

# Appendix C1 Non-designated Heritage Asset Review Areas of Special Local Character



**Client**  
Crawley Borough Council

**Date:**  
December 2020

Version	Date	Author	Description of changes
1.0	20/06/2020	Laura Johnson Maria Kitts David Sorapure	Draft Report
2.0	21/07/2020	Laura Johnson Maria Kitts David Sorapure	Reviewed Report
3.0	11/12/2020	Laura Johnson Maria Kitts David Sorapure	Final Report
<b>Title of report</b>		Non-designated Heritage Asset Review: Areas of Special Local Character	
<b>Client</b>		Crawley Borough Council	
<b>Client representative</b>		Ian Warren	
<b>Survey completed by</b>		Laura Johnson, Built Heritage Consultant David Sorapure, Built Heritage Consultant	
<b>Report prepared by</b>		Laura Johnson, Built Heritage Consultant David Sorapure, Built Heritage Consultant	
<b>Approved</b>		Maria Kitts, Senior Built Heritage Consultant	

### Copyright

This report may contain material that is non-Place Services copyright (e.g. Ordnance Survey, British Geological Survey, Historic England), or the intellectual property of third parties, which Place Services is able to provide for limited reproduction under the terms of our own copyright licences or permissions, but for which copyright itself is not transferable by Place Services. Users of this report remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

### Disclaimer

The material contained in this report was designed as an integral part of a report to an individual client and was prepared solely for the benefit of that client. The material contained in this report does not necessarily stand on its own and is not intended to nor should it be relied upon by a third party. To the fullest extent permitted by law Place Services will not be liable by reason of breach of contract, negligence, or otherwise for any loss or damage (whether direct, indirect or consequential) occasioned to any person acting or omitting to act or refraining from acting in reliance upon the material contained in the report. Loss or damage as referred to above shall be deemed to include, but is not limited to, any loss of profits or anticipated loss of profits damage to reputation or goodwill, loss of business, or anticipated loss of business, damages, costs, expense incurred or payable to any third party (in all cases whether direct, indirect or consequential) or any other direct, indirect or consequential loss or damage.

# Contents

<b>Contents</b>	<b>3</b>
<b>1. Introduction</b>	<b>4</b>
1.1 Methodology	4
1.2 Planning Policy Context	6
<b>2. Review of Current Approach</b>	<b>10</b>
<b>3. Defining the Scope and Criteria of the Local Heritage List</b>	<b>12</b>
<b>4. Review of Areas of Special Local Character</b>	<b>14</b>
4.1. Blackwater Lane	15
4.2. Church Road	19
4.3. Goffs Park Road	26
4.4. Milton Mount Avenue	32
4.5. Mount Close & Barnwood	38
4.6. Rusper Road	45
<b>5. Assessment of Proposed Addition</b>	<b>51</b>
5.1. New Town Centre	52
<b>6. Conclusions</b>	<b>60</b>
<b>7. Appendices</b>	<b>61</b>
7.1. Example form	61
7.2. Bibliography	62
7.3. Legislation, Policy and Guidance	63
7.4. Glossary (National Planning Policy Framework)	64

# 1. Introduction

This study will review the overall approach to the designation of Areas of Special Local Character within Crawley. These are non-designated heritage assets which are currently identified in Policy CH14 of the 2015 Local Plan and HA3 of the draft 2020 Local Plan.

## Project Aims

Crawley Borough Council commissioned Place Services to review the Council's approach to the designation of their Areas of Special Local Character (ASLC) and determine whether these assets merited designation.

This project will assist Crawley Borough Council make clear and current information on non-designated heritage assets available to the public and thereby provide greater clarity and certainty for developers and decision-makers.

## Purpose

The purpose of this report is to review the current approach to Areas of Special Local Character (ASLCs) in light of current national policy and best practice guidance. It establishes whether the existing list is a robust means of identifying and conserving such assets in Crawley, and what scope is there for improvement. The Study will consider whether, in the light of relevant criteria, there are any changes which should be made to the current scope of the identified Areas of Special Local Character within Crawley. This could include the removal of assets and may include consideration of boundary revisions and possible additions.

# 1.1 Methodology

---

The methodology of this report follows the Historic England guidance document Historic England Advice Note 7: Local Heritage Listing (2016), which sets out proposed methods and criteria for assessing Local Heritage Lists. This report considers the previous approach that has been used in the identification of potential assets and their assessment for inclusion in the Crawley Local Heritage List. It comprises of the following sections to achieve this:

## **Stage 1: Review of Policy and Guidance**

A review of current national and local policy guidance which relates to the establishment of Local Heritage Lists and the assessment and review of local heritage assets, with a focus on ASLCs, will be undertaken. This will include national guidance by Historic England.

## **Stage 2: Review of Current Approach**

A review of the Council's current approach to local heritage assets, with a focus on ASLCs, will be undertaken. This will consider the Council's approach against the main phases identified below:

1. Identification of potential assets;
2. Assessing suitability of assets for inclusion in the local list;
3. Ratification of the proposed list;
4. Publication of Local Heritage List; and
5. Review and updating.<sup>1</sup>

This section will outline the current approach and highlight how far it reflects the scope and range of ASLCs in Crawley, any inconsistencies between the approach and national policy and guidance, and opportunities to strengthen the approach.

## **Stage 3: Defining the Scope and Criteria of the Local Heritage List**

This section will draw from the findings of Stage 1 and recommendations identified in Stage 2 to propose a thorough and robust approach to the Local Heritage List.

## **Stage 4: Review of Current Areas of Special Local Character and Nomination**

A review of the existing ASLCs identified within Crawley's Local Plan, and the nominated area, will be undertaken. This review will identify how far the current list is in line with the findings of Stages 1-3 (above), and therefore whether the list is currently in line with national policy and guidance. It will identify areas where there is scope to strengthen the list on a case-by case basis, highlighting sites where changes might be required to ensure a robust approach. This may include recommendations for boundary reviews, or further assessment of sites to determine their suitability for inclusion on the local list.

## **Stage 5: Conclusions**

This section will collate the findings and recommendations of the review to identify where there are opportunities to strengthen the Local Heritage List in relation to ASLCs. It will propose any scope required for further assessment or changes to the current list.

---

<sup>1</sup> Historic England Advice Note 7: *Local Heritage Listing* (2016)

## 1.2 Planning Policy Context

---

The relevant planning policy, national and local guidance, and background studies which have been considered include:

- National Planning Policy Framework (2019);
- National Planning Practice Guidance: conserving and enhancing the historic environment (2014);
- Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets;
- Historic England Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans (2015);
- English Heritage (2008) Conservation Principles, Policies and Guidance;
- Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (Second Edition) (2019);
- Historic England Advice Note 7: Local Heritage Listing (2016);
- Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019);
- Historic England, Understanding Place: Historic Area Assessments (2017);
- Crawley Borough Council Local Plan (2015); and
- Crawley Borough Council Local Plan (Draft 2020).

Summaries of key details which relate to the creation and adoption of Local Heritage Lists and Areas of Special Local Character are outlined below.

### The National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF, Para. 184) outlines that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. It states that Local Plans should set out a positive strategy for the conservation and enjoyment of the historic environment (Para. 185).

The Glossary defines a heritage asset as:

*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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*

Under the provisions of the NPPF, locally listed assets are considered to be non-designated heritage assets and states that the significance of these assets should be considered when determining applications which could affect them (Para. 197).

### National Planning Practice Guidance

The National Planning Practice Guidance notes non-designated heritage assets as *buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.*<sup>2</sup>

---

<sup>2</sup> Planning Practice Guidance Paragraph: 039 Reference ID: 18a-039-20190723

## Historic England Advice Note 7: Local Heritage Listing (2016)

Historic England’s Advice Note 7: Local Heritage Listing highlights that while there is no one method which will suit all requirements for a Local Planning Authority to complete their Local List of Heritage Assets, the key stages to this process are identified as being:

1. Identification of potential assets;
2. Assessing suitability of assets for inclusion in the local list;
3. Ratification of the proposed list;
4. Publication of Local Heritage List; and
5. Review and updating.<sup>3</sup>

In order to achieve a strategic approach while establishing or reviewing a Local Heritage List, the following methods are identified in order to ensure consistency and thoroughness:

- **Historic theme:** looking at the study area in terms of historic themes that are distinctive to the locality (for example industrial, military).
- **Asset type:** similar to the thematic approach, but structuring the local list based on asset type (for example buildings, parks & gardens).
- **Geographic:** breaking down the study area into more manageable geographical units, for instance by parish, ward or neighbourhood; especially applicable to local authorities covering large areas or rich in heritage assets.
- **Building on existing lists or sources of information:** including the old lists of ‘Grade III’ buildings or existing lists of significant conservation area or landmark buildings.

The guidance highlights a range of methods which are suitable for the identification of sites, including existing research publications, local amenity societies, the planning authority, and specialist knowledge. Importantly, all methods are required to be backed by information of sufficient detail and accuracy to demonstrate that they meet the requirements set by the selection criteria.

Table 1 Historic England Scope for Local Heritage Lists

Criterion	Description
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics
Aesthetic Interest	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. 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.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
Historical Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.

<sup>3</sup> Historic England Advice Note 7: Local Heritage Listing (2016)

Designed Landscape Interest	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.
Social and Communal Value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of a place.

Further guidance is provided on the creation of selection criteria:

*The selection guides and supporting documents produced by Historic England and dealing with listed buildings, scheduled monuments, registered parks and gardens, registered battlefields and protected wreck sites set out further information on the types of criteria that can be adapted to Local Heritage Listing. While Local Heritage Lists covering buildings are the most well established, it is worth considering whether other asset categories should be included, and what criteria they should meet.*

### Historic England Guidance

As suggested within Historic England Advice Note 7, in considering the appropriateness of the criteria and the method of assessment for Areas of Special Local Character, other guidance dealing with historic areas is a relevant consideration.

Historic England Advice Note 1: *Conservation Area Appraisal, Designation and Management (Second Edition)* (2019) provides guidance on the appropriate designation of conservation areas and methods to assist in the appraisal of such areas to ensure their effective management. Guidance on assessing the character and significance of areas and the contribution of individual buildings, structures, spaces and landscapes and within them provides a sound and thorough basis for the assessment of other areas of heritage interest, including the Areas of Special Local Character.

Guidance on the assessment of historic areas (*Understanding Place: Historic Area Assessments* (2017)) provides a methodology for assessing, understanding and explaining the heritage interest of areas. Assessments following this guidance can help to define the character of an area, highlight its significance and identify issues which may impact its character. It is suggested within the guidance that its application can be used to help to identify assets suitable for local heritage listing.

### Crawley Borough Council Local Plan

The Council's appreciation of the importance of heritage within the town is reflected in the policies Crawley Borough Local Plan adopted in December 2015. This includes the following policies regarding heritage assets and historic parks and gardens:

- CH12: Heritage Assets
- CH14: Areas of Special Local Character
  - Policy CH14 states that: *All development within an Area of Special Local Character (ASLC) should respect or preserve the character of the area and have been designed with regard to the areas existing character and appearance. Proposals should be of an appropriate scale, design and massing, and should not result in significant adverse impact on the locality, its surrounds and vistas.*

*All development within an ASLC should demonstrate, as part of the Heritage Impact Assessment, how the proposals have regard to the reasons for the area's designation and the character and appearance of the area.*

The submission draft plan includes the following heritage-related policies with regards to ASLCs:

- HA1: Heritage Assets
- HA3: Areas of Special Local Character

The policies relating to Areas of Special Local Character are currently supported by a report by Alan Baxter & Associates (2010).

## 2. Review of Current Approach

This section outlines a review of the Council's current approach to local heritage assets (ASLCs). It will consider the Council's approach against the main phases identified below:

1. Identification of potential assets;
2. Assessing suitability of assets for inclusion in the local list;
3. Ratification of the proposed list;
4. Publication of Local Heritage List; and
5. Review and updating.<sup>4</sup>

This section will outline the current approach and highlight how far it reflects the scope and range of areas of local character in Crawley. It will highlight opportunities to strengthen the approach and ensure it is more inclusive of the unique character and local distinctiveness of Crawley.

### Identification of potential assets

The Council has designated six ASLCs across Crawley, which are included in the draft Local Plan under Policy HA4. These areas were reviewed in 2010 by Alan Baxter & Associates and as part of this review it was recommended that the areas were renamed from Areas of Special Environmental Quality (ASEQ) to Areas of Special Character (now named Areas of Special Local Character).<sup>5</sup> This review appraised a total of twenty-six different areas; eight were existing ASEQs, twelve were identified by the Council, and six were identified during the appraisal process.

One further area encompassing the New Town Centre has been proposed for inclusion by Crawley Borough Council due to the unique post-war heritage of the Borough.

### Assessing suitability of assets for inclusion in the local list (as ASLCs)

The existing ASLCs have been identified with reference to the criteria set out in the 2010 assessment by Alan Baxter & Associates which was subsequently incorporated into the adopted Local Plan (2015-2030).<sup>6</sup>

### Existing criteria

*...to be designated as an Area of Special Local Character the are should be characterised by one or more of the following qualities:*

- (i) Homogenous areas recognisable as possessing an identifiable, distinctive and cohesive character.*
- (ii) Areas where historic landscape features are evident and affect the character of the place, such as banks created by drover's roads.*
- (iii) Areas of landscape value with mature trees, hedges and a high proportion of non-equipped public green space e.g. grass verges.*
- (iv) Mature lower density developments of substantial houses with spacious landscaped settings where the landscaping dominates the buildings. They are likely to be characterised by large detached houses with significant gaps between the buildings, set back from the street, with large gardens, mature trees, hedges and green verges.*
- (v) Areas of architectural quality.<sup>7</sup>*

---

<sup>4</sup> Historic England Advice Note 7: Local Heritage Listing (2016)

<sup>5</sup> Alan Baxter & Associates, Crawley ASEQs and Locally Listed Buildings: Heritage Assessment (2010)

<sup>6</sup> Crawley 2030: Crawley Borough Local Plan 2015-2030 (December 2015), paragraph 4.72

<sup>7</sup> Ibid.

