



48-50 London Road

Crawley

RH10 8JQ

Heritage Statement

December 2024

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Executive Summary

This heritage statement was commissioned from Hawk Heritage by Lars Graabek of Living Danish. The site is 48-50 London Road, Crawley.

The proposed development comprises the construction of four blocks of residential accommodation around a central courtyard on vacant land behind 48-50 London Road which is a grade II listed building.

This heritage statement assesses the impact of the development upon the significance of a nearby listed building. There is no physical impact upon the building but the new construction has the potential to impact upon the listed building's setting.

No. 50 London Road is a residential property set at right angles to both the proposed development site and London Road. It is surrounded by modern developments and the wide busy London Road to the front. To the north, lies a modern 5-storey development which is largely obscured by the trees and bushes surrounding No. 50.

Further to the rear are post-war two storey housing estates.

Whilst its setting was most probably rural when it was built, the house is now very much in a modern urban setting. London Road is a noisy thoroughfare with heavy traffic slowing and speeding up around a succession of roundabouts and traffic lights.

The proposed development lies to the east of the listed building. The building closest to the listed building is of only two storeys as is the one to the south-east of it. The others are of either three or three and a half storeys.

There is a dense tall line of trees and hedge between the listed building and the proposed new development (Figs 1, 2, 5 and 6) which will entirely screen the listed building from the proposed development. The hedge in the central part of the boundary is about 5m high and the trees to the south and north, significantly more. There will be no intervisibility at ground and first floor levels.

The southern, eastern and western blocks will be entirely obscured by the tall trees along the boundary.

The second floor of the northern building will be largely obscured by the tall trees, but a small part could have some visibility of the upper part of Fir Tree Cottage.

The listed building currently suffers from increased noise levels from the busy main road to the west. The proposed new development is unlikely to cause a noticeable increase in noise levels.

It is therefore concluded that there will be no harm to the setting and therefore significance of the listed building, 50 London Road, from the proposed development.

1. Introduction

1.1 Origin and scope of the report

- 1.1.1 This heritage statement was commissioned from Hawk Heritage by Lars Graabek of Living Danish. The site is 48-50 London Road, Crawley.
- 1.1.2 The author of this report is Chris Thomas, owner of Hawk Heritage which is a heritage consultancy company. Prior to founding Hawk heritage, Chris Thomas was a Director at MOLA in charge of archaeological and built heritage consultancy and Chris Thomas was the lead adviser to the London Legacy Development Corporation on built heritage matters.
- 1.1.3 This desk-based study assesses the impact of the scheme on built heritage assets. It forms an investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of any impact upon any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.4 The proposed development comprises the construction of four blocks of residential accommodation around a central courtyard on vacant land behind 50 London Road which is a grade II listed building.
- 1.1.5 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2023), English Heritage (2008, 2011). Under the 'Copyright, Designs and Patents Act' 1988 Hawk Heritage retains the copyright to this document.
- 1.1.6 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and Hawk Heritage, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 The site does not contain any listed buildings nor is it in a Conservation Area.
- 1.2.2 There is one listed building that are adjacent to the site: 50 London Road.
- 1.2.3 The Historic England document on the setting of heritage assets recommends the following 5-step process:
 - Step 1: Identify which heritage assets and their settings are affected.
 - Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
 - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.
 - Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
 - Step 5: Make and document the decision and monitor outcomes.

1.3 Aims and objectives

- 1.3.1 The aim of the assessment is to:

- identify the presence of any built heritage assets that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy (see section 8 for planning framework and section 9 for methodology used to determine significance);
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations.

2. Site description

2.1 Site description

- 2.1.1 The site is currently vacant land but well maintained. It is grassed and surrounded by high hedges and trees on all sides. The land to the rear (east) of the site is set at a higher level but the intention is to reduce the land to that of the west at a lower level.

