

CRAWLEY LOCAL HERITAGE LIST: LOCALLY LISTED BUILDINGS REGULATION 12 CONSULTATION STATEMENT FEBRUARY 2021

1. Introduction

- 1.1. Crawley Borough Council is preparing the Crawley Local Heritage List: Locally Listed Buildings. This document is proposed for adoption as a Supplementary Planning Document, which will supersede the Crawley Local Building List which was adopted in 2010.
- 1.2. This Consultation Statement has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, and Crawley Borough Council's Statement of Community Involvement (SCI) (2020). It also has regard to the requirements of the National Planning Policy Framework (2019).
- 1.3. Regulation 12 of the Local Planning Regulations requires that before a local planning authority adopts a SPD, it must prepare a statement identifying the persons who have been consulted in the preparation of the document, the main issues raised by them, and the manner in which these have been addressed. This present document is that statement. The regulations require that it be made available alongside the SPD for the purpose of seeking representations as part of a public consultation.
- 1.4. The council's SCI requires that local planning documents be subject to a period of 'early engagement' prior to formal consultation, providing opportunities for interested stakeholders and individuals to feed into the preparation of the document. In setting out the details required by Regulation 12 as mentioned above, this document provides a summary of the early engagement process and the formal consultation being undertaken currently.

2. Involve: Stage 1 – Early Engagement

- 2.1. The current Local Building List was adopted in 2010 following a consultation in the summer of that year. At the time of that consultation and in the years since there has been an open invitation for members of the public to put forward additional buildings to be considered for locally listed status. Over this time a number of suggestions have been received and logged suggesting the suitability of additional buildings for heritage protection. These have come from a range of sources, including councillors, members of Crawley's Conservation Area Advisory Committees, and other members of the public. In one case (The Moat House, Pound Hill) it was necessary to follow up on the earlier contact in order to establish that the correct building had been identified. The suggestions/recommendations are set out in Appendix A below.

- 2.2. Suggestions logged over the period 2010 to 2020 which had not been considered were included in the brief given to the council's consultants, Place Services, on their appointment to undertake an updated review of certain groups of heritage assets within Crawley. In addition Place Services reviewed the buildings currently on the Local Building List.
- 2.3. During the course of the preparation of the Local Heritage List by the consultants, they identified a number of additional buildings which they believed should be considered for inclusion, and these were also considered. At this stage some further buildings were also included for consideration where there was evidence available, in the form of the 2010 study of Areas of Special Environmental Quality (ASEQs) (published as part of the evidence base for the 2015 Local Plan), which suggested that they were worthy of consideration.

3. Consult: Stage 2- Consultation

- 3.1. The council is now seeking views on the draft 'Local Heritage List: Locally Listed Buildings' supplementary planning document and its supporting technical documents. This includes the Local Heritage List: Locally Listed Buildings SA/SEA Screening Report, which considers whether or not a Strategic Environmental Assessment (SEA) is required. Feedback is also invited on this Consultation Statement, which explains how the draft Local Heritage List has been produced, the different engagement methods used, and details of where to view the documents and how to respond to the consultation.
- 3.2. The documents are being made available for comments over a six week period between **5 February 2021 and 19 March 2021**. This is in accordance with regulation 12.(b) of the Town and Country Planning (Local Planning) (England) Regulations 2012, and the council's Statement of Community Involvement.
- 3.3. The council have sought to raise awareness of the public consultation. Engagement has included a press release, social media posts, email alerts via 'Planning News' and other relevant council channels, and letters to property owners. Advance notice of the commencement of the consultation has been given via the Councillors' Information Bulletin and via email to Conservation Area Advisory Committee chairs.

Making a Representation

- 3.4. Representations are welcomed on any part or aspect of the draft Local Heritage List: Locally Listed Buildings Supplementary Planning Document and its supporting technical documents.
- 3.5. Representations must be received by the council no later than **5pm on 19 March 2021**.

