained, with carefully considered planting reflective of the garden's theme, with park furniture that is sympathetically designed and situated to encourage rest and appreciation of the spaces.



Figure 20 Wooden bridge in the Peace Garden

11. Historic / Associative Value (Sites which are early or representative examples of a style of layout or a type of site, or the work of a recognised designer of local importance or sites having an association with significant persons or historic events)

The park is of historic value, with longstanding historic use as parkland and retention of historic features. The site was formed from land originally part of Worth Forest, however the Tilgate Estate has a long history stretching back further to the sixteenth century.

The grounds of Tilgate Park were associated with Tilgate Manor (which was located to the north of the lake) and later Tilgate House to the west of the lake, designed by Thomas Henry Wyatt in 1865. The house was positioned on the high ground within the park, with the lawns stretching to the east affording views across the lake, labelled as a fishpond on the 1870s Ordnance Survey map with a southern and northern boat house and ornamental islands to the south. The boathouse and Tilgate House have since been lost, however the lake and lawns remain, contributing to the historic value of the park and furthering our appreciation of the designed views and placement of the principal house.



Figure 21 View south west towards the location of the former Tilgate House

The stables of the former Tilgate House also remain and are of historic and architectural value. They are visible on the 1870s Ordnance Survey Map, and reflective in their style of the lost Tilgate House. The original clocktower survives, housing a clock mechanism by Gillet and Bland of Croydon. The stables are located in a prominent central location within the park, and now mark the entrance to the drive of the walled gardens.



Figure 22 Former stable block

The ornamental garden was laid out in the nineteenth century surrounding Tilgate House with an extensive walled kitchen gardens to the south. The kitchen gardens are of associative value, sharing a connection with the development of Crawley New Town. In 1932 the kitchen gardens were being used as a Horticultural Research Station by FW Burke and Company, the layout of which is still legible today in the built structures to the north and west of the walled garden, and by 1950 the walled garden was used as a nursery to supply trees to the developing neighbourhoods of Crawley New Town.¹

¹ Sussex Gardens Trust, Tilgate Park (Part 1) Report (2013)



Figure 23 View west into walled gardens (closed during survey due to Coronavirus safety measures)

The park is also notable for its prehistoric history, as the location of the first Iguanodon teeth ever to be found (*Iguanodon anglicus*), ultimately sparking the discovery of dinosaurs in the nineteenth century. The discovery of the teeth was made by Mary Mantell in 1822 and documented by her husband Gideon Mantell. In 1827 Gideon Mantell published *Illustrations of the Geology of Sussex*, which was devoted to the vertebrate fossils of Tilgate Forest (Sussex Gardens Trust, 2013). The teeth are now kept in the Natural History Museum.

12. Social / Communal Value

The park is of communal value as it is open to the public. The pleasure grounds of Tilgate were purchased by the Council in 1966 for use as a public park. It has since then grown to accommodate a range of community uses and is home to activity park 'Go Ape', an animal park, kiosk, café, public restrooms, and a range of walks and gardens which are open to the public. It is also promoted by the local group, the Friends of Tilgate park, established to help to protect and conserve the beauty of the park. The Walled Garden is also run as a community garden, contributing to its social value.

13. Group Value (Sites with a strong group value with other heritage assets)

The site is of little group value with features outside of the boundary, however it once formed part of the Worth and Tilgate Forest, part of which still survives to the south and east of the park.

14. Landmark / Townscape Value

The park is of some landmark value; although recognised locally, it is an enclosed parkland which is physically and visually separated from its surroundings by dense planting.

15. Archaeological Value

The park is of some archaeological value, however the most predominant lost features of the park have largely been built over, so it is unlikely that further remains of Tilgate Manor or Tilgate House will be uncovered. It is possible that archaeological features pre-dating the development of the park survive within this open area.