Historic England Advice Note 7 states that local listing has the capacity to include all types of heritage assets and selection criteria are essential in defining the scope of the local heritage list and the range of assets in an area. The current criteria are well defined and specific however, this has raised a concern from the Council that the rigidity of the criteria is preventing the recognition of other areas with local heritage interest in the Borough. It is important to consider the need for locally bespoke criteria, but the general suggested criteria set out in Advice Note 7 (Table 1), which are based on selection criteria for national designations (listed buildings, conservation areas, etc.), permits a broader approach which could result in a more representative Local Heritage List.

Robust selection criteria for inclusion would enable a Borough-wide review of potential ASLCs, focusing on elements of Crawley's heritage which are currently under-represented in the designation, predominantly New Town development and residential areas of a higher density. The criteria would allow for a full assessment of their suitability. This reassessment would strengthen a combined Local Heritage List of all assets, through the identification of areas and the application of a strict and transparent criteria in line with national guidance.

## **Ratification**

This stage includes the finalisation of the list and gaining agreement at appropriate level of local authority. It is considered that the Council's approach has been transparent, as the ASLCs have currently been reviewed and included within the development of the Crawley Borough Council Local Plan. To strengthen this, however, it may be beneficial to include detail of the Council's process for reviewing the ASLCs within the Local Plan.

## **Publication**

The Local Heritage List is currently published through the Crawley Borough Council Local Plan, and on the Council's interactive map. This allows for wide access of the list; however, it is considered that a separate publication of the Local Heritage List may conform to best practice and help to establish consistency between the types of heritage assets identified by the Council. Currently, locally listed areas (ASLCs) are considered separately from locally listed buildings and parks and gardens. A long-term strategy may be for all non-designated heritage assets to be published within one report, to include an overarching methodology and criteria which is in line with national policy and guidance with clear subsections pertaining to each type and more detailed/specific criteria.

## **Review and Updating**

Regular review of the ASLCs, and other local heritage assets, will ensure that it remains a relevant planning document and reflection of the unique heritage assets within Crawley. Historic England guidance notes that "lists that have not been reviewed for a period of years are more open to challenge, for example at a planning appeal".<sup>8</sup> It is considered that by establishing an effective regime for regular review and assessment of the local list, including the ASLCs, the Council will be able to maintain a robust list which is in line with policy and guidance.

---

<sup>8</sup> Historic England Advice Note 7: Local Heritage Listing (2016), p15

### 3. Defining the Scope and Criteria of the Local Heritage List

This section will draw from the findings of Stage 1 and recommendations identified in Stage 2 to propose a robust approach to the selection of ASLCs. In order to undertake a thorough review of the ASLCs, it is considered that a criterion should first be established. This will allow for the sites to be reviewed against the criteria to identify where there is potential that changes may be required, or further assessment undertaken.

The criterion identified within Historic England’s Advice Note 7: Local Heritage Listing (2016) will be applied in the assessment of all non-designated heritage assets within Crawley, to ensure a consistent approach. This guidance outlines that:

*The selection guides and supporting documents produced by Historic England and dealing with listed buildings, scheduled monuments, registered parks and gardens, registered battlefields and protected wreck sites set out further information on the types of criteria **that can be adapted to Local Heritage Listing**. While Local Heritage Lists covering buildings are the most well established, it is worth considering whether other asset categories should be included, and what criteria they should meet.*

These overarching criteria will be adapted to relate more closely to the selection of ASLCs and informed by specific Historic England guidance on Conservation Areas and Historic Area Assessments<sup>9</sup>, as well as Historic England’s methodology on assessing significance. This approach ensures that the output is consistent with similar surveys at both a local and national level.

#### Local Heritage List: Criteria for inclusion of Areas of Special Local Character

Criterion	Description
<b>Age</b>	<i>The age of the development of an area or different phases within it is an important criterion. The age range can be adjusted to take into account distinctive local characteristics or building traditions, for example, an important dates to consider are the arrival of the railway (Three Bridges, 1841 and Crawley, 1848) and 1947 which is when the Crawley Development Corporation was set up to establish, administer and control the development of Crawley New Town.</i>
<b>Authenticity</b>	<i>Elements of an area including architectural styles, building materials and techniques, planned layouts, plot sizes, building scale and landscape features should be recognisably of their time or indicate a phase in the history of the area. Any unsympathetic alterations should not detract from the legibility of the area. An area which is substantially unaltered or remains the majority of its original elements qualifies under this criterion.</i>
<b>Aesthetic/Architectural Value</b>	<i>The intrinsic design value of an area relating to local architectural styles, planned layouts, building materials, open spaces or landscape features or any other distinctive local characteristics.</i>
<b>Historic Value</b>	<i>The significance of an area may be enhanced by a significant historical association of local or national note, including links to important local figures.</i>
<b>Social/Communal Value</b>	<i>Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the ‘collective memory’ of a place.</i>
<b>Group Value</b>	<i>Groupings of assets with a clear visual design or historic relationship.</i>

<sup>9</sup> Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (Second Edition) (2019), and Historic England, Understanding Place: Historic Area Assessments (2017)

<b>Landmark/Townscape Value</b>	<i>An area with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as an area with townscape value within the local scene.</i>
---------------------------------	---

<b>Archaeological</b>	<i>The area may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. 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.</i>
-----------------------	---

---

### **Application of criteria: use of template assessment forms**

A pro forma is included in Appendix 7.1 as a proposed template to support in the application of these criteria to the ASLCs in Crawley. This template is derived from guidance on the creation of Local Heritage Lists and criteria identified above. Through the use of an agreed criteria and pro forma, it is possible for all local heritage assets within Crawley to undergo consistent assessment of suitability for inclusion. This allows for a robust and consistent approach, while also recognising the need for flexibility due to the wide range of types of heritage assets identified by the Council.

The use of a template form also allows for regular reviews to be undertaken to the same standards, supporting the ongoing management of the ASLC and conservation of Crawley's historic environment.

## 4. Review of Areas of Special Local Character

This section includes a review of the current ASLCs identified within Crawley Borough Council's Local Plan. This review will identify how far the current list is in line with the findings of Stages 1-3 of this report.

Summaries of significance and character are informed by the Alan Baxter & Associates (2010) report, desk-based research and field survey undertaken in June 2020. The assessment of the sites in light of policy and guidance will identify areas where there is scope to strengthen the list, and in particular any sites where changes might be required to ensure a robust approach. Recommendations to achieve this may include boundary reviews, or further assessment of sites to determine their suitability for inclusion on the local list.

# 4.1. Blackwater Lane

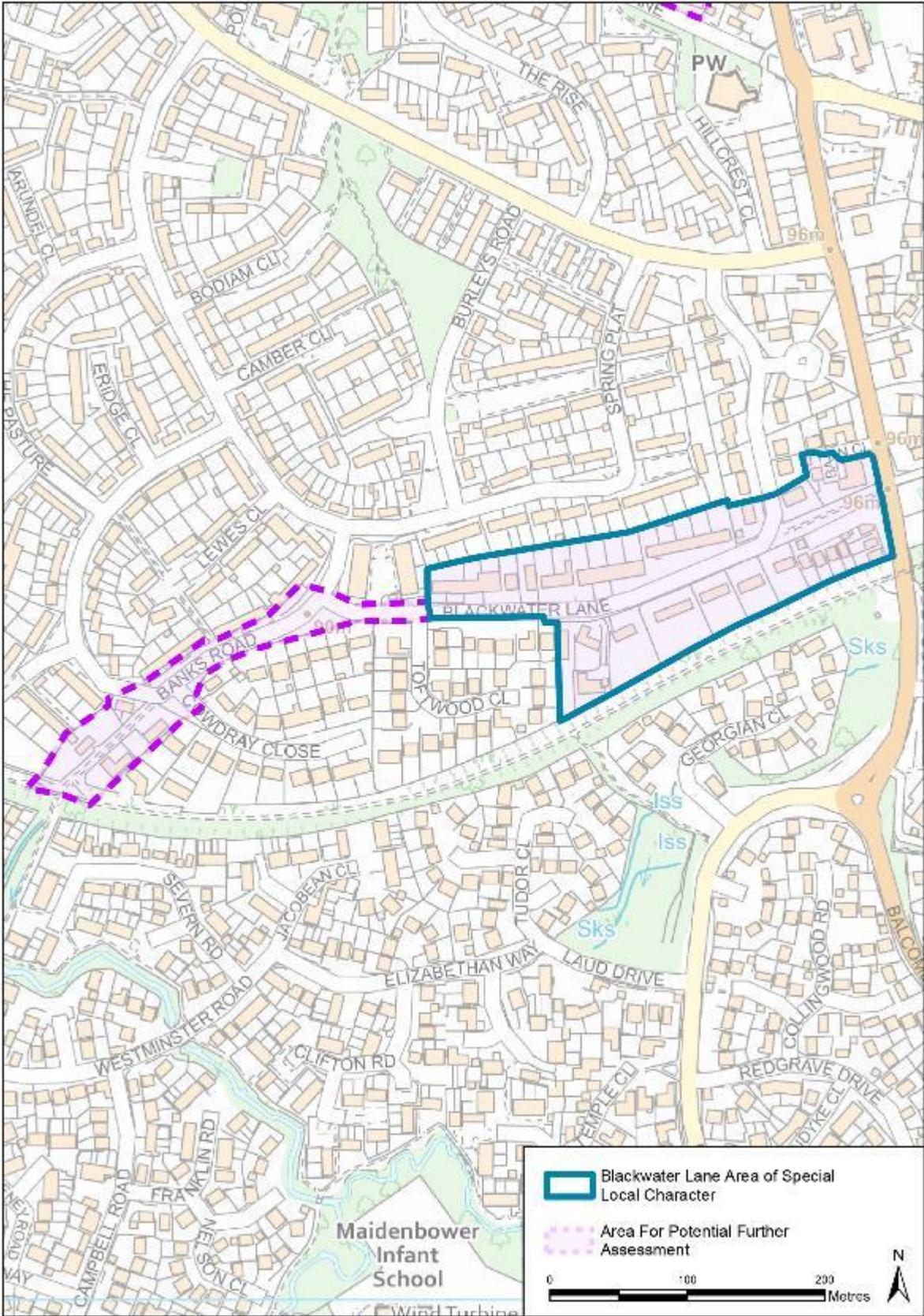


Figure 1 Blackwater Lane ASLC boundary including area for potential further assessment

## Summary of significance

The primary significant element of the Blackwater Lane Area of Special Local Character are the surviving banks on both its sides. This is visible evidence of the road's origins as a historic sunken road, along which drovers would drive livestock to market. These were often well-established routes that could be centuries old, along which it was certain that overnight shelter and fodder could be found. The sunken route is traceable outside the existing boundary of the Special Local Character Area, beyond the south-western end of Blackwater Lane, where it is interrupted at the junction of Banks Road for a distance, before it continues along the pedestrian path of The Bower. The historic road is less evident at the eastern end of the area, where the lane turns to the north.



Figure 2 Road sign and mature trees at the western end of Blackwater Lane



Figure 3 Verdant character of Blackwater Lane with evidence of the bank of the drover's road

## Summary of character

The grass banks were retained in the development of the lane to provide verges and landscaping, providing a sense of privacy and enclosure to the houses. A metalled pavement is present on the north side of the lane only, which enhances the appreciation of the former rustic nature of the lane. The majority of the houses on the north side of the road are datable to the 1970s or later, while some examples on the southern side of the lane date from slightly earlier in the post-War period. Generally, the dwellings are two storeys in height with concrete tiled roofs. They are detached with substantial spaces between them, set in individual plots, which are sometimes well-defined by hedges. On the north side of the lane there is a group of chalet style dwellings, fairly tall, often clad at first floor level with red/brown timber boards and vertical tiles. They are uniform in nature, although this is changing as they are re-clad or modernised. Houses on both sides of the lane are set back, while mature trees, hedges and grass verges enhance the character.



Figure 4 Glimpsed views of the predominantly 1970s houses on Blackwater Lane

## Assessment of asset in light of new approach

The surviving traces of the sunken drover's road are historically significant aspects of the area, which provide a visible link to past activities. The dwellings on Blackwater Lane have a cohesive, post-War/late twentieth century character. Their form and positioning set back behind hedges and verges, contributes to the aesthetic quality and the sense of space on Blackwater Lane, but they lack historic and architectural interest in their own right. However, the form of their development provides a sense of space, which enhances the character of the area. So, the area has a distinct character and some historic interest, which merits protection and enhancement from a local designation, but it lacks the special and architectural interest worthy of conservation area designation.

## Recommendations

It is recommended for that the area retains its ASLC designation.

It is considered that there is scope for further assessment to ascertain the full value of the area against the revised criteria. An adjustment to the boundary to exclude the dwellings on the road is not recommended as some form of preservation of the low density of development is needed, to ensure the continued survival of the character of the area.

An evaluation of the traceable features of the former sunken road to the south-west, along Banks Road and the Bower should also be considered. Should the historic character be found to continue in this area to a sufficient degree, the possibility of an extension to the boundary could be considered. Likewise, the eastern end of the area where Blackwater Lane turns north should be re-evaluated and excluded if it is found to lack the same historic character.