2.2 Nearby listed buildings

- 2.2.1 There is one nearby listed building close to the site, immediately to the west which has the potential to be impacted upon by the proposed development: No. 50 London Rd. It is not physically impacted upon by the proposals.
- 2.2.2 The building, also known as Fir Tree Cottage, is listed grade II and described thus in its listed building description:

Probable late C17 timber framed house. Two storeys running east to west. Roof hipped at west end. West part tiled-the rest Welsh slates. Three brick chimneys. South front has ground floor refaced in stucco and first floor tile hung. The windows are wooden casements, some with modern leaded panes. The north front has the timber framing partly exposed on the eastern half. The western half is brick faced but painted in imitation of timber framing. The thinness of the structural timbers does not suggest a date earlier than circa 1700. It is shown as 'Crawley Workhouse' on the circa 1840 Tithe Map.

2.3 The current setting of the listed buildings

- 2.3.1 Setting is not a value in its own right but it may contribute towards the significance of a heritage asset. The extent to which setting contributes towards significance varies, depending upon the asset itself.
- 2.3.2 Setting is most commonly viewed as a visual state but can only encompass noise and other ways of appreciating a heritage asset.
- 2.3.3 Fir Tree Cottage, No. 50 London Road, is a residential property set at right angles to both the proposed development site and London Road. It is surrounded by modern developments and the wide busy London Road to the front. To the north, lies a modern 5-storey development (Fig 3) which is largely obscured by the trees and bushes surrounding No. 50.
- 2.3.4 Further to the rear are post-war two storey housing estates.
- 2.3.5 Whilst its setting was most probably rural when it was built, the house is now very much in a modern urban setting. London Road is a noisy thoroughfare (Fig 8) with heavy traffic slowing and speeding up around a succession of roundabouts and traffic lights.

3. Proposed development

3.1 The current planning application

- 3.1.1 The current proposal is to build four new blocks of residential accommodation on the vacant land to the rear of No. 50 London Road (see Fig 9 for the ground-floor plan).
- 3.1.2 The block to the west, closest to No. 50 London Road comprises ground and first floor.
- 3.1.3 The smaller block to the south comprises ground floor and first floor.
- 3.1.4 The block to the east comprises ground floor, first floor and second floor.
- 3.1.5 The block to the north comprises ground floor, first floor, second floor and a central third floor core.
- 3.1.6 The proposed buildings have a much higher design quality than much of the other modern buildings nearby, especially the 1950s housing estate.

3.2 Assessment of harm from the proposed development

- 3.2.1 The proposed development lies to the east of the listed building. The building closest to the listed building is of only two storeys as is the one to the south-east of it. The others are of either three or three and a half storeys.
- 3.2.2 There is a dense tall line of trees and hedge between the listed building and the proposed new development (Figs 1, 2, 5 and 6) which will entirely screen the listed building from the proposed development. The hedge in the central part of the boundary is about 5m high and the trees to the south and north, significantly more. There will be no intervisibility at ground and first floor levels.
- 3.2.3 The southern, eastern and western blocks will be entirely obscured by the tall trees along the boundary.
- 3.2.4 The second floor of the northern building will be largely obscured by the tall trees, but a small part could have some visibility of the upper part of Fir Tree Cottage.
- 3.2.5 The listed building currently suffers from increased noise levels from the busy main road to the west. The proposed new development is unlikely to cause a noticeable increase in noise levels.
- 3.2.6 It is therefore concluded that there will be no harm to the setting and therefore significance of the listed building, 50 London Road, from the proposed development.