3.6. Representations can be made online via the council's consultations web page <https://crawley.gov.uk/consultation> or in writing. This can be done in the following ways:

Email: strategic.planning@crawley.gov.uk

Post: Strategic Planning, Crawley Borough Council, Town Hall, The Boulevard, Crawley RH10 1UZ

APPENDIX A: RECOMMENDATIONS RECEIVED FOR BUILDINGS TO BE CONSIDERED FOR LOCALLY LISTED STATUS

Building name and address	Date of request	Origin of request	Representor Comments
10 New Street, Three Bridges (Three Bridges Spiritualist Church)	2018	Put forward by a member of the public.	<p>Just emailing to raise the issue of Three Bridges Spiritualist Church. The church is currently up for sale as an investment opportunity and I'm concerned a building of historical interest in Three Bridges may be lost.</p> <p>My understanding is that it was initially Worth Mission before operating as a penny school and then was taken on by Three Bridges Free church before they moved to their current site in Three Bridges road at which time it was taken on by the current owners of Three Bridges Spiritualist church.</p> <p>It has not changed a great deal over the years it has been clad at the front with UPVC and single storey extension at the rear but i believe for Three Bridges at least it is a building of more historical importance for Three Bridges than aesthetic importance although the stained glass window at the rear may be of interest, i believe the mission was originally built around 1860.</p> <p>More recently until his early death from lung cancer the church was supported by Colin Fry a well renowned medium (not my thing but of interest).</p> <p>It is also notable in it's proximity to the conservation area of Hazelwick Road which i understand there may be some consideration of an expansion to this area for which it may be appropriate to include New Street and part of North Road as parts of the early expansion of Three Bridges in line with the development of the London to Brighton line. I note some buildings within these areas are already on the local list.</p>

142 Three Bridges Road, Three Bridges	2010	Put forward by CBC councillor	What about the Tudor Looking house number 142 Three Bridges Road?
24 Brighton Road, Southgate	2019	Put forward by Conservation Area Advisory Committee member	<p>A local resident has made me aware that there are apparently some issues with the front old part of the building. I have been to have a look from outside the boundary and what I saw was what I believe is a ridge tile missing from the top of the roof, tiles appear to have slipped down/fallen out of position on the main roof on the upper left hand side and also tiles slipped down etc from above the bay window also on the front left hand side.</p> <p>My concern is that if damage is caused by the elements it may provide an excuse for the landlord not to fix the problems and ultimately request that, part of the building which is of some local interest be demolished.</p> <p>It would be great if the building could be locally listed.</p>
Crawley College Tower, College Road, Three Bridges	2015	Put forward by Conservation Area Advisory Committee member	I think that each of the following buildings meet at least two of the designation criteria and would merit consideration for inclusion in the local list. [Crawley College Tower included in following list]
Malthouse Farmhouse, Beeches Crescent	2018	Put forward by member of the public	Malthouse Farmhouse is a historic building that is part of Crawley's history. It dates back to the 1700s. The current owners are planning to demolish and develop the site. I believe that the building needs to be protected and listed.
Old Deerswood School House, Ifield Green, Ifield	2010	Put forward by Conservation Area Advisory Committee member	...surprised not to see the old Deerswood School building in Ifield Green on the suggested local list. The planning application for flats on the site is constrained by the need to retain this building, which suggests that it is valued not only by us but also by the planning department of CBC.
Old Children's Library, County Buildings, Northgate	2009 & 2019	Two representors – both members of the public	<p>1st representor</p> <p>I hope I am not too late with my comments regarding Crawley's heritage and the aspects of it which I particularly like.</p>