## 4.2. Church Road

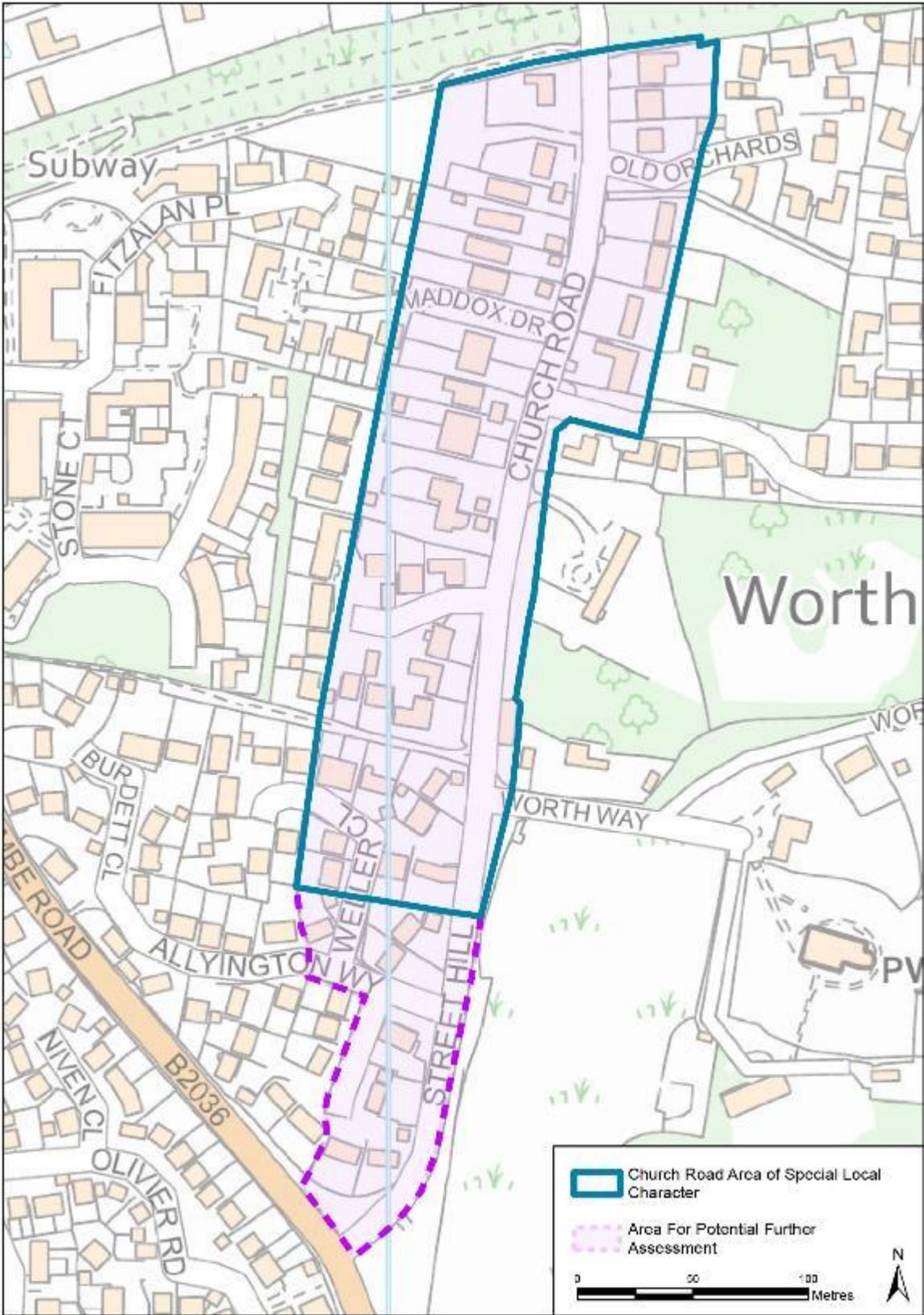


Figure 5 Church Road ASLC boundary including area for potential further assessment

## Summary of significance

The Area of Special Local Character is focussed on the north-south section of Church Road. It is bordered to the north by the railway line and excludes the bridge over the former railway. The redundant railway line provides an important green buffer defining the northern extent of the area and there is a considerable change in height with the former line within a cutting. The line is now a public footpath that runs west into the centre of Crawley.

The majority of houses on either side of the road are included within the boundary, while those fronting Saxon Road, Old Orchards and Maddox Drive are excluded. Church Road turns ninety degrees to the east, where it continues outside of the boundary to St Nicholas Church. The north-south road continues as Street Hill and a short section of this road is included within the boundary, including a group of eight houses in Weller Close. In addition, a public footpath and a public bridal path intersect Church Road in this area, along with a second bridle path at the northern end of the Special Local Character Area. To the south east of the Area of Special Local Character is the Worth Nature Conservation Area, which was designated in 1987 to preserve and enhance the character of the area surrounding the Parish Church of St Nicholas.

Church Road has historic significance both as a sunken drover's road and as a historic route to the Grade I listed Church of St Nicholas (List Entry Number: 1187114). The church is considered to be one of the finest Saxon churches in England, with nineteenth century spire and porch. It is situated to the east of Church Road ASLC, within the Worth Conservation Area, along with the Grade II listed Street House (List Entry Number: 1187115), and the Grade II listed Lynchgate to the churchyard of St Nicholas (List Entry Number: 1250212).

The raised banks which can be found in some areas to the side of the road are traces of the former sunken drover's road. These have been incorporated into the modern streetscape and the boundaries of properties and are physical evidence of the road's rural past.

The route of Church Road is therefore of considerable antiquity, prior to the mid twentieth century the road ran through open countryside. The 1909-10 OS map shows the Grade II Listed Toll House (List Entry Number: 1250219) on the corner where Church Road turns ninety degrees and leads to St Nicholas. The Toll House is a small, early nineteenth century toll building, ornamented with the crest of an animal's head and is likely to relate to the historic use of the road as a drover's way. Only one other building (which no longer exists) is shown on Church Road on the 1909-10 OS map, towards the northern end of the road, near the bridge over the railway.



Figure 6 The Grade I Listed Saxon Church of St Nicholas (Historic England) within the Worth Conservation Area



Figure 7 The Grade II Listed Toll House on Church Road, the only designated heritage asset within the ASLC

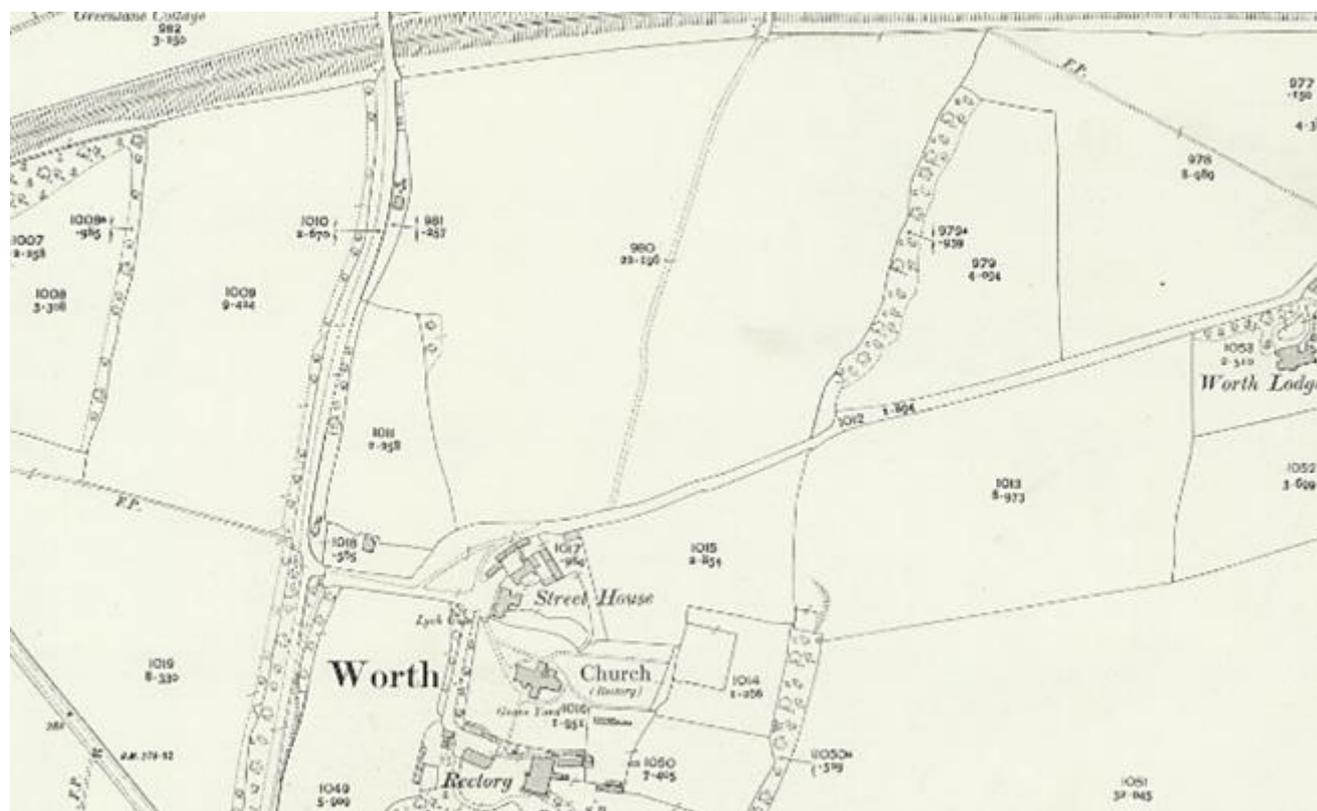


Figure 8 OS Map 1909-10 Sussex IV.9 Published: 1911

Residential development did not begin along Church Road until the mid-twentieth century and the post-War period of New Town development. The new dwellings were generously sized detached or semi-detached houses, within long plots, set back from the road with long rear gardens. They were predominantly situated on the western side of Church Road. Later development on the eastern side of the road followed in the 1970s, along with the creation of the cul-de-sacs of Saxon Road, Old Orchards and Maddox Drive in the 1980s. In recent decades, further dwellings have been built at the southern end of Church Road.

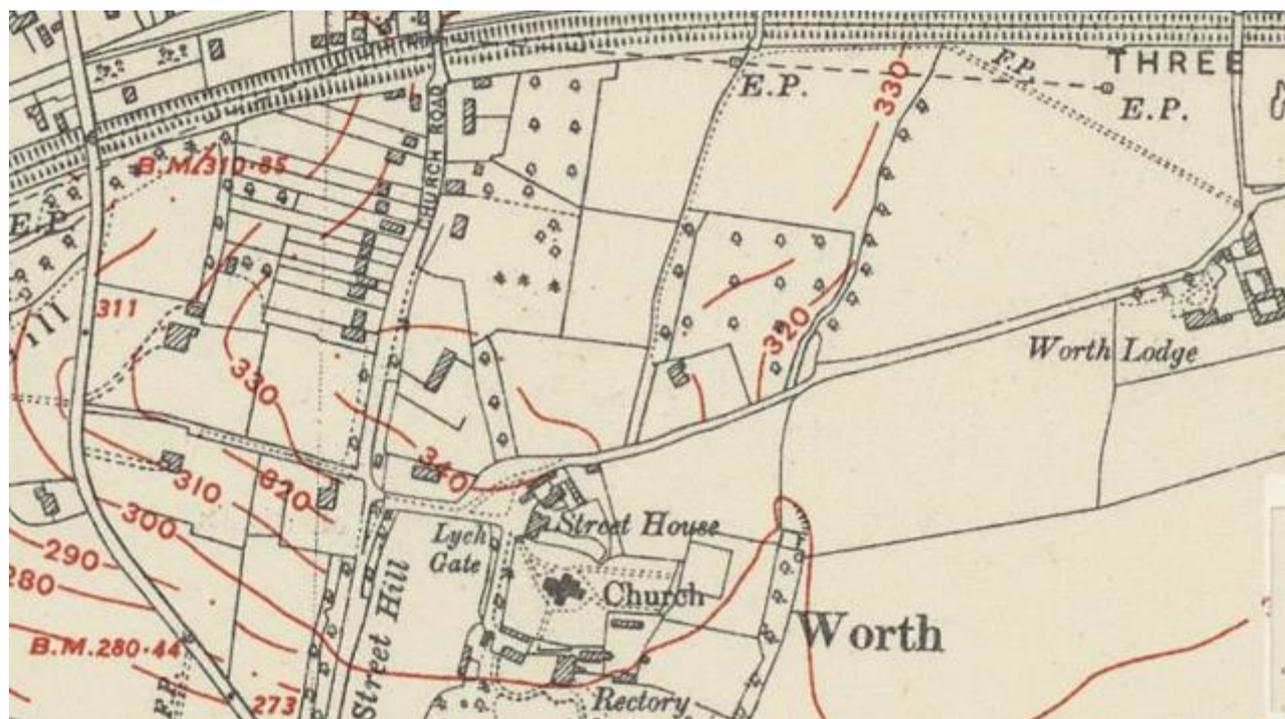


Figure 9 OS 1946-8 Sussex IV.SW

## Summary of character

Church Road retains physical and perceptible traces of its historic use as a drover's road. The banks and verges, along with mature trees and hedges provide a natural and spacious quality to the area. This is enhanced by the low density of housing, large front gardens and public foot paths. The hedges, trees and natural elements that contribute to the area's character are well maintained and some verges have been planted with wildflowers. The properties are set back from the road, often fronted with high hedges, which gives a sense of privacy and glimpses of views of the large detached dwellings. The road has a speed limit of twenty miles per-hour, which reduces the impact of vehicular traffic. There are also no places to park on the road, which enhances the impression of space.

Architecturally the area lacks cohesion, being developed in two separate episodes, the first being in the immediate post-War era, the second in the later twentieth century. There are examples of modern design using traditional details and materials, such as decorative vertical tiles, brickwork and clay tiles, the houses of Fontana Close being a good example of this.

A break in the hedgerow and built form at the junction of Church Road and Street Hill provides a small, green public space on the edge of the Worth Conservation Area, where a bench is situated close to where the footpaths cut across the road.



Figure 10 A public footpath within the Church Road ASLC



Figure 11 The view north into the Church Road ASLC



Figure 12 Traditional materials on Church Road



Figure 13 Fontana Close



Figure 14 Church Road looking south. The Grade II Listed Toll House is behind the hedge on the left

### Assessment of asset in light of new approach

Church Road has historic value in its past use as a sunken drover's road and along-established route to the Grade I Listed Church of St Nicholas. The antiquity of the road is evident in the surviving historic landscape features of banks and verges, along with the early nineteenth century Grade II Listed Toll House.

The road has aesthetic value which derives from its green, rustic character and lane-like quality. This survives as a result of the low-density of housing, spacious plots and set-back properties with hedges and green boundaries. The lack of parking, green verges and low traffic speeds also contribute to the character.

Architecturally the houses lack a consistency of form and design. Early post-War dwellings and late twentieth century developments result in a mixture of styles, though there is some consistency in the occasional use of traditional materials such as brick and hanging tiles.