4. Conclusions

- 4.1.1 This heritage statement was commissioned from Hawk Heritage by Lars Graabek of Living Danish. The site is 48-50 London Road, Crawley.
- 4.1.2 The proposed development comprises the construction of four blocks of residential accommodation around a central courtyard on vacant land behind 48-50 London Road which is a grade II listed building.
- 4.1.3 This heritage statement assesses the impact of the development upon the significance of a nearby listed building. There is no physical impact upon the building but the new construction has the potential to impact upon the listed building's setting.
- 4.1.4 No. 50 London Road is a residential property set at right angles to both the proposed development site and London Road. It is surrounded by modern developments and the wide busy London Road to the front. To the north, lies a modern 5-storey development which is largely obscured by the trees and bushes surrounding No. 50.
- 4.1.5 Further to the rear are post-war two storey housing estates.
- 4.1.6 Whilst its setting was most probably rural when it was built, the house is now very much in a modern urban setting. London Road is a noisy thoroughfare with heavy traffic slowing and speeding up around a succession of roundabouts and traffic lights.
- 4.1.7 The proposed development lies to the east of the listed building. The building closest to the listed building is of only two storeys as is the one to the south-east of it. The others are of either three or three and a half storeys.
- 4.1.8 There is a dense tall line of trees and hedge between the listed building and the proposed new development (Figs 1, 2, 5 and 6) which will entirely screen the listed building from the proposed development. The hedge in the central part of the boundary is about 5m high and the trees to the south and north, significantly more. There will be no intervisibility at ground and first floor levels.
- 4.1.9 The southern, eastern and western blocks will be entirely obscured by the tall trees along the boundary.
- 4.1.10 The second floor of the northern building will be largely obscured by the tall trees, but a small part could have some visibility of the upper part of Fir Tree Cottage.
- 4.1.11 The listed building currently suffers from increased noise levels from the busy main road to the west. The proposed new development is unlikely to cause a noticeable increase in noise levels.
- 4.1.12 It is therefore concluded that there will be no harm to the setting and therefore significance of the listed building, 50 London Road, from the proposed development.

5. Planning and legislative framework

5.1 Statutory protection

- 5.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.
- 5.1.2 The Act provides local authorities the ability to control permitted development rights in conservation areas through the use of Article 4 Directions.

5.2 National Planning Policy Framework

189. 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 Value⁶⁶. 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 generations⁶⁷.

66 Some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance.

67 The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special

architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶⁸.

68 Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

⁶⁹ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

5.3 Local policy

5.3.1 The Crawley Borough Local Plan (2015) contains the following policy with regard to heritage:

Crawley's Heritage Assets

4.57 Crawley's history can be traced as far back as the Stone (Neolithic) Age, with flint tools and burial mounds and later a Bronze Age sword found in the area. Iron Age forts were established to extract ore in the areas now covered by

Broadfield, Bewbush and Southgate and an Iron Age camp was once on the site of Goffs Park.

4.58 The town itself is a mixture of three parishes, including Ifield and part of Worth, both of which are mentioned in the Domesday Book of 1086. Crawley's oldest building, Worth Church, originates from Saxon times. The first mention of Crawley comes from 1203, when a licence to hold a weekly market was granted.

4.59 In 1946, the New Towns Act was passed; Crawley was one of eight New Towns selected to provide work and homes away from the overcrowded capital. Crawley New Town was built around the three original settlements of Three Bridges, Crawley and Ifield, based on the Minoprio masterplan. This has resulted in a borough with a rich and diverse array of heritage assets from Grade I listed structures hundreds of years old to excellent examples of New Town architecture and planning.

4.60 Heritage makes a positive contribution to the local character of an area and helps define what makes Crawley distinctive. It is, therefore, a priority for development to ensure that it respects all aspects of the town's built and natural heritage. The policies set out below relate to a number of separate but interrelated designations to protect and enhance the borough's historic assets.

4.61 The council adopted a Heritage Strategy in 2008 and considerable work has been undertaken since to identify and protect the locally distinctive built and natural heritage assets in the borough that may not be designated nationally. The Heritage Strategy highlighted the importance of Crawley's social heritage, linking residents' experiences of living and working in the town with the built and natural environment.

Policy CH12: Heritage Assets

All development should ensure that Crawley's designated and non-designated heritage assets are treated as a finite resource, and that their key features or significance are not lost as a result of development.

Where a development affects a heritage asset or the setting of a heritage asset, a Heritage Impact Assessment will be required. This should describe the significance of any heritage assets affected and the contribution made by their setting, the impact of the development, and any measures adopted to ensure the heritage asset is respected, preserved or enhanced or, for exceptionally significant development, relocated.

