

Crawley ASEQs and Locally Listed Buildings Heritage Assessment

Part 3

Appraisal of Locally Listed Buildings

8.0

Criteria for Designation of Locally Listed Buildings

The criteria for designating statutory listed buildings, which are of national interest, has evolved in recent years. This is instructive when defining criteria for identifying buildings of local interest.

Principles for Selection of Listed Buildings

In March 2010 DCMS issued *Principles for Selection of Listed Buildings* which defined the revised criteria for designating statutory listed buildings:

9. The Secretary of State uses the following criteria when assessing whether a building is of special interest and therefore should be added to the statutory list:

- Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;
- Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.

12 Age and rarity. The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest.[...] the general principles used are that:

- before 1700, all buildings that contain a significant proportion of their original fabric are listed;
- from 1700 to 1840, most buildings are listed;
- after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;
- particularly careful selection is required for buildings from the period after 1945;
- buildings of less than 30 years old are normally listed only if

they are of outstanding quality and under threat.

- 13 Aesthetic merits. The appearance of a building – both its intrinsic architectural merit and any group value [...]
- 14 Selectivity [...] a building may be listed primarily because it represents a particular historical type in order to ensure that examples of such a type are preserved.
- 15 National interest. [...] the most significant or distinctive regional buildings that together make a major contribution to the national historic stock.[...]
- 16 State of repair. The state of repair of a building is not a relevant consideration when deciding whether a building meets the test of special interest. The Secretary of State will list a building which has been assessed as meeting the statutory criteria, irrespective of its state of repair.

Conservation Principles

In 2008 English Heritage produced Conservation Principles Policies and Guidance which defined heritage values that should be considered in the management of the historic environment. For the first time this included 'softer' values of what buildings and places mean to people, as well as more traditional art historical values:

1. Evidential value: potential of a place to yield about past human activity.
2. Historical value: relates to the way past people, events and aspects of life can be connected to the present through a place.
 - Illustrative historical value illustrates some aspect of the past, but unlike evidential value is likely to be more visible and may not provide unique evidence.
 - Associational historical value is where a place is associated with an important person/people, event, or movement.
3. Aesthetic value: relates to the way in which people derive sensory and intellectual stimulation from a place.
 - Design value is created by the conscious design and stewardship of a building, structure or landscape.

- Some aesthetic values are not the produce of formal design but develop fortuitously over time.

4. Communal value: relates the meanings of a place for people and their collective experiences or memories of it.

- Commemorative/symbolic value reflect the meanings of a place for those who draw part of their identity from it or have emotional links with it. War memorials are an obvious example.
- Social value is associated with places that are perceived as a source of identity, social interaction, and coherence, and often are public places.
- Spiritual value attached to places associated with organised religion or perceptions of the spirit of a place, including places of worship.

It is worth noting that communal value is also recognised in the Crawley Corporate Heritage Strategy, which recognises the need to protect social heritage as well as built and natural heritage.

PPS5 and Planning Practice Guide

Although PPS5 does not identify specific criteria for designating listed buildings it defines significance as:

The value of a place to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.

Criteria for designation of locally listed buildings

Locally listed buildings are buildings or structures of local interest. Although they are of less importance than statutory listed buildings, which are by definition of national interest, locally listed buildings are worthy of protection in the local context.

The criteria for assessing statutory listed buildings set out above can usefully be applied to locally listed buildings, the distinction being that statutory listed buildings are of national interest for one of more these criteria whereas locally listed buildings are of local interest. Thus our understanding of the criteria for statutory listing has therefore informed the definition and application of the criteria for locally listed buildings in Crawley.

The following criteria have used to assess which buildings and structures in Crawley merit inclusion on the local list:

- **Historic interest.** The age of a building and the extent to which it is a good example of its period or illustrates an important phase in Crawley's history, such as its redevelopment as a New Town. There may be historic interest associated with the original use of the building or with locally notable people or events.
- **Architectural interest.** The building may have been designed or constructed by a nationally or locally notable architect or building firm. It may be a good example of the local vernacular or use local building materials.
- **Group and townscape value.** The building may be a local landmark or play an important role in the townscape or local scene. There may be aesthetic value in the position of the buildings in its setting.
- **Intactness.** Where a building is of local architectural or historic interest one would expect a high proportion of its historic features such as sash windows, porches and doors to remain intact to merit local listing. However, if a building would otherwise be of national architectural and historic interest, but has been too altered for statutory listing, it may be merit inclusion on the local list.
- **Communal value.** The extent to which a building or structure is valued by the local community should also be considered. It may be of commemorative or symbolic value such as a war memorial, of social value, perhaps if it is a public building or spiritual value if it is a church.

9.0

Changes to the Local List

In order to undertake the assessment of locally listed building in Crawley, we undertook a series of site visits between November 2009 and January 2010 to photograph and describe the buildings. We reviewed the existing descriptions of the locally listed buildings to establish the extent to which the buildings have changed.

The majority are valid locally listed buildings. However in 11 cases it is recommended that buildings should be removed from the local list. This is for a variety of reasons, including where they:

- are of insufficient architectural or historic quality;
- insensitive alterations have damaged their historic character;
- have been demolished;
- have been statutory listed.

We recommend that the following buildings are removed from the local list:

1. Westview Cottages, Peeks Brook Lane, Fernhill
2. Holly Cottage, Peeks Brook Lane, Fernhill
15. The Beehive (it has been statutory listed)
23. & 60. 53-59 High Street, Northgate
24. 45 High Street, Northgate
28. Stable Block, Milton Mount (it has been statutory listed)
36. 13-15 New Street
44. Toovies Farm Cottages
50. Forge Farm Gun Tower (it has been demolished)
54. Baptist Church, Robinson Road (it has been demolished)
57. 52 High Street, West Green (it is statutory listed with the George Inn)

The rationale for this is explained where the buildings are described in chapter 10.

During the survey work we also identified 13 new buildings that should be added the local list. It is worth noting that this was not a comprehensive survey of all the buildings in Crawley, but we have recommended new locally listed buildings where we noticed buildings of sufficient quality. A number of New Town churches are included, as well as a New Town primary school. We recommend that a survey of the other New Town churches and schools in Crawley would be beneficial to consider these for local listing.