The historic landscape features associated with the drover's road, the mature trees and hedges are elements that define the area's character, rather than any architectural quality of the houses. But the character of the area is enhanced by the sense of space resulting from set-back houses, within spacious plots, front gardens with hedges. This built form will need to be preserved, alongside the more tangible and immediate features that define the area's character, and this can be achieved by their continued inclusion within the ASLC boundary.

### Recommendations

It is recommended for that the area retains its ASLC designation.

The character of the area is sufficiently well defined, so as to differ from areas of Church Road to the north beyond the railway tracks. It is considered that there is scope for further assessment to ascertain the full value and character of the area and potentially to extend its boundary to the south, up to the end of Street Hill and the junction with Balcombe Road. While Church Road certainly has historic interest and aesthetic qualities, the area lacks the special architectural or historic interest worthy of Conservation Area designation.

### 4.3. Goffs Park Road

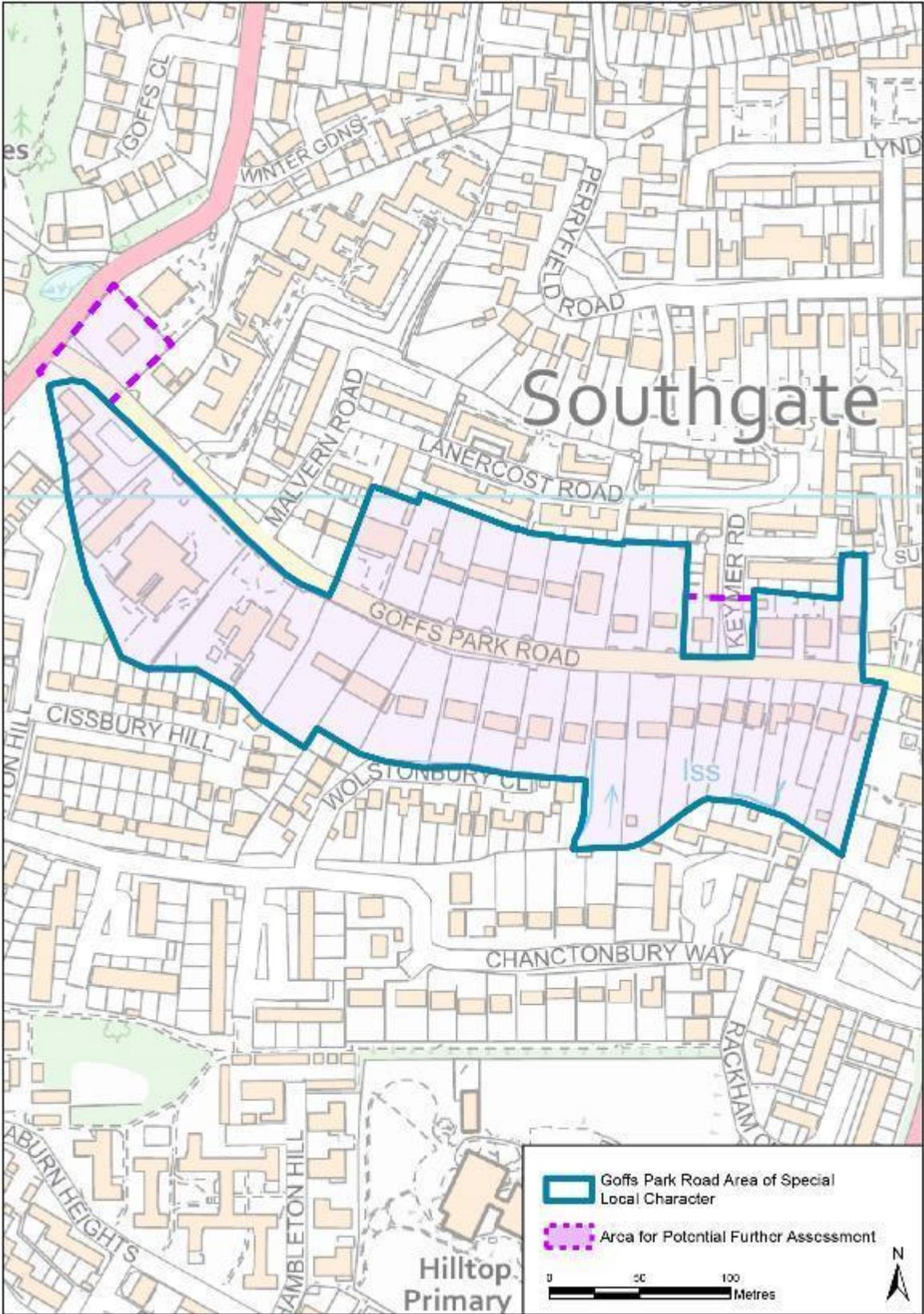


Figure 15 Goffs Park Road ASLC boundary and areas for potential further assessment

## Summary of significance

Before the late nineteenth century, the area of Goffs Park Road was undeveloped fields with hedgerow boundaries. The road follows the line of one of these historic field boundaries and development began in the late nineteenth century, with large, widely spaced detached houses set in spacious garden plots, set back from the road. Twentieth century infilling developments of detached and semi-detached houses increased the density, though the sense of space, with wide plots and set-back houses, was retained. One noteworthy Locally Listed Building, which is at the eastern end of Goffs Park Road, is the early twentieth-century Art-Deco villa Masons Hall (Goffs Tower ID 43), though at present this is not included within the boundary of the Area of Special Local Character. The most prominent and impressive nineteenth century house within a large plot, is the former Goffs Park Nursing Home, opposite the junction with Malvern Road. It is currently unoccupied and with boarded windows yet still makes a positive contribution to the character of the area. Number 24, Goffs Park Lodge is another Locally Listed Building which contributes to the character and significance of Goffs Park Road (ID 42) and has bay window, an ornate timber porch and original front door.



Figure 16 Goffs Tower



Figure 17 The former Goffs Park Nursing Home



Figure 18 Number 24, Goffs park Lodge

### Summary of character

Goffs Park Road rises gently from east to west and it has many mature trees, grass verges and hedges, particularly in the western half of the road. These contribute to the sense of green space and the road is generally quite with little traffic. In some areas the pavement on the southern side of the road is replaced by a grass verge, which provides an almost rustic, lane-like character. The impression that the road follows a historic field boundary can be easily perceived. There is a variation in the styles of architecture with some surviving large Victorian villas, early twentieth-century Arts and Crafts influenced dwellings and post-modern, late twentieth century houses. Yet the later detached and semi-detached developments were in keeping with the established form and density, set back from the road, hedge boundaries and generous garden plots. Red brick and vertical tiling are sometimes present in the earlier houses along with mock timber framed gables.

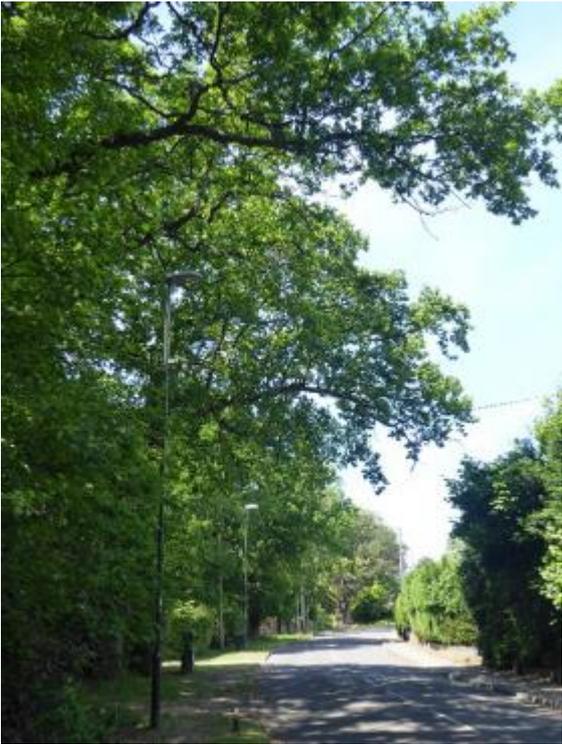


Figure 19 Mature trees, hedges and grass verges on Goffs Park Road



Figure 20 Detached and semi-detached houses of varying dates on Goffs Park Road

### Assessment of asset in light of new approach

Architecturally, Goffs Park Road contains high-quality residential dwellings of a similar form, predominantly detached houses, set back from the road. There is a variation in the age of these buildings, the earliest example being late nineteenth-century in date, with early to late twentieth-century houses forming the majority of dwellings. Subsequently there is a difference in styles which provides some architectural interest. The retention of the former field boundary along the alignment of Goffs Park Road also provides further moderate historic value, alongside the architectural interest. Aesthetically the road has a distinctive green character, which is derived from the spacious plots, mature trees, hedges and verges. Though the road has a definite character with buildings of interest, which could be enhanced and preserved, it lacks a consistency of development and it does not have the historic special interest, worthy of conservation area designation. However, the character of the area merits its designation as an ASLC.

### Recommendations

It is recommended that further research is undertaken into the expansion of the road and how it has developed from the nineteenth to twentieth centuries. This should precede a full assessment of the site against the new bespoke criteria for ASLCs. The boundary of the ASLC should also be revised. At present, Goffs Tower (built 1910) and the late nineteenth century semi-detached dwellings at numbers 16/18 are excluded from the boundary. A revision of the boundary to include these is recommended as due to their aesthetic and historic value, their inclusion would help to enhance the local character area. It is also recommended that a further assessment of the buildings of suitable historic value within the area is carried out, to consider any for inclusion within the local list of buildings.

These measures would help to strengthen the protection offered by the local area designation, as a means to ensure the distinctive character is not harmed by inappropriate development. Improvements, such as planting to the Premier Inn/Brewers Fayre car park, could also enhance the area's character. The vacant, gated plot on the opposite side of the road from the car park is an area of development potential and any proposed scheme should be carefully considered. An appropriate and acceptable scheme would be one that enhances and preserves the character of the area and one that is in keeping with the established nature of Goffs Park Road.



Figure 21 Left: The Premier Inn and Brewers Fayre car park. Right: The vacant gated plot opposite.

# 4.4. Milton Mount Avenue

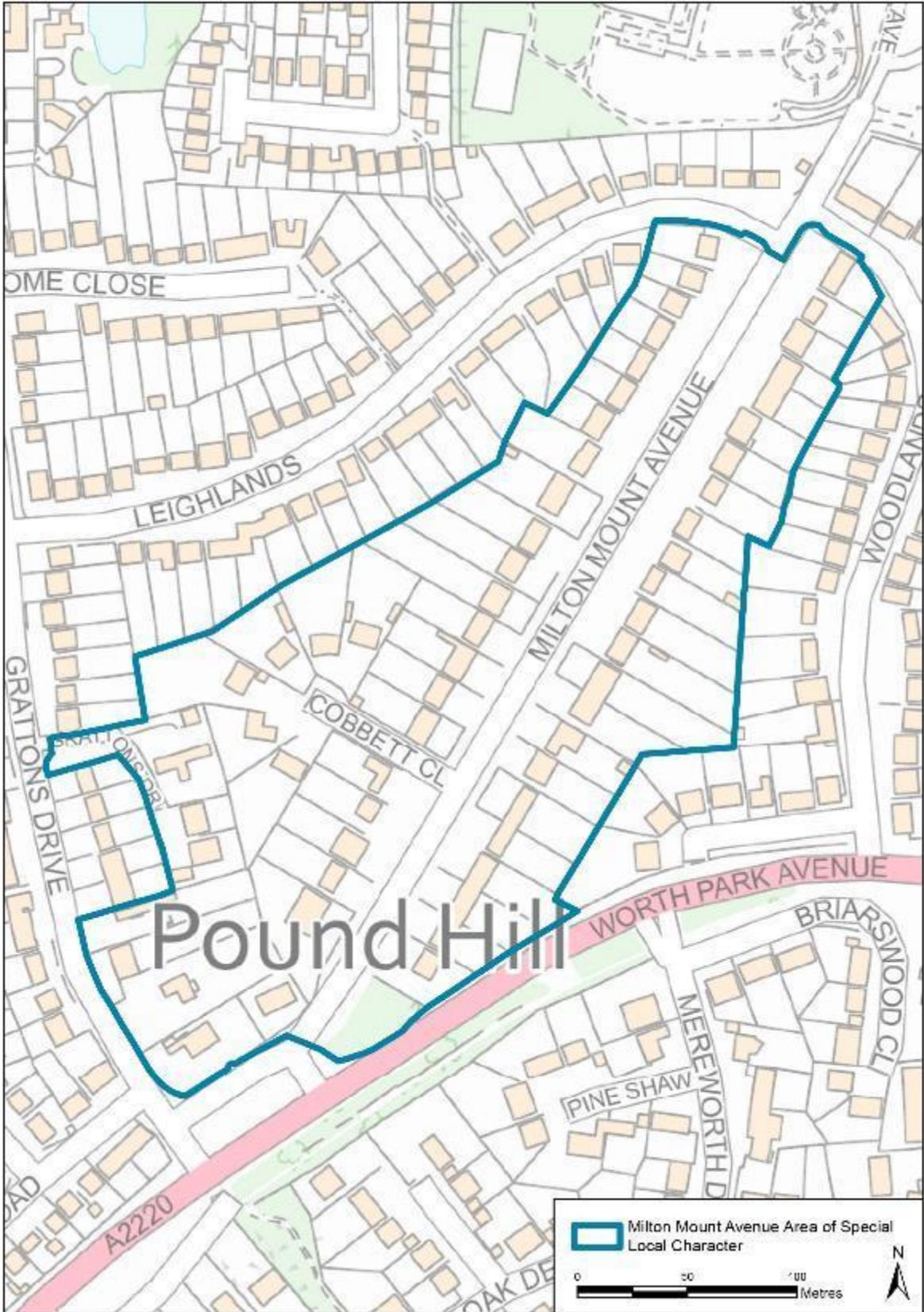


Figure 22 Milton Mount Avenue ASLC boundary

## Summary of significance

Milton Mount Avenue ASLC is located to the south of Worth Park Gardens. It is bounded by Worth Park Avenue to the south and Grattons Drive to the west. To the east the boundary of the ASLC abuts the rear of the garden plots of houses fronting Woodlands, while to the northwest the boundary abuts the rear of the garden plots of houses fronting Leighlands. The avenue is oriented south-west to north-east and provides access to Worth Park and the house plots facing the avenue, along with those within Cobbett Close are included within the ASLC designation.