If, in exceptional circumstances, a heritage asset is considered to be suitable for loss or replacement, and it has been demonstrated its site is essential to the development's success, proposals will need to demonstrate how they have recorded the heritage asset:

- i. in line with a written scheme of investigation submitted to, and approved by, Crawley Borough Council; or
- ii. in the case of standing structures, to a minimum of Historic England recording Level 2, or higher if specified by the council.

Applicants are also required to notify any relevant parties including Historic England and submit their recording to the Historic Environment Record (HER). Applicants should demonstrate that the benefits of the entire scheme outweigh the loss of the asset and that any replacement scheme is of equal quality in terms of its design.

Reasoned Justification

4.62 To help inform the council's heritage policy approach, the Crawley Areas of Special Environmental Quality and Locally Listed Buildings Heritage Assessment (April 2010) undertakes a comprehensive assessment of the town's heritage assets to review the status of current Conservation Areas, Areas of Special Environmental Quality (ASEQ's) now known as ASLC's, Listed Building and Locally Listed Building designations. Its findings form a key aspect of the Local Plan evidence base and its findings, in addition to other relevant policy documentation, should be considered in the application of heritage policies.

4.63 Recording any heritage assets to a minimum of Historic England Level 2 will ensure that a descriptive record of all heritage assets are maintained in the HER. This will in turn inform future proposals affecting heritage assets in line with the NPPF. With regard to the setting of any heritage assets, consideration should be had to Historic Environment Good Practice Advice in Planning Note 3: the Setting of Heritage Assets²⁶.

4.64 As heritage assets within the borough are a limited and finite resource, development proposals must show through a Heritage Impact Assessment (HIA) how they preserve and enhance the asset. In the case of exceptionally significant development, the asset should be relocated as part of the development proposals. In exceptional circumstances when the asset is to be lost, it must be appropriately recorded and replaced with high quality development.

Conservation Areas

4.65 In a Conservation Area, every building matters as well as the streets, public spaces and gardens between them – with each feature contributing to the unique character of the area. By understanding what gives each Conservation Area its special architectural or historic interest, it can be ensured that the special character and appearance of the area is preserved and enhanced. This is done with the use of additional controls over what can be done to buildings, trees and the overall appearance of the area.

4.66 The special character of these areas does not come from the quality of their buildings alone, but also from the historic layout of roads, paths and boundaries; characteristic building and paving materials; a particular 'mix' of building uses; public and private spaces – such as gardens, parks and greens; and trees and street furniture. Conservation Areas give wider protection to the area and setting, rather than focusing solely on individual buildings – all of the features within the area should be recognised as part of its character.

Policy CH13: Conservation Areas

All development within a Conservation Area should individually or cumulatively result in the preservation or enhancement of the character and appearance of the area.

All development within a Conservation Area should demonstrate, as part of the Heritage Impact Assessment, how the proposal conforms to the relevant Conservation Area Statement and Appraisal, and that consideration has been given to all of the following criteria:

- i) respect the protected area and recognise the identifiable, and distinctive, character(s);
- ii) respect any historic landscape features which affect the character of the place;

- iii) maintain and enhance the area's landscape value with regards to mature trees, hedges and public green spaces such as grass verges;
- iv) respect and enhance the character of lower density developments with spacious landscaped settings. This includes where the landscape dominates the buildings, the significant gaps between the buildings, the set back from the street, as well as any large gardens, mature trees, hedges and green verges; and
- v) preserve the area's architectural quality and scale.

There may be structures within a Conservation Area which are not heritage assets and do not positively contribute to its character or appearance.

Therefore, proposals for demolition of these structures will be considered on a case-by-case basis and may not be required to submit a recording to the Historic Environment Record. For such developments early pre-application discussions are encouraged.

Reasoned Justification

4.67 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, the council have a duty to determine which parts of their area are of a character or appearance of which it is desirable to preserve or enhance. They must then designate those areas as Conservation Areas. The approach to Crawley's heritage has been developed by using the Planning Policy Statement 5 Good Practice Guide.