We recommend that the following buildings are locally listed:

- One Pullcotts Farm Cottages, Peeks Brook Lane, Fernhill (page 100)
- Poplars, Fernhill Road, Fernhill (page 100)
- St Alban's Church, Gossops Green (page 101)
- Malvern Cottage, Ifield Green (page 101)
- Oak House, Ifield Green (page 102)
- Deerswood Court, Ifield (page 103)
- Christ Church United Reformed Church, Worth Park Avenue (page 104)
- RC Church of Edward the Confessor, Hillcrest Close (page 108)
- No. 49 Brighton Road, Southgate (page 109)
- St Mary's Church, Southgate (page 110)
- The Oaks Primary School, Loppets Road, Tilgate (page 112)
- Toovies Farm, Balcombe Road (page 113)
- Bar Med, High Street (page 119)
- No. 11 Horsham Road (page 121).

These buildings are described in chapter 10.

In addition we saw two locally listed buildings that may be of sufficient historic and architectural interest to merit statutory listing:

30. Goff's Park House, Horsham Road, Southgate
47. The Cottage in the Wood, Balcombe Road

The architectural and historic interest of these buildings is discussed in the following chapter.

Building	Historic interest	Architectural interest	Group and townscape value	Intactness	Communal value	Recommendation
1. Westview Cottages, Peeks Brook Lane, Fernhill	✓	✓		✗		Remove from local list because historic and architectural character eroded
2. Holly Cottage, Peeks Brook Lane, Fernhill	✓			✗		Remove from local list because historic and architectural character eroded
3. Royal Oak House, Peeks Brook Lane, Fernhill	✓	✓				Retain on local list
4. Gatwick House, Peeks Brook Lane, Fernhill	✓	✓	✓			Retain on local list
5. Touchwood Chapel, Peeks Brook Lane, Fernhill	✓	✓				Retain on local list
6. Burstow Hall, Antlands Lane, Fernhill	✓	✓		✓		Retain on local list
One Pullcotts Farm Cottages, Peeks Brook Lane, Fernhill	✓	✓		✓		Add to local list
Poplars, Fernhill Road, Fernhill	✓	✓				Add to local list
7. Gossops Green Shopping Parade	✓	✓	✓			Retain on local list
St Alban's Church, Gossops Drive, Gossops Green	✓	✓	✓		✓	Add to local list
8. Old Post Office and Malvern Cottage, Ifield Green	✓	✓	✓	✓	(✓)	Malvern Cottage should be added to the local list because it is a pair with the Old Post Office which is already locally listed.
9. The Royal Oak, Ifield Green, Ifield	✓	✓			✓	Retain on local list
10. Ifield Steam Mill, Ifield	✓	✓				Retain on local list
11. Rectory Farmhouse, Ifield Street, Ifield	✓	✓		✓		Retain on local list
12. Brooklands, Rectory Lane, Ifield	✓	✓		✓		Retain on local list
13. Barn Theatre, Ifield	✓	✓	✓		✓	Retain on local list
Oak House, Ifield Green, Ifield	✓	✓		✓		Add to local list
Deerswood Court, Ifield	✓	✓	✓			Add to local list
14. Gatwick Manor Lodge, Povey Cross	✓	✓				Retain on local list
15. The Beehive, Gatwick						Remove from local list because statutory listed
16. Worth Annex, Turners Hill Road	✓	✓		✓	✓	Retain on local list
17. South Lodge, Turners Hill Road	✓	✓				Retain on local list

Tick denotes area strongly fulfils criteria, and cross that it does not; a tick in brackets indicates that an area slightly fulfils the criteria..

Building	Historic interest	Architectural interest	Group and townscape value	Intactness	Communal value	Recommendation
18. Worth Park Lodge, Worth Park Road	✓	✓	✓			Retain on local list
Christ Church United Reformed Church, Worth Park Avenue, Pound Hill	✓	✓			✓	Add to local list
19. The Dyers Almshouses, Northgate Road, Northgate	✓	✓	✓		✓	Retain on local list
20. 31–33 High Street, Northgate	✓			✓		Retain on local list
21. 37 High Street, Northgate	✓	✓				Retain on local list
22. 41–43 High Street, Northgate	✓	✓				Retain on local list
23. 53–59 High Street, Northgate	(✓)	✗		✗		Remove from local list because of insufficient architectural interest and much altered at ground floor level
24. 45 High Street, Northgate	(✓)			✗		Remove from local list because historic and architectural character eroded
24. 47a High Street, Northgate	✓	✓				Retain on local list
25. Bandstand, Queens Square, Northgate	✓	✓			✓	Retain on local list
26. 6–8 Crawley Lane, Pound Hill	✓	✓		✓		Retain on local list
27. Old School, Grattons Drive, Pound Hill	✓	✓	✓			Retain on local list
28. The Old Stable Block, Milton Mount, Pound Hill						Remove from local list because statutory listed
29. Woodcote Cottage, Crawley Lane, Pound Hill	✓	✓		✓		Retain on local list
RC Church of Edward the Confessor, Hillcrest Close, Pound Hill	✓	✓			✓	Add to local list
30. Goff's Park House, Horsham Road, Southgate	✓	✓		✓	(✓)	Consider for statutory listing
31. Park Lodge, 24 Goffs Park Road, Southgate	✓	✓				Retain on local list
32. Masons Hall, Goffs Park Road, Southgate (also known as Goffs Tower)	✓	✓				Retain on local list
33. 108–122 Malthouse Road, Southgate	✓	✓	✓	✓		Retain on local list
No. 49 Brighton Road, Southgate	✓	✓		✓		Add to local list
St Mary's Church, Southgate	✓	✓	✓	✓	✓	Add to local list

Tick denotes area strongly fulfils criteria, and cross that it does not; a tick in brackets indicates that an area slightly fulfils the criteria..