Milton Mount Avenue has historic significance in its origins as the tree-lined drive to Worth Park House and estate, the former residence of the Montefiore family, who were known for their educational philanthropy in the nineteenth century. The estate was formed from the purchase of partitioned parts of what had once been the enclosed medieval deer park of the Forest of Worth. The estate of Worth Park first appears on Ordnance Survey mapping in 1809. In the next decade Abraham Montefiore (1788-1824) bought Worth Park Farm to the west.

By the 1840s, the estate had been consolidated and Abraham's eldest son Joseph, inherited Worth Park House and Garden, a stables yard, ponds, plantations, a kitchen garden and Park Farm, along with most of the land map lying north, west and south of Worth Park. After a fire in 1847, the mansion had been fully rebuilt by 1856 and in the 1880s James Pulham and Son, who designed features for the gardens of Sandringham and Buckingham Palace, remodelled the grounds of Worth Park.<sup>10</sup> The work was overseen by Sir Francis Abraham Montefiore and his mother Henrietta.

---

<sup>10</sup> Banister, K., 2008. James Pulham and Son. <https://www.parksandgardens.org/news-events/james-pulham-aamp-son>. Accessed 21/07/2020

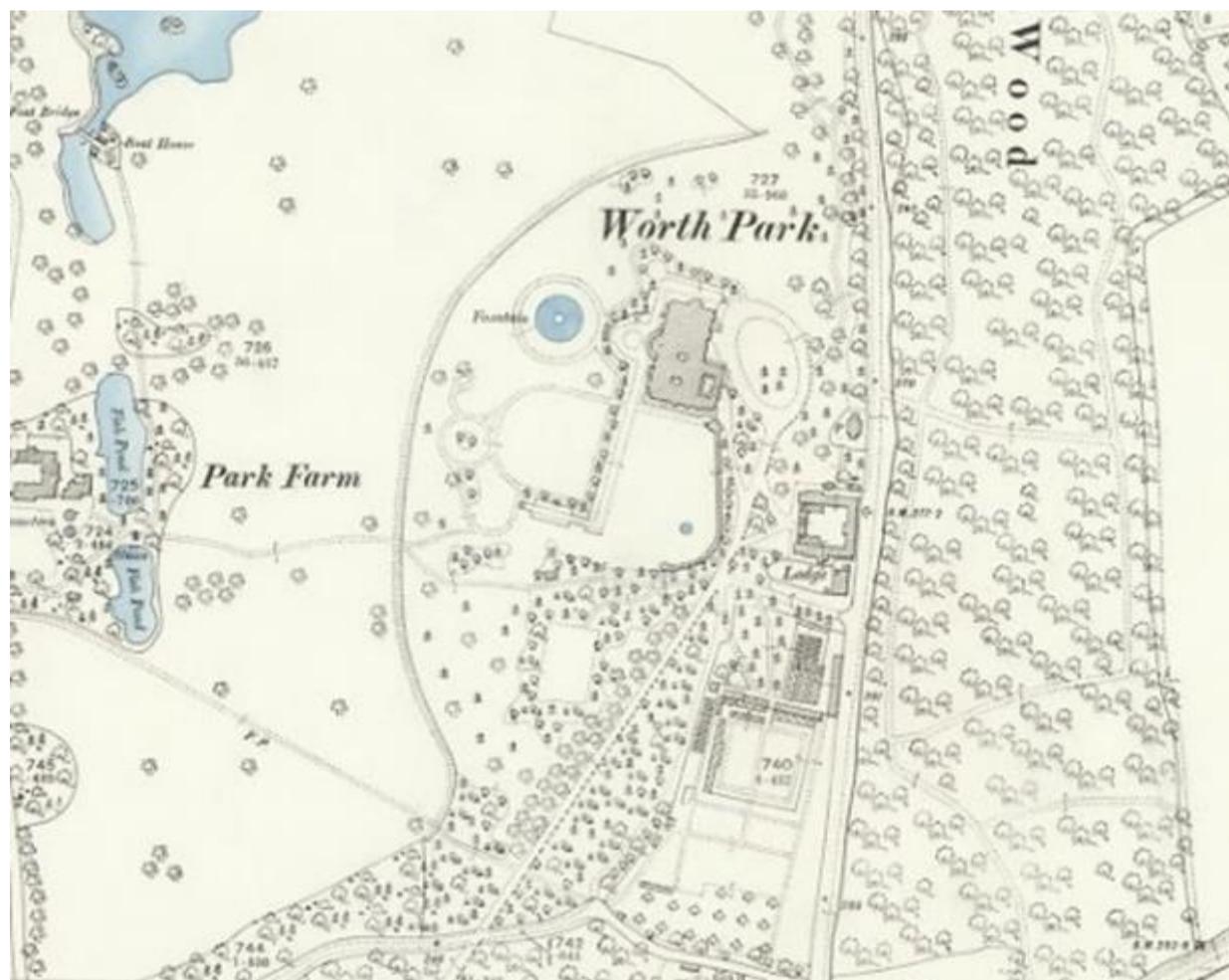


Figure 23 The OS Map 1897 Sussex IV.5 showing Worth Park Mansion, Park Farm, stables gardens and the tree lined entrance drive that was to become Milton Mount Avenue

The early twentieth century saw a widespread decline in the affluence of the landed gentry and the Montefiore family at Worth began to find the estate unviable. After the death of Henrietta Montefiore in 1915, the house along with an estate of 2,055 acres were put up for sale. The house and gardens were purchased in 1920 by Milton Mount College, a boarding school for girls. Only slight modifications were made to the park by the college, while Sir Francis Montefiore continued to have a residence at Farmleigh, one of the estate properties on Grattons Drive, until he died in 1935.

The College was commandeered by the War Office during the Second World War to accommodate Canadian troops, but Milton Mount College re-opened in 1946. In 1958, the College made the decision to move from the site as part of a merger with Wentworth School in Bournemouth and, in 1960, the College at the site was closed. Crawley Borough Council then bought the house and gardens in 1963. The mansion building was demolished in 1968 and Milton Mount Flats, a seven-storey block, were erected in its footprint. Large areas of the park were also released for residential housing developments.

The avenue of mature trees that characterises Milton Mount Avenue is therefore historically significant as one of the surviving elements of the former estate. The avenue formed the main approach to the house and was a key part of how the estate was intended to be experienced by visitors arriving at Worth Park. A sense of this experience can be gained from studying the 1897 OS Map. Glimpses of the open area and landscaped fields towards Park Farm to the west may have been possible, while the greenhouses and nursery gardens to the east would have been screened by denser woodland. The House would have been revealed upon reaching the circular area in front of the house necessary for a carriage to turn around.

## Summary of character

Milton Mount Avenue retains its character as a straight avenue of mature trees, including large redwood pines. The tree lined boulevard slopes gently downward to the south east and Worth Park Road. The buildings that line the avenue are all of late twentieth century date and consist of detached dwellings, set in large spacious plots with grass verges. The pavements are set behind the grass verges and there are no parking areas on the road, which ensure the unbroken visual aspect and the flow of movement along the straight avenue.

One third of the way along its length is the turning to Cobbett Close, also included in the ASLC. Here the character is somewhat diluted, with a narrower width and parked cars and panelled fences. However, the grass verges and mature trees are also present. Another peripheral part of the ASLC is at numbers 18, 20 and 22 Waterways, a gated private road on Grattons Drive. This could not be accessed during the site visit and its character could not be assessed. The two roads Woodlands and Leighlands that surround the ASLC do not share the same character.

Architecturally the houses are a mixture of late twentieth century styles. There are modernist dwellings with varying shapes and forms, large glazed panels, stone cladding and integrated garages. But there are also modern dwellings of a more traditional built form, mimicking the symmetry of classical architecture, with porticos, columns and one example of a fountain in the front garden. Towards the northern end, there are occasional examples of an Arts and Crafts influence, with white render, irregular roofs, big chimneys and vertical hanging tiles. Many of these more traditional forms are more recent than the modernist dwellings, having been built on plots after the demolition of a house built in the 1970s. They therefore could be considered to signal more recent changes in taste and the rejection of the domestic modernist design of the late twentieth century. The removal of hedges fronting properties, the introduction of boundary walls and faux classical elements have diminished the uniformity of the building styles on the Avenue, particularly nearer the southern edge.



Figure 24 Mature trees, grass verges on Milton Mount Avenue



Figure 25 The varying house styles found on Milton Mount Avenue



Figure 26 The southern end of Milton Mount Avenue looking south-west

## Assessment of asset in light of new approach

The tree-lined boulevard of Milton Mount Avenue is of historic value and can be easily interpreted as the nineteenth century carriage drive to Worth Park. It shares this association with other surviving elements of the former estate, which includes both less well-defined landscape features and more obvious designated heritage assets, such as the Fountain and Pond Basin (List Entry Number: 1392581), Pulhamite rockery (List Entry Number: 1392579) and the former stables to Worth Park, now Ridley's Court (List Entry Number: 1392429), all Grade II Listed. It therefore shares a group value with these other assets associated with the former Worth Park estate.

The distinct character of the Avenue can be easily appreciated, yet it lacks the special architectural and historic interest worthy of conservation area status. However, due to its underlying historic value and its character it is recommended for continued designation as an ASLC.

## Recommendations

It is recommended that a full assessment of the Milton Mount Avenue ASLC is undertaken against the newly established criteria. This would also allow further research into the establishment of the drive, within the historical context of the Worth Park Estate. At present, within the scope of this review, it has not been possible to find a date when the carriage drive was established. It is not shown on historic mapping from 1809 and 1875 but it does appear on the OS map from the 1890s. The possibility that it was introduced during the period of works carried out by James Pulham and Son in the 1880s could be investigated.

The retention of the dwellings and garden plots on either side within the ASLC is recommended. Although there is little architectural interest, the low-density, set back detached dwellings within wide garden plots provide a sense of space that enhances the distinctive character of the Avenue. This could be lost with over-intensive, higher density development, such as blocks of flats. Some inappropriate boundary treatments have been introduced recently and the control of applications for landscaping alterations, along with restrictions to ensure the retention of front gardens and hedgerows would be beneficial.

# 4.5. Mount Close & Barnwood

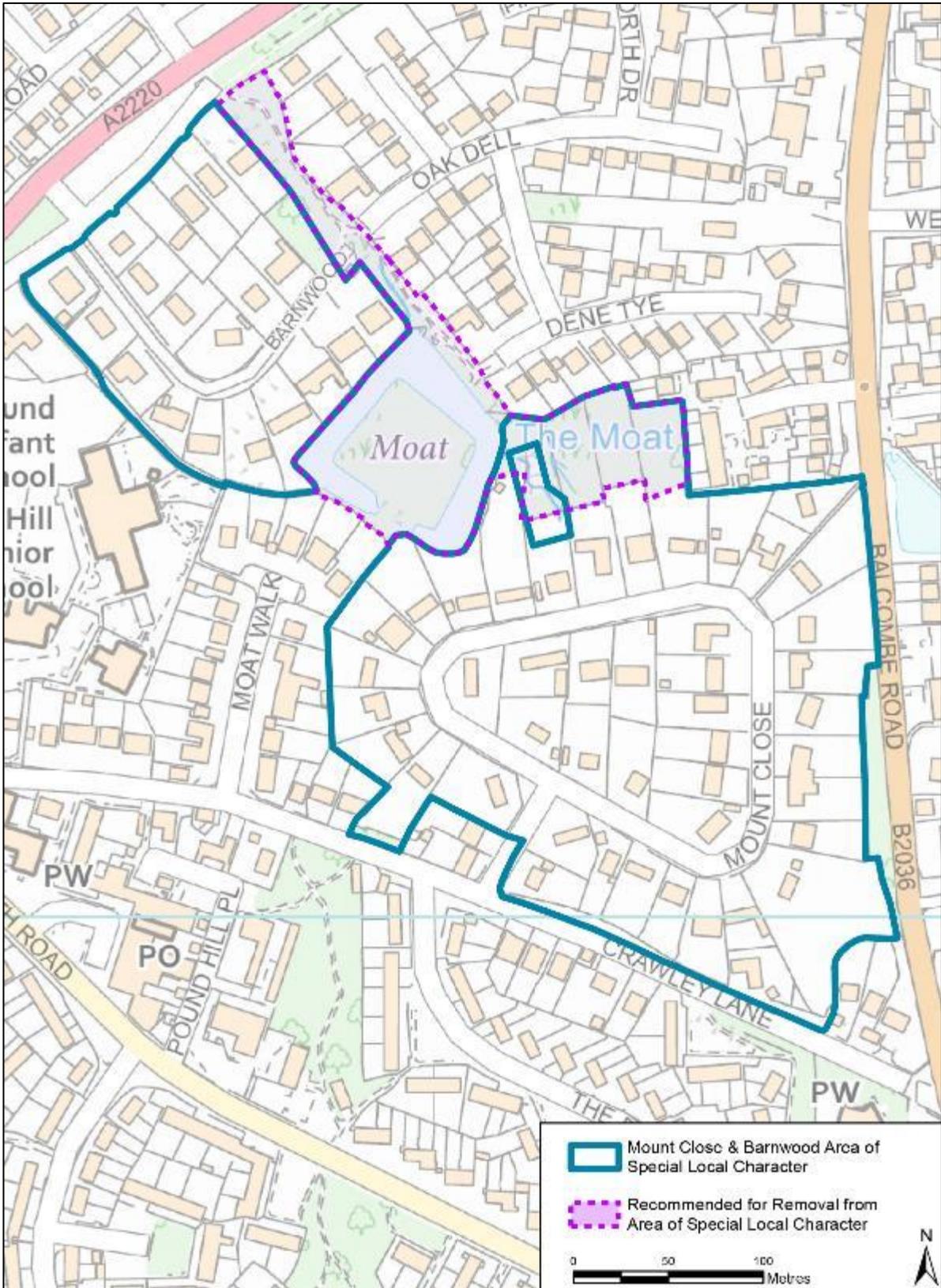


Figure 27 Mount Close & Barnwood ASLC boundary and areas for potential further assessment

## Summary of significance

Mount Close and Barnwood are significant as examples of early twentieth century housing developments built before Crawley's New Town designation in 1947. Maps and the architectural style used suggests the majority of houses on these streets were built between 1930-47, likely by speculative private firms in response to the expansion of the nearby Three Bridges Railway Station. The streets are located within the Pound Hill area of Crawley and form part of a larger section of development infilling a triangular area enclosed by three historic routes, Crawley Lane (south), Worth Park Avenue, (west) and Balcombe Road (east).