16. Overall Condition

Good	x	Fair		Poor		Very Poor	
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Unknown		Notes:	The park is extensive and well maintained, and of aesthetic, historic and social value.				
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17. Recommended for inclusion	Yes	x	No	
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18. Date of assessment	3 rd June 2020			
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Section A - Overview

1. Name	Worth Park				
2. UID	06				
3. Address	Worth Park Ave, Crawley				
4. Postcode	RH10 3DJ				
5. Grid Ref	E: 529536 N: 138094				
6a. Conservation Area	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
6b. If yes, which CA	NA				
7. Description					
<p>Worth Park (formerly known as Milton Mount Gardens) is the remains of a large parkland, now approximately 10.5 hectares in size, located on Pound Hill to the north of Crawley. Although originally purchased by the wealthy London merchant, Abraham Montefiore in 1816, the park's predominant design phase derives from the Victorian period, when they were remodelled by designers Pulham and Son. The park now comprises formal gardens to the south, a recreational parkland to the north, a lake which has been recognised as a Site of Nature Conservation Importance, and an area of woodland at its northern boundary. Worth Park was once part of the Worth Park Estate, the remnants of a high-status example of a late Victorian garden.</p>					

Section B – Assessment

8. Age (X)									
Pre-1750	<input type="checkbox"/>	1750 - 1820	<input type="checkbox"/>	1820 - 1939	<input checked="" type="checkbox"/>	Post War	<input type="checkbox"/>	Post 1990 of high quality	<input type="checkbox"/>
Exact date (if known):									
9. Authenticity (X)									
	A single significant phase and which is largely intact								
x	A single significant phase with some alterations and/or extensions								
	A single significant phase with significant alterations and/or extensions								
	The asset is of multiple significant phases								
10. Aesthetic / Architectural Value (Sites which reflect the development of taste)									
<p>Worth Park is of aesthetic value as a designed Victorian garden and park which comprises of formal elements to the south, surrounding the former plot of the principal house. These formal gardens include the circular interconnecting gardens and Camellia walkway, after which the land slopes to the north down a grassed bank towards a line of historic cedar Lebanon trees, Italian Terracing, Fountain, Croquet Lawn, Jubilee garden, tennis court, and lawns.</p>									



Figure 24 Circular gardens, with Camellia Walk and Grade II listed Ridley's Court beyond

These elements are connected by paved walks, and bounded to the north by a ha-ha, which contributes to the aesthetic value of the park by delineating these formalised spaces from the open parkland beyond. This layout is reflective of the landscape park typology of the time and is legible as a grand estate park and garden.



Figure 25 View north east from the terraced walk towards the fountain

The north of the parkland is home to the open area of parkland, lake and woodland, which also contribute to the aesthetic value of the park and are an integral part of the designed views across the parkland. The lake and site of the original principal house are visually connected and reflective of the long views characteristic of estate parkland.



Figure 26 View north across parkland

In its entirety, the garden comprises of a number of elements which are of aesthetic and architectural value, most notably the three grade II listed Pulhamite features of the Rockery (List ID 1392579), Fountain and Basin (List ID 1392581), and Rock Islet (List ID 1392580). These features are ornamental additions to the garden, and reflective of the fashion for Pulhamite designs and artificial rock material at this time.



Figure 27 Grade II listed Pulhamite Rockery

There are also a range of features within the park which are of aesthetic and architectural value, including the terracotta plinths, vases and balustrades on the Italian Terrace. These are prominent features within the park, flanked by flower beds and paved walkways, overlooking the croquet lawns and fountain to the north, providing a vantage point to view the formal gardens and contribute to the aesthetic value of the park.



Figure 28 Italianate Terracing with planting

Although the original principal building within the park has been lost, its twentieth-century replacement Milton Mount is located within the same plot and reflects the original orientation of the house. Although modern in architectural style, the building is of some aesthetic value to the park, as a continuation of the original design for the parkland and acting as a focal point for terminating views.

11. Historic / Associative Value (Sites which are early or representative examples of a style of layout or a type of site, or the work of a recognised designer of local importance or sites having an association with significant persons or historic events)

Worth Park is of historic value as a site which was remodelled by famous garden designers of the time, James Pulham and Son’s in the 1880s; theirs is the designed phase most legible today, and where the historic and associative value of the park is predominantly derived.