Building	Historic interest	Architectural interest	Group and townscape value	Intactness	Communal value	Recommendation
34 and 39. 215–223 Three Bridges Road	✓	✓				Retain on local list
35. 89-91 Three Bridges Road	✓	✓				Retain on local list
36. 13 - 15 New Street, Three Bridges	(✓)	(✓)		✗		Remove from local list because historic and architectural character eroded
37. 107 Hazelwick Road, Three Bridges	✓	✓				Retain on local list
38. 7–25 North Road, Three Bridges	✓	✓	✓			Retain on local list
40. 192 Three Bridges Road (Barclays Bank)	✓	✓	✓			Retain on local list
41. Tilgate Shopping Parade	✓	✓	✓			Retain on local list
The Oaks Primary School, Loppets Road, Tilgate	✓	✓			✓	Add to local list
42. Newbridge and Zell Cottages, Tinsley Lane, Tinsley Green	✓	✓				Retain on local list
43. Rose Cottage, Balcombe Road	✓	✓				Retain on local list
44. Toovies Farm Cottage and Norfolk Cottage, Balcombe Road	(✓)	(✓)		✗		Remove from local list because historic and architectural character eroded
Toovies Farm House	✓	✓				Add to local list
45. The Open Door, Balcombe Road	✓	✓		✓		Retain on local list
46. Parsons Pig, Balcombe Road	✓	✓			✓	Retain on local list
47. The Cottage in the Wood, Balcombe Road	✓	✓				Consider for statutory listing
48. Greyhound Cottage, Tinsley Lane South	✓	✓				Retain on local list
49. Greyhound Public House, Radford Road, Tinsley Green	✓	✓			✓	Retain on local list
50. Forge Farm Gun Tower, Steers Lane						Remove from local list because demolished
51 H.F.C. Bank (Nightingale House), Brighton Road	✓	✓	✓			Retain on local list
52. 1 Victoria Road, West Green	✓	✓				Retain on local list
53. The Swan Public House, Church Street, West Green	✓	✓				Retain on local list
54. Baptist Church, Robinson Road, West Green						Remove from local list because demolished

Building	Historic interest	Architectural interest	Group and townscape value	Intactness	Communal value	Recommendation
55. St Peter's Church, Church Street, West Green	✓	✓	✓		✓	Retain on local list
56. The Grand Parade, High Street, West Green	✓	✓				Retain on local list
57. 52 High Street, West Green						Remove from local list because statutory listed with the George Inn
58. Ifield Road, No. 1, 2, 3 and 4 / 43 Ifield Road, West Green	✓	✓				Retain on local list
Bar Med, High Street	✓	✓	✓			Add to local list
No. 11 Horsham Road	✓	✓		✓		Add to local list
59. 207 Three Bridges Road	✓	✓		✓		Retain on local list
60. 53–59 High Street	(✓)	✗		✗		Remove from local list because of insufficient architectural interest and much altered at ground floor level (N.B. this is the same building as no. 23)

10.0

Revised local list descriptions

In order to undertake the assessment of locally listed building in Crawley, we undertook a series of site visits to photograph and describe the buildings. The text below reflects the existing numbering of the local list, which is grouped by area; the descriptions have been revised following the site visit.

Fernhill

1. Westview Cottages, Peeks Brook Lane, Fernhill

These are a pair of late Victorian agricultural worker's cottages. They have original slate roofs with one cottage having decorative ridge tiles. The local list describes deep red stock bricks with red quoins; however, the building has been painted since the local list description was written. 4-pane sash windows survive in one cottage but have been replaced with uPVC in No.1 since the local list description was written. Porches have been added to both cottages since the local list description was written, which detract from their historic character.

Recommendation: remove from the local list because historic character has been eroded.



2. Holly Cottage, Peeks Brook Lane, Fernhill

A semi-detached house likely to date from the 1840s, of red brick with lighter red brick quoins and window detailing. The windows have been replaced with uPVC and incongruous shutters have been added to one building since the local list description was written.

Recommendation: remove from the local list because it is not of sufficient architectural or historic interest and the historic character has been eroded.



3. Royal Oak House, Peeks Brook Lane, Fernhill

This is a Queen Anne style villa of the 1880s with picturesque jettied first floor gable end and a side bay window. The windows are characteristic of the Queen Anne style with 6-pane over 2-pane sash windows. The house has been heavily rendered. The smaller building to the rear may be an earlier 19th century cottage.



4. Gatwick House, Peeks Brook Lane, Fernhill

A multiphase complex of buildings, now used as offices but originally a Victorian country house. The most prominent building is a Neo-Gothic range of 1876 which is 11 bays, rendered in concrete, with quoins, dressed lintels, rustic partial side reveals and a central castellated tower. There is an earlier Victorian red brick range to the rear, as well as some 20th century Neo-Georgian buildings. It is proposed that the 2 storey 1970s glazed office block be explicitly excluded from the local list.



5. Touchwood Chapel, Peeks Brook Lane, Fernhill

This is brick chapel dating from 1885 has been converted into a house. The original slate roof and decorative ridge tiles are original. There is a later extension to the rear, and the windows have been replaced throughout.



6. Burstow Hall, Antlands Lane, Fernhill

A mid 19th century country house of red brick with stone detailing (now painted) and decorative cast iron water pipes; rusticated stone quoins and stone window and eaves brackets with scroll design. Original sash windows survive. A side wing, potentially the service wing, is of variegated brick with purple glazed headers. The existing local list description states that there is a very large stone conservatory and that internally the main rooms have detailed cornice work.



Fernhill cont.

Proposed locally listed buildings

One Pullcotts Farm Cottages, Peeks Brook Lane, Fernhill

Mid 19th century detached house of 3 bays, with variegated brickwork, which is mostly red brick but with some purple glazed headers. The first floor is hung with clay tiles and includes a decorative band of diamond and fish scale tiles. Retains its original 6 pane sash windows, although external doors replaced with French windows and the original roofing replaced with concrete tiles. The building is of local historic and architectural interest.



Poplars, Fernhill Road, Fernhill

A detached mid 19th century house of 3 bays. Symmetrical with a central porch. Ground floor bay windows may be later additions. Retains original slate roof, but windows replaced with uPVC and front door not original.



Gossops Green

7. Gossops Green Shopping Parade

This shopping parade is an important component of the neighbourhood centre at Gossops Green, which is the best example of a 1950s New Town local centre in Crawley. The structure is three storeys in height with commercial units on the ground floor and residential uses on the upper two storeys. The commercial units at ground floor level are set back underneath the upper floors behind a colonnade. The columns are simple concrete. The parade consists of cantilevered lintels and protruding decorative boxed bay windows at the ground floor level. Rusticated architectural detail in the second floor level includes traditional clay fishscale tiles. Although not of the same architectural quality as Tilgate parade (locally listed building 41) this parade is of clear local historic and architectural interest.