Properties are detached and benefit from generous plot sizes, allowing for large gardens and private driveways. Although not interconnected through pathways, the two streets share similarities such as the Arts and Crafts styling of properties, an emphasis on space and a verdant appearance. Located between the two streets is a moat and associated earthworks which are designated as a Scheduled Monument (List Entry Number: 1013770). Publicly accessible in part, the Moat is a quiet, enclosed and verdant space amongst built form and surrounding developments which encircle Mount Close & Barnwood.



Figure 28 1912 OS Map



Figure 29 1946 OS Map

## Summary of character

Mount Close and Barnwood both benefit from a green and verdant character, with houses set in spacious grounds and gardens, many of which are built in the Arts and Crafts style. Historically undeveloped until the early twentieth century, the majority of properties in the two streets are thought to date from the 1930-40s, the 1946 OS Map indicates that the streets were laid out by this date, except for the north eastern side of Mount Close. Later properties on Mount Close are thought to have been built in the 1950s and '60s. The shape of each street is distinctive, Mount Close is arranged in a strong triangular formation; properties on Barnwood Close are arranged in a U shape, terminating at a dead end on the eastern side.

The generous plots sizes and positioning of properties give a sense of seclusion on both streets, emphasised by existing areas of high hedgerow (particularly on Mount Close) and boundary treatments which create incidental views of the houses within the area. Kinetic views allow for greater visibility of houses whilst travelling through the area, long views down the streets are dominated by hedgerow and tree cover, in which the presence of the buildings is mostly indicated by a view of their roofline. Openings in hedgerows are limited, often meaning houses are only fully visible within their boundary or driveway. Grass verges on both streets add to the green character of the area, which is partially enforced by the presence of small stone bollards on Barnwood, preventing car parking on the verges. There are no areas of pedestrian pavement, further minimising the amount of hard surfacing in the area.



Figure 30 Full views of houses from the public realm are limited

On Mount Close the topography undulates, most notably on the eastern side which falls sharply toward the Moat. By comparison Barnwood is predominantly flat. The rise and fall of the land on Mount Close, coupled with the presence of higher hedgerow, gives Mount Close a more private appearance than Barnwood, on which many of the houses are visible from a single vantage point at the street's southern corner.



Figure 31 Steep topography on the eastern side of Mount Close

The Moat is located between Mount Close and Barnwood and incidental to the block plan of the buildings, which do not face the Scheduled Monument. As a feature, the Moat is an interesting backdrop to some of the properties, the gardens of which back onto its boundary, however it has not been intentionally integrated into the block plan of the development. Whilst the Moat is an area of landscape quality it is not integrated into the residential development of Mount Close & Barnwood. It is of high significance due to its historic and archaeological value, however, there is little connection between its significance and the surrounding development.



Figure 32 Landscape quality of the Moat

There is no interconnectivity between the two streets, Mount Close and Barnwood. Access between the two areas is via a footpath and Mount Drive, the footpath is shown on the 1946 map.

Some features typical of the Arts and Crafts movement are evident including an emphasis on traditional building forms, such as low eaves heights, half hipped and catslide roofs with gabled dormers. Building materials are largely traditional and include clay tile roofs, rendered elevations, leaded windows (although may be uPVC replacements), timber boarding and tile hanging. Details such as exposed rafter feet and large end chimney stacks are also common.



Figure 33 Houses on Mount Close include a one and half storey design with central dormer, repeated throughout the Close and now mostly altered and extended with varying success

Properties on the eastern side of Mount Close are more varied in appearance due to their later build date and feature elements more readily associated with standard modern design from the 1960-70s such as concrete roof tiles, large rectangular windows and mosaic tiles on their frontages.

Recent alterations to properties are more noticeable on Barnwood, detracting from the Arts and Crafts appearance of properties through the introduction of uncharacteristic elements such as rooflights, large extensions and modern front doors. The re-rendering of properties has also given some properties a stark appearance in contrast to the unaltered buildings which have a more mellowed appearance.



Figure 34 Modern alterations to houses on Barnwood

## Assessment of asset in light of new approach

Properties within the boundary include good examples of Arts and Crafts architecture which predate the surrounding development in Pound Hill. The block plan has been retained meaning there is an element of authenticity to the streets' original appearance. Alterations to properties such as the insertion of uPVC windows, the loss of hedgerow, changes to boundary treatments and extensions have undermined the appearance of the area. However, the prevailing Arts and Crafts style of the properties and surviving architectural details gives the area a distinct character and aesthetic value.

The Moat is of high historic and archaeological value, as recognised through its designation as a Scheduled Monument. Nevertheless, the presence of the Moat is incidental to the block plan of the streets, providing instead a green and verdant backdrop to Mount Close & Barnwood rather than contributing to their street scene or appearance. As a landscape feature the Moat is a positive contributor to the area, although arguably it makes stronger contribution to the public realm in relation to Dene Tye cul-de-sac to the east of the ASLC.

Mount Close & Barnwood is an area which holds architectural, historic and group value, although it lacks the special architectural and historic interest required of conservation area designation. The character of the area warrants its designation as an ASLC.

## Recommendations

It is recommended that a full assessment of the Mount Close & Barnwood ASLC is undertaken against the newly established criteria. This would also for further research into the dates of the properties and any connections with local architects or developers.

It is recommended to divide the ASLC into two separate ASLC; one centred on Mount Close and the other Barnwood. Whilst the areas are similar, they have different characteristics and lack interconnectivity.

The removal of the Scheduled Monument between the two distinct areas is recommended, as its contribution is to the setting of the areas, rather than their significance. The archaeological remains have not informed the block plan of the developments and appear to be incidental to the housing development. The gardens back onto the Moat, with properties facing away rather than toward it as a focal point. The Moat is of high significance and this will continue to be recognised through its designation of a Scheduled Monument and the ASLCs will form its setting.

The loss of original architectural features, including windows and doors, and the erosion of green boundary treatments has impacted the character of the area. The suitability of additional controls should be assessed to better preserve the local significance of the ASLC.

# 4.6. Rusper Road

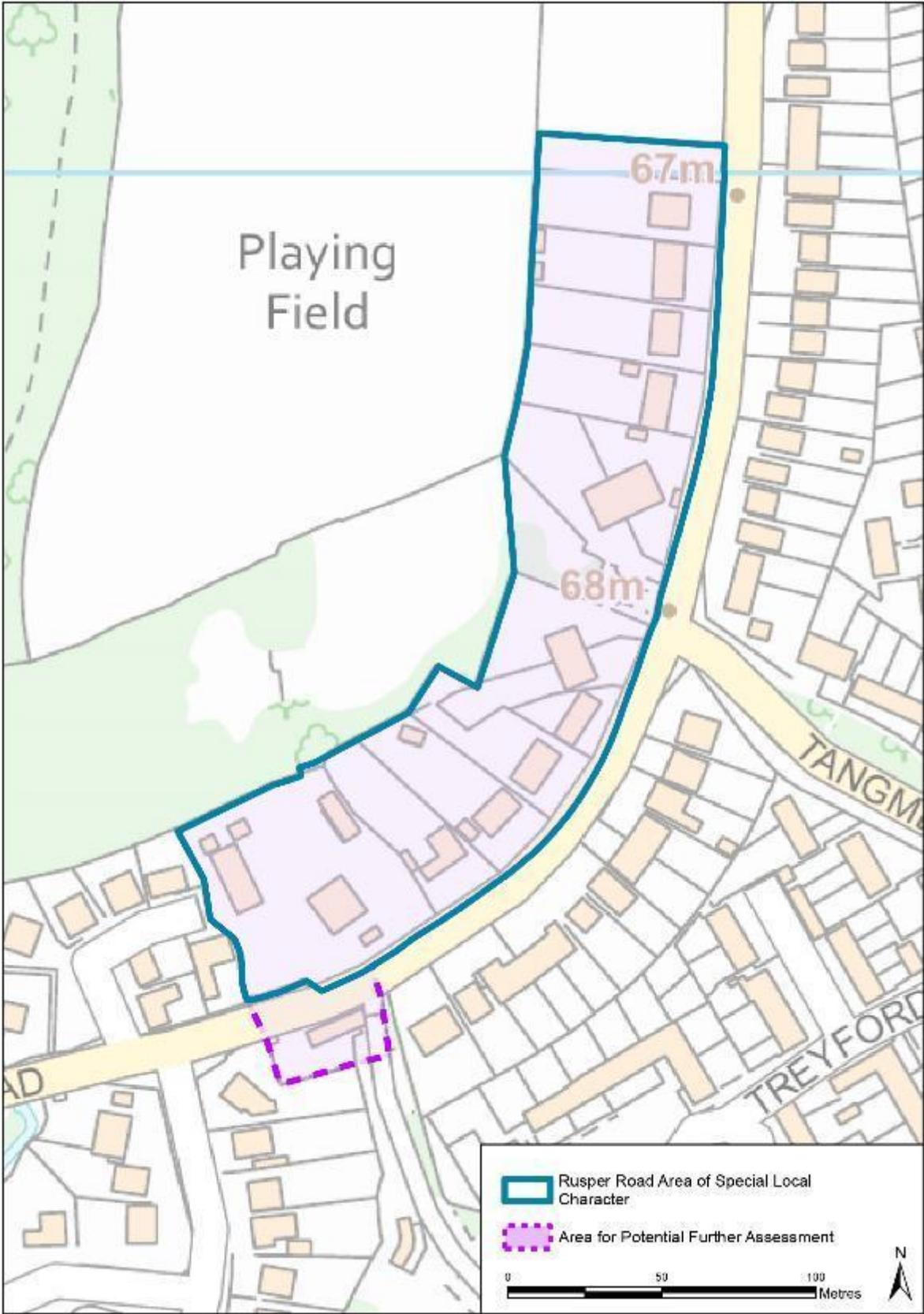


Figure 35 Rusper Road ASLC boundary including area for potential further assessment

## Summary of significance

Rusper Road is significant as an area of early twentieth century Arts and Crafts houses, built at the western edge of Crawley. Backing onto open land and Rusper Road Playing Field, the properties are a distinct contrast to surrounding later development and have a strong group value. Located on a historic route, the houses are thought to have been built by a speculative private developer following the opening of Ifield Railway Station in 1907. All properties are marked on the 1961 OS Map, whilst the 1948 map shows the partial development of the area. However, an aerial photo thought to date from the 1930s shows the properties clearly, which, coupled with their appearance, further suggests they were constructed between 1910-39. It is thought that noted local architect, Blunden Shadbolt (1879-1949) who specialised in the neo-Tudor and Arts and Crafts style may have been involved in the design of the houses within the ASLC, which exhibit characteristics typical of his work.

Relatively unaltered, the properties are either detached or semi-detached, arranged in a symmetrical formation along the curve of Rusper Road, the centre point located opposite the junction between Rusper Road and Tangmere Road. At the southern edge of the area is Turks Croft, a Grade II listed late fifteenth century farmhouse. The farmhouse is indicative of the historic, agrarian landscape that surrounded Crawley with dispersed but interconnected farmsteads.