4.68 In 2012, after a review of the borough's heritage, three new areas were designated and two existing areas were extended. There are currently eleven Conservation Areas in the borough, each very different in character and appearance, protecting New Town areas and much older parts of Crawley. The Conservation Areas are:

- Brighton Road
- Dyers Almshouses
- Forestfields and Shrublands
- Hazelwick Road
- High Street
- Malthouse Road
- St Peter's and St John's
- Southgate Neighbourhood

Centre

- Sunnymead Flats
- Worth.
- Ifield Village

4.69 It is important to protect, maintain and enhance these areas for future generations to enjoy. The main objectives of Conservation Areas are to protect and enhance the area's architectural and historic interest, its distinctive layout and appearance, and the built and natural environment. It is, therefore, important to ensure that any alterations or development are consistent with, and respectful of, the special character or appearance of the area.

4.70 The NPPF encourages the local planning authority to consider the designation of Conservation Areas and to ensure that these areas justify such status because of their special architectural or historic interest. The council has carried out a detailed assessment of the borough's heritage in the preparation of this Local Plan and believes that the existing and newly designated

Conservation Areas are worthy of the status. In line with the significance and quality of these areas, the Policy sets appropriate requirements to ensure that development would result in their preservation or enhancement.

Areas of Special Local Character

4.71 Crawley has a unique history. The area developed organically up until the birth of the New Town which was planned and constructed around the existing settlement and the villages of Three Bridges, Worth and Ifield. Since the completion of the New Town, based on the Minoprio masterplan, the town has maintained the neighbourhood principle throughout its subsequent extensions. As a result of this there are some low density residential areas of special character. These areas are heritage assets and should be afforded protection to prevent them being lost, incrementally or at once.

Policy CH14: Areas of Special Local Character

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.

Reasoned Justification

4.72 The "Crawley ASEQ's and Locally Listed Buildings Heritage Assessment 2010" reviewed the previous Area of Special Environmental Quality designation and concluded that some should be designated, whilst others de-designated or made a Conservation Area. The report stated that to be designated as an Area of Special Local Character the area 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 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.

4.73 With this criterion in mind, the purpose of the ASLC designation is to:

- a) Protect features of the historic and natural landscape such as mature trees, hedges, green verges, historic banks.
- b) Protect the low density character of the area and control the size of building extensions and infill development.
- c) Protect the variety of different types of residential development in the borough.

d) Control the demolition of buildings and the character of development in areas of architectural quality.

4.74 ASLC's are designated at the following locations, and illustrated on the Local Plan Map:

- Blackwater Lane, Pound Hill
- Church Road, Pound Hill
- Goffs Park Road, Southgate
- Mount Close and Barnwood, Pound Hill
- Milton Mount Avenue, Pound Hill
- Rusper Road, Ifield.

4.75 The NPPF asks local authorities to set out a positive strategy for the conservation and enjoyment of the historic environment; this Policy achieves this by designating special local heritage assets that should be preserved or enhanced and setting out the criteria required to achieve this.

Listed Buildings and Structures

4.76 All Listed Buildings have unique character and importance to the town and the nation. Their protection from inappropriate development is therefore important.

Policy CH15: Listed Buildings and Structures

To recognise the value of Listed Buildings (including Listed Structures) within Crawley, the council will ensure that any proposed works to them are consistent with the character, appearance and heritage value of any statutory Listed Building/Structure, in line with national legislation, policy and guidance. Any changes must preserve or enhance the design and character of the Listed Building and have regard to its historic significance. A Heritage Impact Assessment is required to be submitted demonstrating how proposals will protect the value of the listed building, its setting, and its key features. Listed Buildings should be retained and, therefore, the demolition, or part thereof, of a Listed Building will only be acceptable in exceptional circumstances, where:

- i. there are clearly defined reasons why the building cannot be retained in its original or a reasonably modified form; and
- ii. a significant benefit that cannot have facilitated the retention of the building can be demonstrated.

If demolition is seen to be acceptable, the council will require the building to have been recorded to Historic England Level 4 and submitted to the Historic Environment Record. Any development on the site of a demolished Listed Building must have regard to the original building.