Ifield

Proposed locally listed buildings

St Alban's Church, Gossops Drive, Gossops Green

Designed by Thomas S. Ford and consecrated in 1962. The church is unusually set on a south-north axis, parallel to the road and Gossops Green parade and adjacent to a green. It is a composite structure of red brick, concrete and steel; the main roof has shallow pitch with aluminum sheeting and the low roofs are covered with bituminous felt. There is a bell tower and five stained glass windows in the north elevation. Gossops Green is the best example of a New Town neighbourhood centre in Crawley, and this church is an important component of the centre, and is a landmark of local architectural and historic interest.



8. Old Post Office and Malvern Cottage, Ifield Green

These buildings are a relatively unspoilt pair of cottages dating from around 1890. They have red brick quoins and a small pair of well proportioned ground floor bay windows with original 3-pane over 2-pane sash windows. Malvern Cottage has a two storey extension containing a garage but this has been sensitively designed to match the existing building so does not detract. Locally the building is of historic interest because it once contained the Post Office for Ifield village, and it is a relatively intact example of late Victorian domestic architecture.

Recommendation: Malvern Cottage should be added to the local list because it is a pair with the Old Post Office which is already locally listed.



9. The Royal Oak, Ifield Green, Ifield

This is a rare example of the use of ironstone in the Crawley area in an early-mid 19th century public house. The ironstone main elevation wall is horizontally articulated with a deep red stock brick string course, and the building has brick quoins and lintels. The chimney stacks are original as are the casement windows, which are of various sizes typical of vernacular buildings. The side of the front elevation has a 1960s single storey mansard extension which detracts from the historic and architectural quality of the building, but not to the extent that the building should be removed from the local list.



10. Ifield Steam Mill, Ifield

A substantial brick building circa 1835, with weatherboarding of the upper floors and decorative barge board at the gable end. This has historic value because it once contained an early Beam Steam Engine. A separate engine house and some alterations were made in 1860. The building is currently under conversion and windows have been blocked up with bricks at ground floor level.



Ifield cont.

11. Rectory Farmhouse, Ifield Street, Ifield

A large and handsome two storey dark red brick house of c. 1860s. There are large original sash canted bay windows at ground floor level. The open porch is typical of this period and the roof consists of grey slate tiling.



12. Brooklands, Rectory Lane, Ifield

An example of a little altered late Victorian villa. It is a good example of the restrained use of high quality red stock brick on the main walls and fish scale tiled end gables. The tiled end gables are dressed abutting the brickwork with original brick dentils. All the mullion sliding sash windows are original.



13. Barn Theatre, Ifield

A former barn and stables now converted into a theatre. The local list description states that the barn dates from the 17th century. The brickwork of the single story stables suggests that this dates from at least the 18th century; this is roofed with red clay tiles. The entrance foyer that links the two buildings is a postwar extension that detracts and is not mentioned in the local list description. The barn is adjacent to an historic village pond, and both buildings clearly make a positive contribution to Ifield Conservation Area.



Proposed locally listed buildings

Oak House, Ifield Green, Ifield

Detached late Victorian house, of 3 bays and 2 storeys, constructed from red brick with fine pointing. Central porch and retains original sash windows. An intact example of late Victorian domestic architecture.



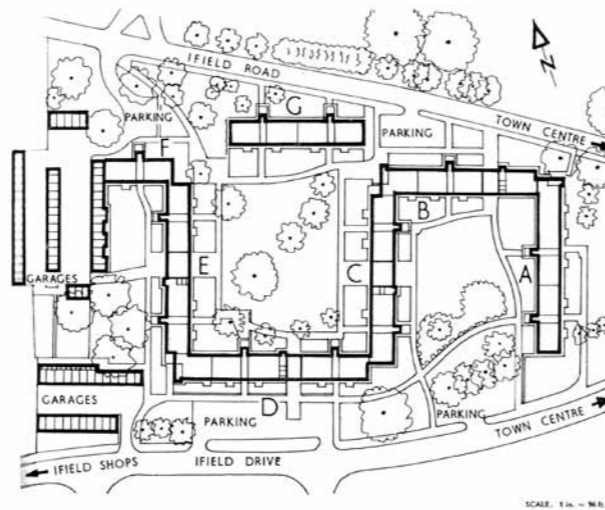
Langley Green

Deerswood Court, Ifield

Deerswood Court contains 99 flats, set out in 3 storey blocks and erected in 1961-2 by Crawley Development Corporation on the site of a former mansion set in mature gardens. K.H. Saunders was the chief architect, E. M. Bourne the architect-in-charge and D.E. Randall the landscape architect. This is an unusual example of New Town social housing flats in Crawley, which was largely developed with 2 storey houses. The buildings are set out around two leafy courtyards, making use of existing trees, linked with pedestrian footpaths, with vehicular access and garages separated to the west. The palette of materials includes hung clay tiles, red and yellow brick which with the projecting balconies articulates the facades.



There is a range of internal layouts in the flats, with 16 different variations. Unfortunately the windows have all been replaced with uPVC, and TV aerials detract. Includes an original pergola, which is in need of repair. The Civic Trust awarded Deerswood Court a class I award following its completion. We recommend that the buildings are locally listed for their architectural and historic interest as a relatively rare example of New Town flats in Crawley.



14. Gatwick Manor Lodge, Povey Cross

The lodge house is the only building remaining of pre-airport Gatwick Manor. The original structure is of variegated brick with purple glazed headers and white painted stone quoins under a tiled roof. There are attractive carved bargeboards with pendants to the roof and front porch. Stone mullion windows with drip moulds.



15. The Beehive, Gatwick

This is one of the earliest and best examples of pre World War II airport termini. It is an innovative design that incorporates a pedestrian tunnel from its core across to the former railway station. It is an early example of the integration of public transport termini. Externally it is a typical example of 1930's modernist architecture. Most of it is intact, although parts of the interior have been destroyed.

Recommendation: This building should be removed from the local list because it has been statutory listed.

Maidenbower/Worth

16. Worth Annex, Turners Hill Road

A Victorian school constructed in two phases. The earlier phase dates from 1852 and uses graded cut sandstone blocks that contain decorative stone end gables. It has a sizeable decorative chimney stack adjacent to the bell tower. The later extension dates from 1894 is of red brick with prominent tile hung gable roofs, which retains large original windows.