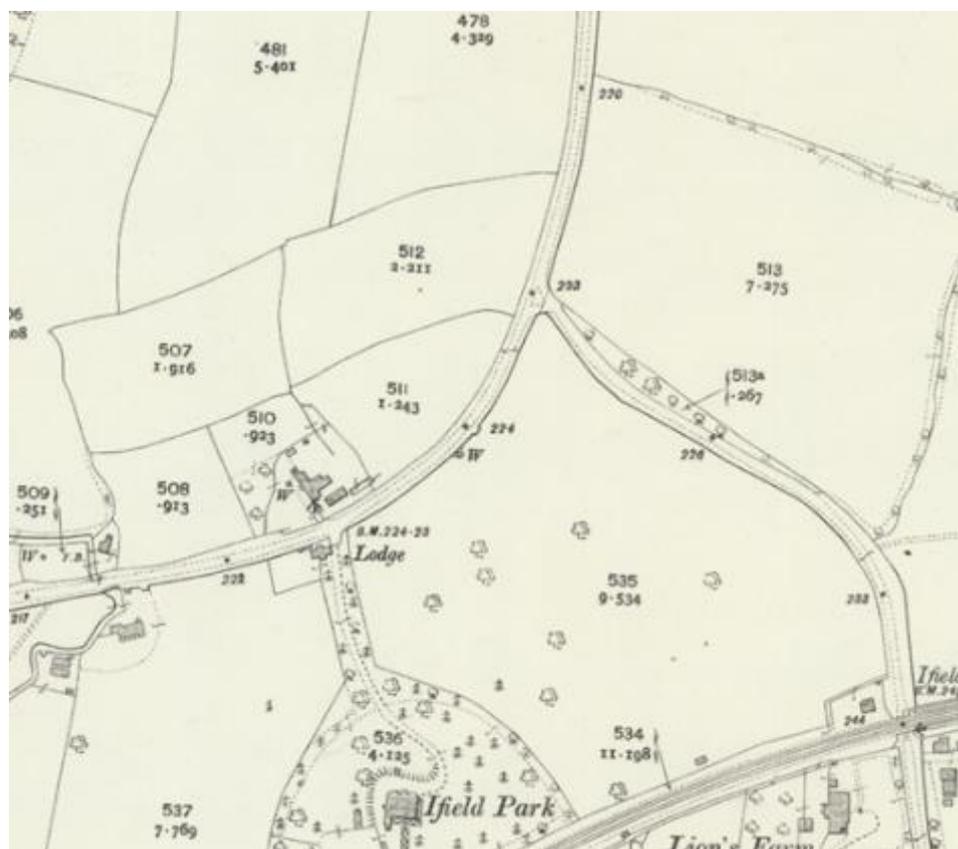


Figure 36 OS Map published 1910

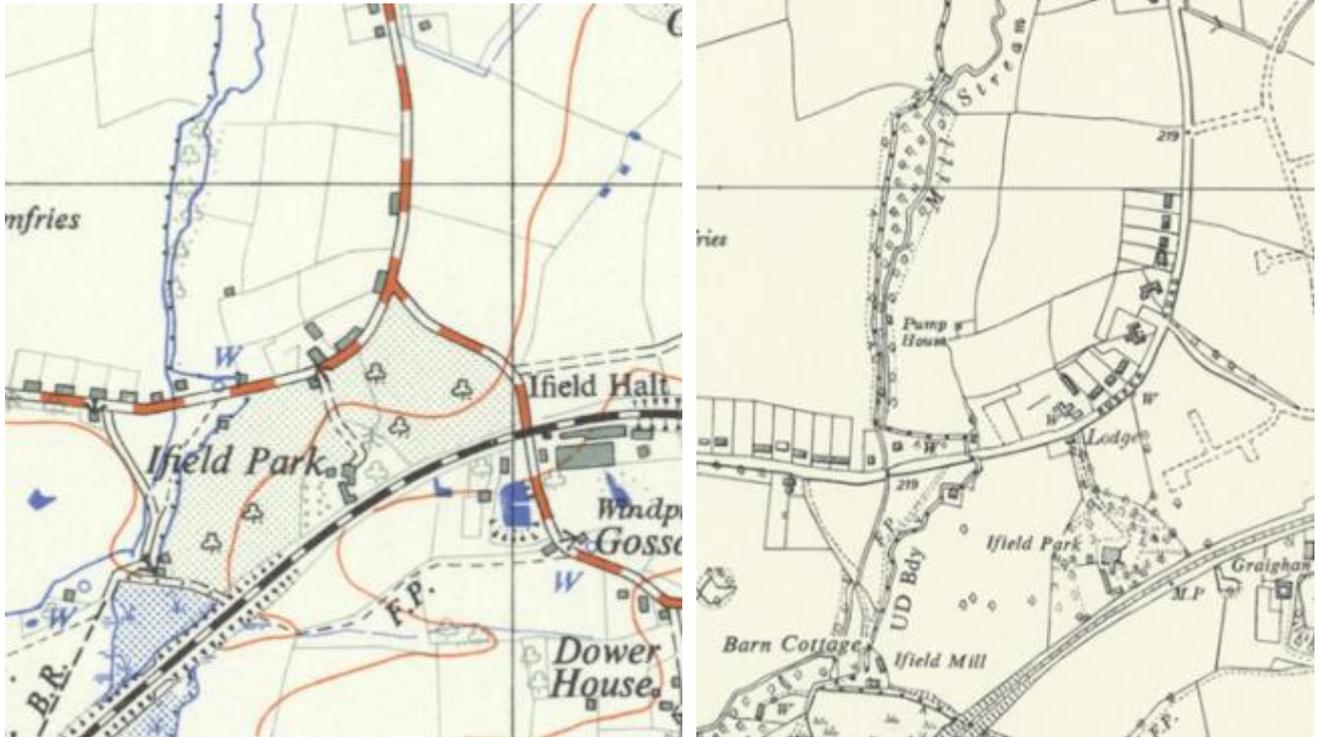


Figure 37 Left: OS Map published 1948. Right: OS Map published 1961



Figure 38 Aerial view of Rusper Road taken in the 1930s (<http://iansapps.co.uk/oldbritain/crawley/rr.html>)

## Summary of character

The area features large, detached or semi-detached houses with a dominant Arts and Crafts character, despite some modern infill (Le Chantier). The character of the early twentieth century properties is heavily influenced by vernacular architecture, and the inclusion of Turks Croft within the ASLC provides an interesting and important counterpart to the development, acting as a representative of 'authentic' vernacular architecture which the early

twentieth century Arts and Crafts and Neo-Tudor architectural styles emulated. Brick is the dominant building material, laid in a Flemish bond with a varied colour palette, afforded by the traditional manufacturing methods.

Architectural details typical of the Arts and Crafts and Neo-Tudor styles found on houses within the area include half hipped and catslide roofs with prominent chimneys and hipped and eyebrow dormers. Traditional materials predominate with clay tiles, brick and timber cladding providing a unifying character. The brickwork is often decorative and there are examples of brick nogging in between exposed timber work and diaper work.



Figure 39 Cat slide roofs, dormer windows and timber boarding, typical of the Arts and Crafts style of the ASLC

The irregular positioning of properties, large plot sizes and the presence of hedgerow and trees gives the area a verdant, spacious character which also contributes positively to its significance, referencing the area's historically undeveloped landscape on the edge of Crawley. Ifield Park, south of the area, is shown on early OS maps and although not included within the boundary, its Lodge (immediately south of Turks Croft), likely constructed in the nineteenth century, provides an appreciation of the historic development of the ASLC and contributes positively to its setting. Once a large country house, Ifield Park is now in use as a residential care home.

The regular massing of the houses creates a feeling of coherence, whilst variety in their appearance and positioning provides visual interest. Small grass verges and consistent boundary treatments further the sense of uniformity within the ASLC. Each property is set back some distance from its front boundary which also adds a sense of privacy and seclusion. Where they have been extended, properties have retained their character and the ASLC has a high sense of authenticity which is only partially diminished by the presence of uPVC windows. All properties (with the exception of Turks Croft) have had their windows replaced with double glazing which, although unsympathetic to the character and design ethos of the buildings, furthers the uniform appearance of the area.



Figure 40 Dormer windows, exposed timber beams and decorative brickwork feature on all the houses (excluding Le Chantier)

### Assessment of asset in light of new approach

The area has architectural value, featuring properties which are good examples of the late Arts and Crafts period, including elements of the Neo-Tudor style. Despite some changes to windows and doors, for example, the properties appear to be relatively unaltered, suggesting they are authentic in their appearance. This authenticity is furthered by the retention of large trees and hedgerows.

The development of this part of Rusper Road is thought to be associated with Blunden Shadbolt, a noted local architect who worked in Crawley and across Sussex in the early twentieth century. As part of this assessment, desk-based research into Shadbolt's work in Rusper Road was conducted, however no conclusive evidence was found to indicate Shadbolt's involvement.

It is known that Shadbolt worked in Crawley and the properties do display elements which are characteristic of his work, suggesting he may have been involved. Further analysis and research are required; Blunden typically designed timber framed houses with large inglenook fireplaces, but internal inspection of the houses is outside the scope of this assessment.

The inclusion of Turks Croft within the area adds an additional aspect of historic interest as the Grade II listed house is thought to date from the fifteenth century. The later houses are likely to have been built on the farmland associated with Turks Croft, and the close proximity to Ifield Park and its Lodge suggests there may also have been a historic relationship between the farm and the manor.

The ASLC benefits from notable group value. The properties are coherent in their appearance, creating a unified appearance along the street, emphasised by the repetition of house designs. Sympathetic alterations have preserved the character of the properties and the single modern infill building (Le Chantier) does not detract from the appearance of the road.

The designation as an ASLC is appropriate in recognising the area's distinctive character, aesthetic and architectural value.



Figure 41 Repeated housing designs along Rusper Road

## Recommendations

Further research is required to fully assess the Rusper Road ASLC against the new criteria, particularly with regards to its historic value and associations with the architect, Blunden Shadbolt. This could result in an enhanced understanding of the historic interest of the ASLC.

The historic and architectural value of The Lodge, south of the ASLC and opposite Turks Croft should be further analysed. The appearance of the property, featuring decorative bargeboards, a gable pitched roof and tile hanging, suggests it dates from the nineteenth century. Although extended to the rear, the property's appearance seems largely authentic and the building should be considered for local listing, as a surviving marker for Ifield Park's former usage.

The loss of hedgerow and introduction of hardstanding or inappropriate boundary treatments would be detrimental to the significance of the area, detracting from the coherent appearance of the street scene. Therefore, the suitability of additional controls in relation to front boundaries should be assessed.

## 5. Assessment of Proposed Addition

This section includes a review of the possible addition of the New Town centre to the list of ASLCs in Crawley. The proposed area has been identified by Crawley Borough Council as an area of particular local significance to Crawley.

This review will identify how far the proposal is in line with the findings of Stages 1-3 of this report. Summary of significance and character are informed by a desk-based assessment and field survey undertaken in June 2020.

# 5.1. New Town Centre

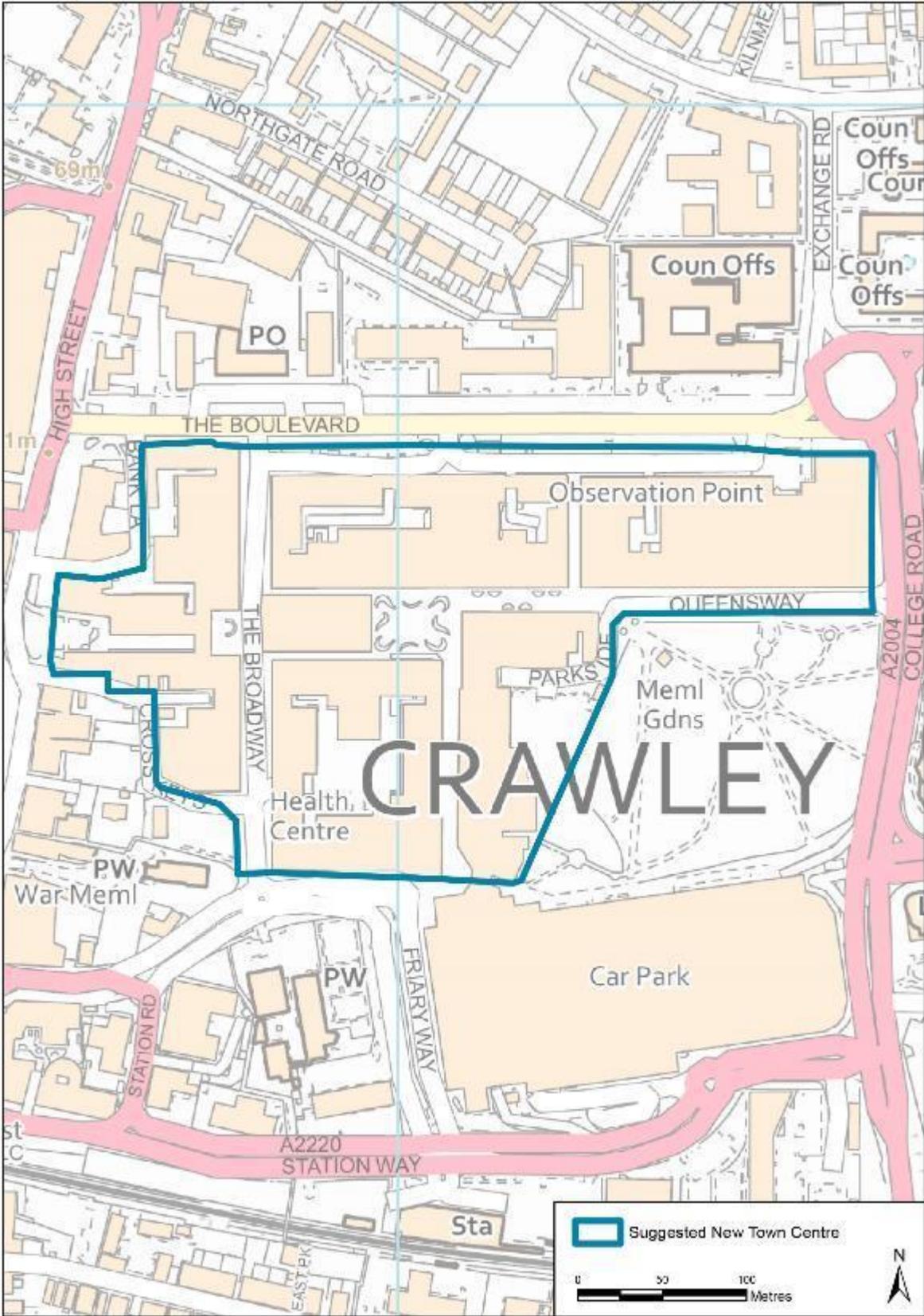


Figure 42 Suggested New Town Centre ASLC boundary

## Summary of significance

Following its designation as a New Town in 1947, plans were developed to enlarge Crawley's town centre, creating new retail space east of the historic core. The extension to the town centre and creation of new shopping space was designed to attract both Crawley's growing population and residents from the surrounding area. The plan was ambitious, creating tree lined boulevards and designated areas for retail, leisure, municipal services and parking. Initially designed by Anthony Minoprio, the layout was developed by A. G. Sheppard, chief architect of the town's Development Corporation.

Civic buildings were located in the northern section of the planned town centre extension, with retail units to the south, interconnected to the existing High Street and Crawley Railway Station. The Broadway and Queensway, the retail core of the development, were the first sections to be completed and were inaugurated in 1954 by Duncan Sandys, Minister for Housing and Local Government. The Boulevard was laid out at a similar time, including the site for the new Town Hall and Post Office, which were completed in the 1960s.

The original masterplans for the town centre were published in *Town and Country Planning*, 1948-49 and show a grid-like layout for the town, featuring areas of open space and a compartmentalised plan for building use, where shops, leisure facilities and municipal buildings are distinct from one another. A comparison between the masterplan and the built layout of the town centre today highlights that the original plan was adapted and not realised in full. There have been a number of subsequent changes, the most significant being the recent erection of a large infill building in Queen Square (originally completed in 1958 and altered in 2017), reducing the size of this public area substantially.