Reasoned Justification

4.77 There are 3 Grade I; 12 Grade II*; and 85 Grade II Listed Buildings in Crawley. The oldest dating from the 10th Century: Saxon St. Nicholas' Church, Worth, Pound Hill, to the 20th Century: including The Beehive (1934-6) and St. Friary Church of St. Francis and St. Anthony (1958-9).

Locally Listed Buildings

4.78 There are many buildings within Crawley that are of particular local architectural or historical interest. These buildings are not considered to be of national significance but are local heritage assets that are irreplaceable. These

buildings should be retained wherever possible, as they make an important contribution to the borough's heritage and character. Such buildings are included on the council's Local Building List.

Policy CH16: Locally Listed Buildings

All development will seek to secure the retention of buildings included on the Crawley Borough Local Building List. Development should also maintain features of interest, and respect or preserve the character or setting of the building. Development proposals affecting Locally Listed Buildings must demonstrate in the Heritage Impact Assessment that proposals take account of the following criteria:

- i) The Historic interest of the building.
- ii) The Architectural interest of the building.
- iii) The Townscape value of the building.
- iv) The Communal value of the building and its surroundings.

Proposals seeking the demolition or partial demolition of a Locally Listed Building may be acceptable in exceptional circumstances if the development proposals:

- a) reflect or retain the key features of the original building; and
- b) significantly outweigh the merit of retaining of the original building with regard to social, economic and environmental benefit to the wider area; and
- c) records the building up to Historic England Level 4, unless previously agreed with the Local Planning Authority, and submits that record to the Historic Environment Record in consultation with the Local Authority.

The council will also assess the merit of designating new locally listed buildings in consultation with local residents and will define the characteristics of the buildings that warrant this level of protection.

Reasoned Justification

4.79 National planning guidance states that while the best examples of local vernacular building types will normally be listed, there are many other buildings which are valued for their contribution to the local scene or for their local historical association. It suggests that local planning authorities draw up lists of locally important buildings and formulate policies for their protection. In 2010, Crawley Borough Council revised its list which contained 59 buildings of local interest. The adopted local list of buildings can be found on the council's website at www.crawley.gov.uk.

Historic Parks and Gardens

4.80 Crawley currently has six areas locally designated as a Historic Park or Garden. These sites are worthy of protection for their historic interest. Some are of particular interest as they were important features of the area before the development of the New Town, and some are intrinsically linked with the development of the New Town. These areas are now attractive landscaped areas which are locally valued, adding to the local character of Crawley.

Policy CH17: Historic Parks and Gardens

The following sites are designated and shown on the Local Plan Map as Historic Parks and Gardens:

- Worth Park
- Land South of St Nicholas' Church
- Broadfield Park

- Tilgate Park
- Goffs Park
- Memorial Gardens.

The council will support development, unless it will have a negative impact upon the historic setting and character of the designated Historic Park or Garden. All development proposals within the boundaries of the Historic Parks and Gardens as identified on the Local Plan Map will be required to demonstrate, through a Heritage Impact Assessment, that the proposals have regard to the designation, its character, key features and the setting of the area and that proposals respect or enhance the area.

Reasoned Justification

4.81 Whilst Crawley does not have any Parks and Gardens of Special Historic Interest that are designated as nationally important by Historic England, there are locally important areas that are worthy of protection in the Crawley context. This does not mean that development is always unsuitable in these areas but that the historic setting and character of that area must be respected or enhanced.

4.82 The council will ensure that the concept of historic parks and gardens is not devalued by only designating those areas of special interest identified through a robust assessment of their historic interest. The council assessment and the requirement for a Heritage Impact Assessment will serve to avoid or minimise conflict between the conservation of the area and any aspect of a planning proposal. This will ensure a balanced judgement is made having regard to the scale of any harm or loss and the significance of the heritage asset.