17. South Lodge, Turners Hill Road

This is a small compact red brick lodge with Dutch end gables and a heavy decorative central chimney stack. This is a good example of the use of graded Horsham slab as a roofing material. Located adjacent to an historic drive.



18. Worth Park Lodge, Worth Park Road

This is an Edwardian red brick lodge with some Baroque detailing, including prominent chimneys, rusticated brick quoins, a brick dentillated eaves course, and classical pediments above the first floor windows projecting above the eaves. The timber fretted veranda has a domestic character. Although the windows have been replaced with uPVC (which is not mentioned in the local list description) the building is of clear historic and architectural interest and is a local landmark.



Proposed locally listed buildings

Christ Church United Reformed Church, Worth Park Avenue, Pound Hill

Crawley Development Corporation provided this site for a Congregational (later United Reformed) church. Christ Church was designed by Lomas and Pooley and opened in 1957. The building is constructed in red brick with an adjoining hall on its west side. Some care has been taken in the design of this church; for example a fleche pattern is created in the weatherboarding above the side windows which is repeated in the gable end of the main building. The building is of a good example of a nonconformist church created with the redevelopment of Crawley as a new town.



Northgate

19. The Dyers Almshouses, Northgate Road, Northgate

Thirty almshouses constructed by the Dyers livery company of London from 1939, arranged around a central quadrangle. Designed by architects Bertram and Co. in the Arts and Crafts style, with huge tile hung gables reminiscent of rural Dutch cottages and prominent decorative chimney stacks. There are oak front doors in a Tudor style. Erected by local building firm Longleys. The first block was completed in 1940, a further 16 houses were erected in 1952 and a final 4 in 1971. The almshouses are protected by conservation area designation, and designation as locally listed buildings reinforces that they make a positive contribution to this conservation area and should not be demolished.



20. 31–33 High Street, Northgate

This is a solid mid 19th century building of neo-classical design. There are two central first floor pairs of windows with pediments on consoles, and the two other outer first floor windows have flat hoods on consoles. There is a string course to second floor cill level. Sash windows survive in the first and second floors but the doors and windows at ground floor appear to have been replaced (which is not mentioned in the local list description).



21. 37 High Street, Northgate

Mid 19th century shop with large oriel window at first floor level suggesting this may have been used as a workshop, or may have been shopkeepers accommodation. Although the proportions of the building are somewhat uncomfortable, it retains its historic timber shopfront which is worthy of protection.



No. 37 High Street is the hair salon on the right

Northgate cont.

22. 41–43 High Street, Northgate

Two distinct buildings. No. 41 is likely to be older, possibly from the early 19th century or even earlier; the first floor is tile hung with plain and fishscale tiles in the vernacular style, the windows are small historic 3-pane sash windows, and there is an interesting carved decorative gable end fascia board. No. 43 appears to date from the 1860s; it is a larger 3 bay building, rendered, with quoins and original 4-pane sash windows, but the shopfront at ground floor in unsympathetic to the historic character of the building.



No. 41 High Street



No. 43 High Street

23. 53–59 High Street, Northgate

Edwardian red brick terrace of shops with oversized dormer windows. There is no evidence of pilasters, historic ventilation panels or doors described in the local list description, and only vestiges of historic shopfronts survive.

Recommendation: Remove from the local list because not of sufficient architectural interest and much altered at ground floor level.



24. 45–47a High Street, Northgate

Two distinct buildings. The local list description is inaccurate because it describes No. 45 as dating from the late 18th century with a 19th century shopfront. In fact No. 45 is likely to date from the 1860s and has a prominent gable facing the High Street; unfortunately the windows and in particular the shopfront have recently been replaced. The 10-pane sash windows of No. 47a suggest an 18th century date but this building may have earlier origins; it has historic clay roof tiles.

Recommendation: Retain No 47a on local list, but remove No. 45 because its historic and architectural significance is diminished by alterations.



No. 47a High Street on the left and No. 45 is on the right

25. Bandstand, Queens Square, Northgate

Built in 1891. This was the original bandstand which stood at Gatwick Racecourse. The racecourse was built after Queen Victoria banned all race meetings in London during the 1880s because of hooliganism. The racecourse now lies under Gatwick Airport and the last meeting was in 1948. It is assumed that the bandstand was moved to this location when the New Town centre was constructed in the 1950s.



Pound Hill

26. 6–8 Crawley Lane, Pound Hill

These two cottages date from the 1870s with the first floor hung with original painted weatherboarding. The front doors and sash windows are all original and this adds to their architectural character. They are physically close and a similar style to Woodcote cottage (locally listed building no. 29).



27. Old School, Grattons Drive, Pound Hill

An architecturally impressive mid Victorian school, now converted into a terrace of houses. Likely to be of red brick construction, but have been painted since the local list description was written. The gutter lines and lower string course are articulated with brick dentils. The centre of the plain clay tile is dominated by a two tier decorative oak shingle ventilation tower. The roof line is capped in decorative clay ridge tiles. Forms a group with a detached building to the south, which is likely to be the former schoolmaster's house and is currently disused.



Old School



Ancillary building, potentially former School Master's house

28. The Old Stable Block, Milton Mount, Pound Hill

This is a late nineteenth century agricultural courtyard used for stabling horses. It has sensitively been converted for accommodation use. Interesting features include rubbed brick arches over the windows and a decorative dentil course under the fascia boards. The roof is tiles in original plain clay.

Recommendation: This building should be removed from the local list because it has been statutory listed.

29. Woodcote Cottage, Crawley Lane, Pound Hill

An attractive detached 1840s cottage of two storey and two bays with a gabled m-roof. The ground floor consists of solid red brick, but has been painted since the local list description was written. The first floor external walls are weatherboarded. Retains original sash windows.



Pound Hill cont.

Proposed locally listed buildings

RC Church of Edward the Confessor, Hillcrest Close, Pound Hill

Designed by Alexander Lane and built in 1965 on land given by the Crawley Development Corporation. Reinforced concrete, and faced with smooth rubble limestone. The plan is of two triangles, the church and hall/clubroom, back to back, the high points of the catenary roof being the two furthest apart. The church faces south with the altar set at the outermost point of the triangle. The two side walls are largely glazed causing interior problems of solar gain and glare for the congregation facing the altar. The entrance is at one end of the spine wall.