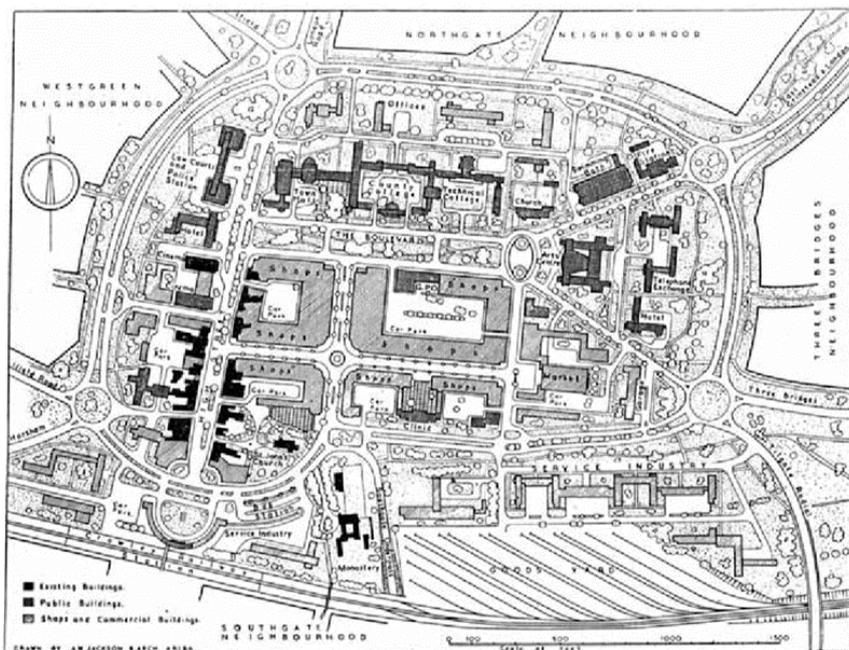


Figure 43 Original masterplan by Anthony Minoprio, published in *Town and Country Planning*, 1948–49

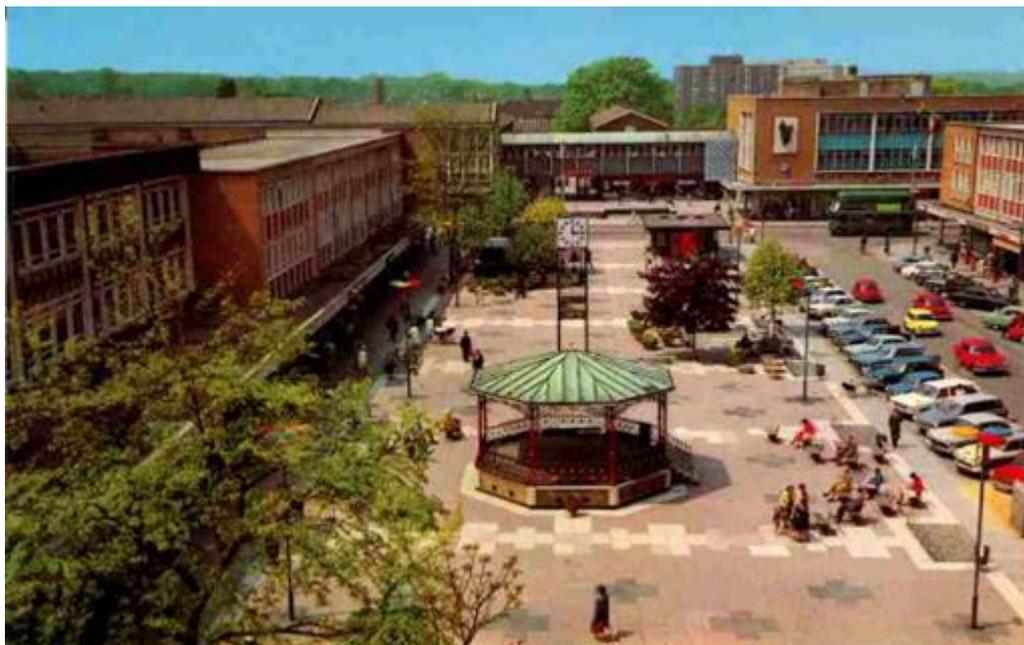


Figure 44 Queens Square, date between 1969-73 due to presence of clock (<http://crawley.cyng.org.uk/CN-NewTown.html>)

## Summary of character

The New Town centre features buildings which formed part of its original design and benefits from some historic interest because of its urban planning and designation as a post-war New Town. The New Town is visually distinct from the historic High Street. Views of the access points between the two areas are dominated by service and ancillary areas, particularly in the Cross Keys area. Similarly, the park, at the eastern edge of the area, is bounded in part by service areas and car parking, which undermines appearance of the park.

Architecturally, there are examples of post-war building which reflect the restrictions on building materials at the time, including the use of sheet metal for outer walls and large sections of glazing. Concrete and brick were used for early buildings, contributing to the appearance of the New Town. Decorative detailing, such as patterned brickwork or mosaic tiles on higher storeys, add subtle variations to the street scene and highlight the aesthetic principles employed in the creation of the buildings which, although somewhat utilitarian, were designed to be visually stimulating.

There is a strong linear character to the original New Town buildings, due to the horizontal emphasis of the shops lining the ground floors. First and second floors have a more vertical emphasis, featuring large windows breaking up the mass of the buildings. The form of the buildings is modular, resulting in a regular bay rhythm of fenestration on higher floors. Typically, three storeys in height, the shopping parades on the northern sections of the proposed area, including The Broadway, The Pavement and Queensway retain more of the original appearance of the New Town centre. The Martletts and eastern edge of Queensway (opposite the park) have a more modern appearance, featuring curved brickwork and parapet walls which contrast to the block-like form of the earlier sections of the New Town.

The retention of original features including tiled columns (pilotis), street signs, public art and the surviving elements of the block plan add interest and context to the appearance of the Town Centre. Nonetheless, these features are small and unassuming in comparison to the larger changes to shop signage and frontages, replacement buildings (including infill of Queens Square) and other changes to the public realm which have impacted the cohesion of the New Town centre's post-war character.



Figure 45 Window Aprons in sheet metal and original street signs, Queensway



Figure 46 Buildings are constructed in a modular formation, retail space correlating to the bays and fenestration on higher floors, The Pavement, looking south



Figure 47 Good pedestrian provision and sense of space is retained in some areas, note mosaic tiled columns on left, Queensway, eastern edge



Figure 48 More recently constructed buildings are identifiable by their use of curves and lack the block-like appearance of original New Town buildings, Queensway, looking east



Figure 49 Infill buildings and recent landscaping in Queen Square lack a distinct or cohesive character



Figure 50 Infill buildings in Queen Square, western edge

The Boulevard, at the northern edge of the area, is currently being redeveloped, including the demolition of the Town Hall and its replacement with a new, reimagined civic centre. As a key component of the New Town's design, the loss of this building and other 1950s-60s buildings is detrimental to the significance of the area, reducing its number of post-war buildings, cohesion and group value.

Comparison between the original masterplan and today's layout indicate that the potential of The Boulevard was not entirely realised, buildings are too spread out on the northern edge and are not consistent in design. Trees and landscaping on The Boulevard lack the visual impact and effectiveness, appearing almost incidental to the streetscene which is dominated by areas of car parking. Shops on The Boulevard are set back from the road and often serve as secondary entrances rather than active frontages, meaning this area lacks the dynamism of other sections of the town centre.



Figure 51 The dominance of traffic, car parking and variety in building ages and styles mean The Boulevard does not have a distinctive character or appearance

### Assessment of asset in light of new approach

The significance of Crawley's New Town is as an example of post war architecture, following the town's important designation as a New Town in 1947. Crawley was amongst the first of these towns to be designated and its urban design is significant as an example of the ethos and design principles which steered design during that period. However, the original masterplan was only partially realised and development in the past thirty years has undermined the architectural intent which guided the initial development of the area.

The architectural value of the area is limited due to the erosion of the original layout and the fact that the original masterplan was not entirely realised. Some original features remain within the area, but these are limited and often in a poor state of repair; the mosaic tiles which feature throughout the New Town could benefit from refurbishment. Similarly, the changes to the layout, partially infilling Queen Square and addition of the County Mall, south of the proposed ASLC, diminish the group value of the 1950s-60s buildings.

The New Town has some communal value for residents, many of whom will remember the early phases of the New Town development. Queen Square and the Memorial Gardens (south east of the area) remain popular meeting and recreation spaces.

## Recommendations

It is not recommended that the area is designated as an ASLC. Modern infill has undermined its character and original layout. The quality of the surviving original architecture is attractive in places but lacks cohesion due to intervening modern development. However, a more compact boundary which omits modern infill development and areas of unsympathetic change could be considered for ASLC designation through further assessment. Additionally, there are buildings of local heritage interest and their inclusion on the local list should be assessed.

Preservation of key features, such as street signs, brick detailing, mosaic tiling and other original features should be prioritised as these contribute positively to the appearance and understanding of the area. Sympathetic new development should be encouraged, respecting the building form and mass of original sections of the New Town, whilst also incorporating typical post-war materials and detailing in a contemporary manner. A design guide highlighting the key features of the New Town and those elements which should be retained and enhanced would be extremely beneficial.

## 6. Conclusions

This report has comprised of:

- A review of policy and guidance, including current national and local policy guidance which relates to the establishment of Local Heritage Lists and the assessment and review of local heritage assets;
- A review of the Council's current approach to local heritage assets, in regard to the designation of Areas of Special Local Character;
- Defining of the scope and criteria of the Areas of Special Local Character; and
- A review of current Areas of Special Local Character and the proposed area, including recommendations for boundary reviews, or further assessment of sites to determine their suitability for inclusion on the local list against robust criteria.

The designation of the existing six Areas of Special Local Character is still considered appropriate in light of the proposed new approach and criteria. Some boundary amendments have been recommended to better reflect the special character of the areas. These areas provide a representation of the unique character and local distinctiveness of Crawley and permit a greater understanding of the variety and breadth in the Borough's heritage. The suggested criteria are broader and more inclusive than the existing but remain selective to ensure the level of special local quality warranting the designation. The application of these broader criteria could potentially allow for the inclusion of further Areas of Special Local Character which may previously have been overlooked, including New Town neighbourhoods and more densely developed residential areas which are integral elements of the Borough's heritage.

The suggested criteria align with criteria recommended for the designation of Crawley's other local heritage assets, including buildings and parks and gardens. This allows for a comprehensive and transparent approach to the designation of local heritage assets.

# 7. Appendices

## 7.1. Example form

### Section A - Overview

1. Name			
2. UID			
3. Address			
4. Postcode			
5. Grid Ref	E:		
	N:		
6. Description			
Image			

### Section B – Assessment

7. Age (X)							
Pre-1840		1840-1913		1914-1947		Post 1947	
							Exact date (if known):
8. 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							
The asset is of multiple significant phases							
9. Aesthetic / Architectural Value							
10. Historic / Associative Value (Sites which are representative examples of a planned layout or associated with a local architect or developer of importance or sites having an association with significant persons or historic events)							
11. Social / Communal Value							
12. Group Value (Sites with a strong group value with other heritage assets)							
13. Landmark / Townscape Value							
14. Archaeological Value							
15. Overall Condition							
Good		Fair		Poor		Very Poor	
Unknown		Notes:					
16. Recommended for inclusion				Yes		No	
17. Date of assessment							

## 7.2. Bibliography

---

A P Baggs, C R J Currie, C R Elrington, S M Keeling and A M Rowland, A History of the County of Sussex: Volume 6 Part 3, Bramber Rape (North-Eastern Part) Including Crawley New Town, ed. T P Hudson (London, 1987)

Banister, K., 2008. *James Pulham and Son*. <https://www.parksandgardens.org/news-events/james-pulham-aamp-son>. Accessed 21/07/2020

Crawley Encyclopaedia (accessed via: <http://crawley.cyng.org.uk/CN-NewTown.html>)

Felbridge & District History Group, Blunden Shadbolt (accessed via: <https://www.felbridge.org.uk/index.php/publications/blunden-shadbolt/>)

P. Gwynne, A History of Crawley (Chichester, 1990)

Crawley: Old Town, New Town, ed. F. Gray (Falmer, 1983)

E. Williamson, T. Hudson, J. Musson, & I. Nairn, Sussex: West (Pevsner Architectural Guides: Buildings of England, New Haven, 2019)

Victoria County History, A History of the County of Sussex: Volume 7, the Rape of Lewes, ed. L F Salzman (London, 1940)

### Reports

Alan Baxter & Associates, Crawley ASEQs and Locally Listed Buildings: Heritage Assessment (2010)

## 7.3. Legislation, Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
<b>Primary Legislation</b>	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.
<b>National Planning Policy</b>	National Planning Policy Framework (2019) DCLG	Section 16; Annex 2
<b>National Guidance</b>	National Planning Practice Guidance (2014) DCLG	ID: 18a
<b>National Guidance</b>	Historic England (2017) Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets	
<b>National Guidance</b>	Historic England Good Practice Advice in Planning Note 1: The Historic Environment in Local Plans (2015);	
<b>National Guidance</b>	English Heritage (2008) Conservation Principles, Policies and Guidance	
<b>National Guidance</b>	Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (Second Edition) (2019)	
<b>National Guidance</b>	Historic England Advice Note 7: Local Heritage Listing (2016);	
<b>National Guidance</b>	Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019);	
<b>National Guidance</b>	Historic England, Understanding Place: Historic Area Assessments (2017)	
<b>Local Development Document</b>	<b>Plan</b> Crawley Borough Council Local Plan (2015)	Policy CH12: Heritage Assets Policy CH14: Areas of Special Local Character
<b>Local Development Document</b>	<b>Plan</b> Crawley Borough Council Local Plan (Draft 2020)	Policy HA1: Heritage Assets Policy HA3: Areas of Special Local Character

## 7.4. 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.

**Place Services**

County Hall, Essex CM1 1QH

**T:** +44 (0)3330 136 844

**E:** [enquiries@placeservices.co.uk](mailto:enquiries@placeservices.co.uk)

**[www.placeservices.co.uk](http://www.placeservices.co.uk)**

 [@PlaceServices](https://twitter.com/PlaceServices)