6. Determining significance

Significance lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

6.1.1 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 1: Significance of heritage assets

Heritage asset type	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional)
Heritage assets with a regional interest for education or cultural appreciation Locally listed buildings	Medium (Regional)
Heritage assets with a local interest for education or cultural appreciation	Low (Local)
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain



Fig 1. View of the hedges and trees separating the listed building from the proposed development site looking east.



Fig 2. View of the listed building site from the raised ground to the rear of the proposed redevelopment site.



Fig 3. The modern development to the north of the proposed redevelopment site and listed building.



Fig 4. The listed building from the south-east.



Fig 5. View of the proposed development site behind the hedge from the listed building.



Fig 6. View of the proposed development site behind the hedge from the listed building.



Fig 7. The listed building from London Road.

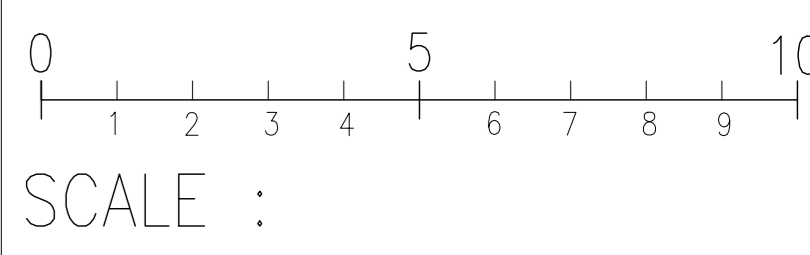


Fig 8. London Road outside of the listed building.

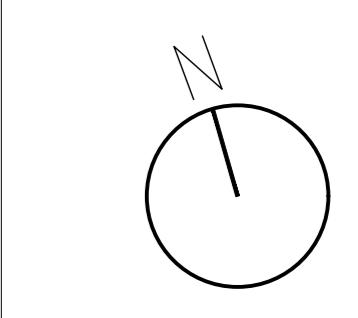
ALL DIMENSIONS MUST BE CHECKED ON SITE. INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
INTERNAL LAYOUTS INDICATIVE.

NOTES

1. WINDOW MULLION / PATIO GLAZING ARRANGEMENT INDICATIVE SUBJECT TO DETAIL DESIGN
2. SITE FOOTPRINT TAKEN FROM SURVEY. REST OF EXISTING PLAN, ELEVATION, RIDGE AND EAVES HEIGHT OF IMMEDIATE NEIGHBOURING BUILDINGS FROM OS & APPROXIMATE.
3. DO NOT SCALE OFF THIS DRAWING. FOR CONSTRUCTION ALL DIMENSIONS TO BE CHECKED ON SITE.
4. EXISTING TREES SHOWN INDICATIVELY, PLEASE REFER TO XXX
5. PROPOSED TREE LOCATIONS SHOWN INDICATIVELY
6. INFORM ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION



SITE BOUNDARY :



P14	03.12.24	FINAL LANDSCAPE COORDINATION	DC
P13	15.11.24	DESIGN DEVELOPMENT	DC
P12	08.11.24	DESIGN DEVELOPMENT	DC
P11	25.10.24	DESIGN DEVELOPMENT	DC
P10	20.09.24	DESIGN DEVELOPMENT	DC
P09	11.09.24	DESIGN DEVELOPMENT	DC
P08	15.07.24	DESIGN DEVELOPMENT	DC
P07	01.07.24	DESIGN DEVELOPMENT	DC
P06	24.06.24	DESIGN DEVELOPMENT	DC
P05	24.05.24	DESIGN DEVELOPMENT	DC
P04	02.02.24	DESIGN DEVELOPMENT	DC
P03	18.01.24	DESIGN DEVELOPMENT	DC
P02	15.12.23	DESIGN DEVELOPMENT	DC
P01	30.11.23	FIRST DRAFT	DC
REV	DATE	DESCRIPTION	DRN

Gouldstone and Co.

CLIENT
LIVING DANISH
PROJECT
LONDON ROAD
CRAWLEY

DRAWING TITLE
PROPOSED GROUND FLOOR GA

SCALE 1:1000A0 SHEET

STATUS
PLANNING

DRAWING NO
LR_P_100

REV
P14

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