English Heritage Review of Churches in the Diocese of Chichester 2005 stated that: 'Although a contemporary design there is nothing notably distinguished about this church, the detail is rather poor and functionally it has not proved a success.' We disagree and think that the exterior of the church has a striking architectural design, and although it is not worth of statutory listing it is of local interest.



Southgate

30. Goff's Park House, Horsham Road, Southgate

Goff's Park House was a country house designed by the architect William Buck and completed in 1882. It was commissioned by the banker Edwin Henty, and built by Messrs Peter and Redford of Horsham. This is a substantial stock red brick Victorian house in the Domestic Revival and Queen Anne style. Plans and illustrations from the Builder indicate that the east side of the building was originally the service wing, and suggest that the extension with the copper turret may not be original but added soon after or even during construction. There is a modern extension on the south-east side of the building. Most windows and dressings are original, although

some dormer windows have been added in the top floor. The mullions and decorative entrance bay are of high quality dressed sandstone, often with a foliage pattern. There is evidence of the survival of the original internal features including a staircase and fireplaces. The building is set in an historic landscape including a formal parterre and ornamental lake to the north. It is currently occupied by Crawley Museum and the Probation Service.

Recommendation: Dependent on the state of the interior, this building might be considered for statutory listing because of its architectural and historic interest and landscape setting.



31. Park Lodge, 24 Goffs Park Road, Southgate

A late Victorian red brick villa. A number of features described in the local list are no longer evident, including the decorative plaster band at first floor level and dentillated gutter soffits on the main end gable and fascia board. The windows have also been replaced with uPVC. The front entrance door has a moulded ceramic surround.



32. Masons Hall, Goffs Park Road, Southgate (also known as Goffs Tower)

This is a rather eccentric house of 1905 in the style of a rustic Tuscan villa, which is rendered and currently painted pink. There is a tower to the rear, reminiscent of a campanile, which according to the existing local list description was conceived as service quarters. Both buildings have a heavily featured oversail of terracotta roof tiles, which is a feature of Tuscan architecture. The chimney stacks and top of the tower have rectangular decorative features. The first floor windows on the Goffs Park Road elevation have shutters which are in keeping with the Tuscan design so may be original.



33. 108–122 Malthouse Road, Southgate

This is a group of eight matching semi-detached houses built at the turn of the century. They are constructed of red brick and have square bay windows with single pane sash windows. All houses have decoratively carved wooden porches and many still have stained glass inserts in their triple panelled front doors. They are of local historic interest because they were constructed by the local building family, Longleys, and the features of architectural interest largely remain intact. It is proposed that a new conservation area should be created that will encompass these buildings.



Proposed locally listed buildings

No. 49 Brighton Road, Southgate

Detached late Victorian or Edwardian villa, in red brick with high quality moulded brickwork, including pilasters flanking the porch. Timber framed gable ends, slate roof with decorative clay ridge tiles. Retains original 4-pane sash windows in double height bay windows, and stained glass in porch.



Southgate cont.

Proposed locally listed buildings

St Mary's Church, Southgate

St. Mary's Church was completed in 1958 as part of the development of the New Town neighbourhood centre at Southgate, and was designed by Braddock & Martin-Smith. It is constructed in reinforced concrete clad in flint and brick, with a sweeping hump-backed roof surmounted by a skeletal lantern tower and flèche. The east wall forms a decorative concrete reredos. There is an unusual bell tower, and the hall is located at the west end of the nave to allow it to be used as an extension of the nave when required.



Three Bridges

34 and 39. 215–223 Three Bridges Road

This group of buildings is a well proportioned terrace from the late Victorian era. All cantilever porch roofs, fascia boards and timber decoration supports are original. The majority of the windows have been replaced with uPVC in the original openings, although some original sash windows are retained.



35. 89–91 Three Bridges Road

These two properties were probably built as farm cottages and are of architectural interest. They have fishscale tiles at first floor level and a decorative dentil band of brickwork between the tiles and redbrick ground floor level. The buildings have a prominent decorative chimney.



36. 13–15 New Street, Three Bridges

Victorian workmen's cottages with variegated brick work of burnt headers and red stock brick. Although variegated brickwork is locally rare, these buildings have been much altered with replacement doors and uPVC windows which are not mentioned in the local list description.

Recommendation: Remove from the local list because incremental insensitive alterations have damaged the historic character of these buildings.



37. 107 Hazelwick Road, Three Bridges

This is a substantial villa constructed by the builder of the road for his own family. It is an example of an unspoilt brick dwelling with red brick window and door quoins. It has Victorian sash windows and decorative ridge tiles. The building is of local historic and architectural interest.



38. 7–25 North Road, Three Bridges

This is a terrace of mid 19th century brick built artisans cottages associated either with the Worth Estate or the railway junction at Three Bridges. The buildings are of varying roof heights, which adds visual interest. However, they are much altered, with the majority of the windows replaced with uPVC since the local list description was written and most roofs reroofed with concrete tiles, although the original slates on Nos. 7-9 survive.



(39. see entry 34.)

40. 192 Three Bridges Road (Barclays Bank)

This was the lodge to Tilgate House and has a sandstone cruciform shaped roof with gables, a bay window and corner porch. The inside has been altered and there is an unfortunate postwar extension, but the exterior is in good condition and the building forms a local landmark.



Tilgate

41. Tilgate Shopping Parade

An unspoilt example of a 1950s New Town commercial and residential crescent. All the ground floor shop units are set behind a colonnade supported by simple concrete support columns. The two upper floors are flats with deck access and servicing to the rear. There are recessed balconies at first floor level with irregularly curved balcony supports and handrails in a Festival of Britain style, with blue and white panels set within the balconies and below the second floor windows above. The shallow roof has a pleasing sweep that is emphasised by the plain fascias. The building is of significant historic and architectural local interest and the best example of a New Town neighbourhood shopping parade in Crawley.



Proposed locally listed buildings

The Oaks Primary School, Loppets Road, Tilgate

A good example of a New Town primary school constructed in the 1950s, of 1-2 storeys, with an eye catching tower with a W-shaped roof, possibly containing an incinerator chimney. The buildings are of local historic and architectural interest.