			<ul style="list-style-type: none"> • The Old Crawley Library with its sweeping staircase and circular childrens library (If we could retain this building and move the Crawley Museum into it I think that would be very apt) <p>2nd representor</p> <p>I am a past resident of Crawley. Time and opportunity has seen me relocate to Melbourne in Australia, where I studied architecture and have worked for many years. I am also part of a Facebook group that gets together nostalgically to remember friends from Crawley etc. A recent post there noted the dereliction of the old children's library, a 1950's single storey drum that bridged onto the public library - the photos did not show the larger library itself, I suspect it could also be in a similar poor shape.</p> <p>This will not be a 'bang the table' advocacy, but I would like to encourage Crawley Council (from my current location) to consider upkeeping or repurposing these 1950's buildings for other uses.</p> <p>I must admit that whilst I lived in Crawley I did not have an appreciation of the architecture in Crawley that spanned many different eras. Although having studied architecture and lived through it's many variations, I have come to appreciate Post War Britain and the architectural styles that emerged from that time. Following Europe's thinking in the 1930's, Britain did have a small number of 'Modernist' buildings before the second world war, however the true essence of the British Modernist style came after the war when a rethinking of what modernity was; social building and housing ; and holding high design principals during a time of difficult economic circumstances.</p> <p>Schools (I think of Holy Trinity, Gossops Green Infant and Middle school, Thomas Bennet and Ifield particularly), the Queens Square, the Public Library, Crawley College, Magistrates Court and Town Hall (and there will be others) which are all integral architectural buildings from a time when the Crawley New Town came into</p>
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			<p>being. Buildings get dirty, paint chips and metal windows begin to rust of course, however I truly believe that dereliction or demolition of these buildings will be a great loss to the architectural fabric and history of the town. Victorian and earlier buildings are important of course, and yet so are some of these key buildings from a time of huge change in the identity of Crawley.</p> <p>Especially the old Children's Library, which really is a gem! It is a simple, pure modernist building than compared to the similar (double storey) West Sussex public library in Chichester.</p> <p>I do advocate politely for these buildings, and am open to debating the merits for them. I do advocate for restoration, upkeep and repurposing them for other uses.</p>
Post Office, The Boulevard, Northgate	2010	Put forward by Conservation Area Advisory Committee member	For my own part I would like to suggest that the General Post Office in the Boulevard be considered. I say this as its architecture has a continental look. It also stands out against its surroundings because of this and its duo-pitched roof.
Sanatan Mandir Temple and Community Centre, Ifield	2010	Put forward by CBC councillor	No comment recorded.
St Bernadette's RC Church, Tilgate	2017	Put forward by CBC councillor	No comment recorded.
The Moat House, Balcombe Road, Pound Hill	2016	Two representors: one member of the public (1 st representor) and one from a member of Worth Park history society (2 nd representor).	<p>1st representor – original (2016) request</p> <p>I have been recently given a talk to the U3A, where I was asked if it was possible to set in motion the Grade Listing of the old Worth Park Laundry building which is, I think named The Moat House.</p>

			<p>Quite an important building I think by its style and history. I have a lovely image of the Laundry and the laundry girls outside the building.</p> <p>I looked at the house this morning as I drove past, certainly a very interesting building, a shame it is being allowed to deteriorate. Apparently it is in multiple occupation, the owner/landlord has asked neighbours about buying their properties and knocking them down (!) to build houses and flats in their place.</p> <p>1st representor – 2020 comments</p> <p>The building in question is the large building in multiple occupancy opposite Wentworth Drive to the left of Little Moat House. There is also a house built at the same time as the Worth park Laundry building next door which was originally a pair and is now a single dwelling.</p> <p>The laundry was built well away from the mansion and in line with the reservoir built further up the Poundhill to give a good head of water for the estate's requirements.</p> <p>Please see the attached map of Worth showing the properties of the 'Old' village of Worth, hope this will be useful in your listing approval.</p> <p>2nd representor (2020)</p> <p>I have attached for images that are from a set of postcards that were published c1900 of the Laundry House and gardens. These properties still are in existence today as private dwellings.</p> <p>The Laundry Cottage itself is owned by a retired Doctor who seems to be known by half the population of the area! A really lovely gentleman who has been very careful to preserve the integrity of the property, so much so, that when the windows were replaced</p>
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			<p>reaching down to Malthouse Road in the South. From the High Street in the West to the Balcombe Road in the East. There were also pockets of land in Burstow, Copthorne and Crawley Down, all owned by the Montefiore family of Worth Park. I have a pdf of the Auction Catalogue that I can email to you if you so wish.</p> <p>I hope this aids your enquiry regarding the Moat House, giving you further information on it's history.</p>
Three Bridges Primary School, Gales Place, Three Bridges	2015	Put forward by Conservation Area Advisory Committee member	I think that each of the following buildings meet at least two of the designation criteria and would merit consideration for inclusion in the local list. [Three Bridges Primary School included in following list]
Tilgate Mansions, Tilgate Park, Tilgate	2011	Put forward by member of the public	No comment recorded.