Figure 29 Interpretation board identifying historic features within the park

The majority of features visible in the park today were those introduced by Pulham and Sons during the remodelling of the park in the 1880s; as a result, all these features all make a contribution to the historic and associative value of the park, and are evidence of the designed landscape park. Notable features include the grade II listed rockery, fountain, and islets, the croquet lawn (closed for a time, but reinstated in 1983), the three formal circular gardens, the Camellia Walk. Pulham and Sons were also integral to the redesign of the lake, to incorporate it into the park as a focal point, and the planting of specimen trees throughout the parkland. Plinths for the vases at the bottom of the steps to the Italian Terrace also show stamps marked “Pulham’s Terracotta Broxbourne”, highlighting the strong association between designers and the materials used within the park.

12. Social / Communal Value

Worth Park is of communal value as a public park, open for members of the public to visit. It is also supported by the local community by Worth Park Friends, a local group who were instrumental in working with the Council to secure Heritage Lottery Funding for the park. They continue to support the promotion and maintenance of the park.



*Figure 30 The Worth Park Jersey Cows
(public art funded by HLF and by West Sussex sculptor Simon Groves, 2016)*

13. Group Value (Sites with a strong group value with other heritage assets)

The park is of group value with the historic avenue Milton Mount Avenue, located to the south of the park boundary. This avenue once formed the main entrance to the principal house, and the mature trees which line the avenue are reflective of this grand approach.

14. Landmark / Townscape Value

The park is of some landmark and townscape value; it is an enclosed parkland surrounded by dense modern housing development and traversed by the modern road Somerville Drive. The park is in close proximity to modern development, providing a central green space for surrounding residential areas. A bus stop is located on Somerville Drive within the park, which caters to these areas and visitors of the park.



Figure 31 Bus stop located within the parkland, screened from view by grass banks which flank the road

The former stable block, Ridley's Court and the park boundary wall are also prominent features on the B2036 Road, enhancing the streetscape here and contributing to the landmark value of the park.

15. Archaeological Value						
The park is of archaeological value, as there is potential for terracing and earthworks to further enhance our understanding of the development of the formal gardens and the routes which traverse it. There is also the potential for archaeological remains which pre-date the park to survive within its open spaces.						
16. Overall Condition						
Good	x	Fair		Poor		Very Poor
Unknown		Notes:	The park has retained a high proportion of historic features and is well maintained, and of good aesthetic, historic and communal value.			
17. Recommended for inclusion			Yes	x	No	
18. Date of assessment			3 rd June 2020			

3. Appendices

3.1. Bibliography

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Reports

LP055 Historic Parks and Gardens Review (2013) Sussex Gardens Trust

'Taking account of heritage values of urban parks and gardens' (2016) Natural Environment Research Council's Living with Environmental Change Policy and Practice Notes Note No. 36

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Worth Park Tree Survey, Crawley Borough Council, April 2008

Worth Park Management and Maintenance Plan 2011-2021

3.2. 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	Historic England Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans (2015);	
National Guidance	English Heritage (2019) Conservation Principles, Policies and Guidance	
National Guidance	Historic England Advice Note 7: Local Heritage Listing (2016);	
National Guidance	Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019);	
National Guidance	Historic England (2017) Urban Landscapes: Register of Parks and Gardens Selection Guide	
National Guidance	Historic England (2017), Landscapes of Remembrance: Register of Parks and Gardens Selection Guide	
Local Supplementary Planning Document	Crawley Borough Council Local Plan (2015)	Policy CH12 Heritage Assets Policy CH17 Historic Parks and Gardens
Local Supplementary Planning Document	Crawley Borough Council Local Plan (Draft 2020)	Policy HA6: Historic Parks and Gardens

3.3. Glossary (National Planning Policy Framework)

Term	Description
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
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 neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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