Tinsley Green, Pound Hill

42. Newbridge and Zell Cottages, Tinsley Lane, Tinsley Green

An example of artisans cottages from the late 18th century which should be retained on the local list because of their age, despite being altered. The two storey end gable extension to the west and entrance porches are later additions. There is a 1980s extension on the southerly elevation. The first floor front elevations are faced in traditional painted weather boarding. The roof is of slate with a traditional shallow pitch.



43. Rose Cottage, Balcombe Road

A good example of a late Victorian cottage decorated with fish scale tile hanging at first floor level on the end gables. The unusual 'valley chimney' detail between both end gables adds character to the dwelling. A decorative brick dentil course is also an interesting part of the design. The majority of the windows have been replaced with uPVC, although this is not mentioned in the local list description.



44. Toovies Farm Cottage and Norfolk Cottage, Balcombe Road

A good example of late Victorian estate workers dwellings in the Arts and Crafts style. The three feature ground floor bay windows but the windows have been replaced with uPVC since the local list description was written. The first floor end gables are covered in graded fish scale clay tiles. There is a large recent side extension in a similar style as the original cottages, but which alters the architectural proportion of the group.

Toovies Farm House itself is of more historic and architectural interest. It is of an earlier 19th century date, tile hung with bands of plain and fishscale tiles, and prominent chimneys. The windows have been replaced.



Recommendations:

- Remove Toovies Farm and Norfolk Cottages from the local list because the loss of the original windows and later extension.
- Add Toovies Farm House to the local list because it is of local historic and architectural interest.



Tinsley Green, Pound Hill cont.

45. The Open Door, Balcombe Road

A late 18th century cottage. It has a dark red stock brick at ground floor with timber weatherboarding at first floor level. The roof is of slate. The leaded windows at ground floor level appear to be original.



46. Parsons Pig, Balcombe Road

A large late Victorian red brick public house in the Arts and Crafts style. With timber-framed gables, a tile hung first floor and a string of dentillated brickwork directly beneath, and prominent chimneys. It has an open porch at ground floor level. The roof line has decorative clay ridge tiles.



47. The Cottage in the Wood, Balcombe Road

The Cottage in the Wood was originally called 'Little Timbers' and was designed by Blunden Shadbolt, an architect known for picturesque timber-framed buildings designed to look ancient (see biography box on the following page). It was constructed between 1931 and 1933 on the plot of a dilapidated gamekeeper's cottage; it is likely that it incorporates timber members from this or other historic buildings. It is a romantic facsimile of a medieval timber framed house with brick infill panels, in an attractive naturalistic woodland setting. The post war extension is sympathetic to the original building.



Recommendation: This building should be considered for potential statutory listing because of its architectural and historic interest as a work of Blunden Shadbolt.



Blunden Shadbolt (1879-1949)

Born in Wandsworth London in 1879, Blunden Shadbolt moved with his family to Horley in Surrey in 1898. He was first articled to architect and surveyor Arthur Kelway Bamber in Horley; however, when Bamber moved away Blunden completed his training with George A Hall FRIBA in Victoria Street, London.

Shadbolt designed timber-framed buildings that were designed to look ancient, and incorporated timber members and architectural features from older buildings; sometimes he reconstructed historic timber-framed buildings relocated from elsewhere. This was a late development of the Arts & Crafts Movement, but also should be understood in the context of the mock Tudor style of the interwar years.

Typical features in Shadbolt houses include complex multi-gable roofs; roof ridges that appear to have sagged with age; catslide roofs (with one side longer than the other); jetty upper floors; minstrel's galleries; exterior brickwork deliberately laid out of true horizontal and vertical alignment; massive chimneys, often on outer walls; and inglenook fireplaces. Apparently Shadbolt did not allow builders to plumb lines when constructing his buildings, and argued that nothing in Nature was completely straight and so this should be the case in his houses, to be in harmony with the surrounding trees. Shadbolt took care to preserve existing mature trees to form a convincing setting for his creations.

Examples of Shadbolt's houses were shown at the Ideal Home Exhibition in 1924 and 1926, which helped establish his reputation. By 1939 he had constructed timber-framed houses in Blindley Heath, Copthorne, County Oak, Esher, Haslemere, Highgate, Horley, Kingston, Maidenhead, Mill Hill, Newdigate, North Lancing, Outwood, Petersham, Pinner, Reigate, Rusper, Salford, Watford, as well as Crawley.

Shadbolt was qualified both as an architect and structural engineer, and after the Second World War he assisted local authorities in the structural repair of bomb damaged buildings. He died as a result of a road traffic accident in 1949, aged 70.



Haslemere, Surrey

Tinsley Green, Pound Hill cont.

48. Greyhound Cottage, Tinsley Lane South

The local list description states that this cottage was built c.1780s; we notice that the condition of the brickwork and roof might suggest a later date, perhaps the early 19th century. The windows have all been replaced with uPVC since the local list description was written. There is painted stock brick at ground floor level and simple clay hung tiles at first floor. The building has a later porch extension with a decorative barge board.



49. Greyhound Public House, Radford Road, Tinsley Green

A 1930s public house of eclectic design; it is symmetrical with both neo-classical and Arts & Crafts detailing. Constructed from dark red brick. There is a central curved projecting bay which has a conical roof, topped by a tall chimney, and flanking dormer windows. A semi-circular colonnade forms the entrance with pairs of Doric columns supporting a semi-circular balcony with wrought iron balustrade including greyhound motifs. One of the Doric columns has been replaced, which is not mentioned in the local list description. The interior was not inspected but the copper capped hardwood rail, leaded windows and neo-classical plastered doors were noted in the local list description.



50. Forge Farm Gun Tower, Steers Lane

A 1942 anti-aircraft tower once containing two Lewis guns. Much of the original fixtures and fittings survive. It consists of vertical narrow windows which were originally a defensive feature to permit the 'Garrison' to engage ground troops. Various rooms below fighting platform are intact. The predictor room contains a mechanical computer which enabled the gunners to allow for aircraft movements. Rooms include; off duty room; storage room; and ammunition room. This is one of four towers which defended the World War II Gatwick Airfield and as far as is known, is one of the best examples remaining of this type of wartime defensive structure.

Recommendation: This building should be removed from the local list because it has been demolished.

West Green

51. H.F.C. Bank (Nightingale House), Brighton Road

This bank dates from 1901 and is constructed from red brick with stone detailing. The building has oriel windows at first floor level, with prominent gable ends, and a mixture neo-gothic and naturalistic classical detailing of the windows and doors at ground floor. It forms an important landmark on the corner of Brighton Road and Springfield Road, with a striking reverse ogee copper turret.



52. 1 Victoria Road, West Green

According to the local list description this cottage dates from the 1790s. It is constructed from brick with plain tile hanging at first floor level. There are square bay windows supporting a central porch. The windows appear to have been replaced with uPVC (this is not mentioned in the local list description), which suggest it would not be eligible for statutory listing, but it is an historic vernacular building of clear local interest.



53. The Swan Public House, Church Street, West Green

A good example of a late Victorian public house in the Arts and Crafts style. It is red brick with plain and fishscale hung tiles, clay roof tiles and decorative ridge tiles. There are decorative fascia panels in the gabled dormer windows. There is a flat roofed 'extension' that appears to be part of the original design with a cast iron balcony at first floor level.



West Green cont.

54. Baptist Church, Robinson Road, West Green

An unspoilt example of early Victorian reform church with original sliding sash windows. The walls have been rendered and have very little detailing. It is a good example of minimalist architectural design.

Recommendation: This building should be removed from the local list because it has been demolished.

55. St Peter's Church, Church Street, West Green

Dressed sandstone chapel of 1893 in Neo-Gothic style. A good example of dressed stone windows and door detailing. It is a prominent feature on an island setting, the external bell tower topped by the Celtic style cross is particularly interesting.



56. The Grand Parade, High Street, West Green

A 1930s neo-classical shopping parade. It is three storeys and has 17 bays, with a slightly projecting central range. This central range has brick quoins, retains its original sash windows and incorporates a classical balcony at third floor level, with weatherboarding above, and the roof is capped with a cedar shingled tower that forms a landmark from the south end of the High Street. The rest of the sash windows in the parade have been replaced with uPVC. Side wings of 9 bays (to the south) and 3 bays (to the north) were added in the 1950s in a complementary style.



West Green cont.

Proposed locally listed buildings

57. 52 High Street, West Green

An 18th Century front painted brick building. Ground floor has one bay. Plain tile roof parallel to street with parapet gables and diamond plan chimney stack. Possible earlier building behind the frontage.

Recommendation: This building is statutory listed as part of the George Inn so it should be removed from local list.

58. lfield Road, No. 1, 2, 3 and 4 / 43 lfield Road, West Green

A mix of late 17th and early 18th century two storey dwellings converted during 19th century into shops. Some six paned side casement windows survive at first floor level, but most replaced with uPVC (since the local list description was written) so unlikely to be worthy of statutory listing. Vestiges of the 19th century shopfronts remain but doors have been replaced.



Bar Med, High Street

Interwar cinema with classical and art deco detailing. Unfortunately rendered in concrete. However this building is of sufficient architectural and townscape value to merit local listing.



No. 11 Horsham Road

A relatively well-preserved, restrained example of mid Victorian domestic architecture. Red brick construction with fine pointing; it is 2 bays and 2 storeys. Retains original 4-pane sash windows and decorative fascia panel on gable end of porch.



West Green cont.

Re-surveyed buildings

59. 207 Three Bridges Road

A well proportioned Georgian house, of 3 bays and 2 storeys with original 6-pane sash windows. The central porch may be original but altered. The render is scored to suggest ashlar dressing. A mews building set back to the right in plain brickwork, now converted into a garage.



60. 53–59 High Street

Edwardian red brick terrace of shops with oversized dormer windows and some vestiges of historic shopfronts.

This is the same as locally listed building 23; the recommendation is to delist.

Crawley ASEQs and Locally Listed Buildings Heritage Assessment

Part 4 Conclusion

11.0

Conclusion

Chapters 7 and 9 summarise the recommendations of this study so it is not intended to restate them here, but instead to draw out the broader patterns and conclusions.

On balance this heritage assessment has proved to be a very positive exercise. Although we suggest that one ASEQ be removed, we recommend that six new conservation areas be created, one from an existing ASEQ at Langley Lane, and another five entirely new. The rest of the existing ASEQs are to be retained, although the boundaries of three should be refined. Although we recommend that 11 locally listed buildings should be removed, we recommend that 13 be added to the local list. We also recommend that two existing locally listed buildings be considered for statutory listing.

In particular the study has highlighted the importance of the New Town heritage of Crawley. It was one of the first New Towns to be built after the War, and its neighbourhood centres are interesting and successful examples of the New Town concept. Therefore Gossops Green and Southgate should be designated as conservation areas, as the best examples of Minoprio's neighbourhood centres. Individual buildings from the New Town era are also of architectural interest, particularly public buildings such as churches and schools: we recommend that six New Town buildings are locally listed, including four churches. We also suggest that a borough wide study of New Town churches (and possibly schools) is undertaken to see whether any others should be locally listed.

The study has usefully clarified the difference between ASEQs and conservation areas. Conservation areas protect areas of historic and architectural interest. ASEQs are not 'second rate' conservation areas, but something different relating to the quality of the landscape and space between the buildings. ASEQs should be renamed to reflect the refined definition, perhaps as: "Residential Areas of Landscape Quality" (RALQ). The following table summarises the assessment of each of the areas against the ASEQ and conservation area criteria. However, there is still more work to do to define the selection criteria for conservation areas, as this was not the focus of this study.

In some instances we have suggested that alternative designations would be more appropriate than as an ASEQ or conservation area, for example the mature trees in Green Lane and at Pound Hill parade should be protected by TPOs rather than as an ASEQ.

This has been a fascinating study to undertake. There is clearly a very ancient rural landscape underlying Crawley, features of which are still visible, probably because the town expanded so quickly that there has not been the chance for them to be eroded over the centuries as elsewhere. It is important that these often subtle features, such as the banks flanking drover's roads at Blackwater Lane and Church Road, are preserved as the development of Crawley intensifies. It is also worth remembering that local distinctiveness is not necessarily what is *different in Crawley*, but what is *distinctive about Crawley* when compared to other English towns. The urban planning and architecture of Crawley New Town is locally distinctive, rather than the Victorian and Edwardian development, which may be unusual in Crawley but is common elsewhere. While it is important to preserve 19th and early 20th century phases of Crawley in the local context, it is the New Town phases of the 1950s and early 1960s that are of most national interest.

Crawley ASEQs and Locally Listed Buildings Heritage Assessment

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