

CRAWLEY LOCAL BUILDING LIST NOVEMBER 2010

Background

A locally listed building is a building, structure or feature that, whilst not statutorily listed by the Secretary of State, the Council considers to be an important part of Crawley's heritage due to its architectural, historic or archaeological significance. Government guidance (PPS5) encourages local authorities to create such lists of local historic assets. Whilst the designation does not provide any additional planning controls, it is a material consideration when deciding planning applications.

Criteria for designation of locally listed buildings

The following criteria have been 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.

The list records which criteria each building meets. A tick denotes that the building strongly fulfils the criteria, whilst a tick in brackets indicates that it slightly fulfils the criteria.

Those buildings that were added following the review of the list in 2010 are indicated.

For further information on the local list, please view the Council's website:

GOSSOPS GREEN

1. St Albans Church, Gossops Drive, RH11 8LD ***NEW 2010***

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. This church is an important component of Gossops Green neighbourhood centre, and is a landmark of local architectural and historic interest.

Historic Interest	Architectural Interest	Group and Townscape Value	Intactness	Communal Value
✓	✓	✓		✓

2. Gossops Green Shopping Parade, Gossops Drive, RH11 8HH

This shopping parade is an important component of the neighbourhood centre at Gossops Green. The

IFIELD

3.

5. Deerswood Court, Ifield Drive, RH11 0HD
NEW 2010

10. Barn Theatre, Ifield Street, RH11 0NN

A former barn and stables now converted into a theatre. The original 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. The barn is adjacent to an historic village pond, and both buildings clearly make a positive contribution to Ifield Conservation

NORTHGATE

11. The Dyers Almshouses, Northgate Road, RH10 1YD

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. Ek

13. 37 High Street, RH10 1BQ

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.

The building is within the High Street Conservation Area.

16. 47 High Street, RH10 1BQ

The 10-pane sash windows suggest an 18th century date but this building may have earlier origins; it has historic clay roof tiles.

The building is within the High Street Conservation Area.



19. Poplars, Fernhill Road, RH6 9SY *NEW 2010*

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.



Historic Interest	Architectural Interest	Group and Townscape Value	Intactness	Communal Value
✓	✓			

20. Christ Church United Reformed Church, Worth Park Avenue, RH10 3DF *NEW 2010*

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 wit

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22. Gatwick House, Peeks Brook Lane, RH6 9ST

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. The 2 storey 1970s glazed office block is explicitly excluded from the local list.



Historic Interest	Architectural Interest	Group and Townscape Value	Intactness	Communal Value
✓	✓	✓		

25. Gatwick Manor Lodge, Povey Cross, RH6 0AD

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.



Historic Interest	Architectural Interest	Group and Townscape Value	Intactness	Communal Value
✓	✓			

26. Newbridge and Zell Cottages, Tinsley Lane, RH10 3NS

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.



Historic Interest	Architectural Interest	Group and Townscape Value	Intactness	Communal Value
✓	✓			

27. Rose Cottage, Balcombe Road, RH10 3NQ

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.



Historic Interest	Architectural Interest	Group and Townscape Value	Intactness	Communal Value
✓	✓			

28. The Open Door, Balcombe Road, RH10 3NL

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.



Historic Interest	Architectural Interest	Group and Townscape Value	Intactness	Communal Value
✓	✓		✓	

29. Parsons Pig Public House, Balcombe Road, RH10 3NL

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.



Historic Interest	Architectural Interest	Group and Townscape Value	Intactness	Communal Value
✓	✓			✓

30. Greyhound Cottage, Tinsley Lane South, RH10 3NS

The original local list description states that this cottage was built c.1780s but 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 first 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.



Historic Interest	Architectural Interest	Group and Townscape Value	Intactness	Communal Value

**31. Greyhound Public House, Radford Road,
RH10 3NS**

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. 891t.78252(u)1.782518(h)1.78252(e)1.78255(891t.40723(i)5.13284(n)1.78241(t)0.89121(g)1.782

POUND HILL SOUTH

32. RC Church of Edward the Confessor, Hillcrest Close, RH10 7EQ *NEW 2010*

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. AECOM / Alan Baxter thought that the exterior of the church had a striking architectural design, and although not worth of statutory listing, they considered it to be of local interest.



Historic Interest	Architectural Interest	Group and Townscape Value	Intactness	Communal Value
✓	✓			✓

33. Worth Annexe, Turners Hill Road, RH10 7RW

A Victorian school constructed in two phases. The earlier phase dates from 1852 and uses graded cut

34. South Lodge, Turners Hill Road, RH10 4SU

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.



Historic Interest	Architectural Interest	Group and Townscape Value	Intactness	Communal Value
✓	✓			

35. Worth Park Dental Clinic [Worth Park Lodge], Worth Park Road, RH10 3DE

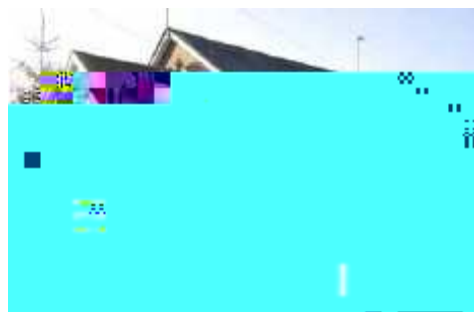
This is an Edwardian red brick lodge with some Baroque detailing, including prominent chimneys, rusticated brick quoins, a brick dentillated eaves course, and classical pediments above the first floor windows projecting above the eaves. The timber fretted veranda has a domestic character. Although the windows have been replaced with uPVC, the building is of clear historic and architectural interest and is a local landmark.



Historic Interest	Architectural Interest	Group and Townscape Value	Intactness	Communal Value
✓	✓	✓		

36. 6–8 Crawley Lane, RH10 7EE

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 (see No. 38).

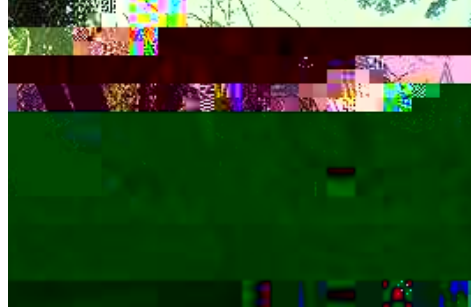


Historic Interest	Architectural Interest	Group and Townscape Value	Intactness	Communal Value
✓	✓		✓	

SOUTHGATE

39. Goffs Park House, Horsham Road, RH11 8PE

Goffs 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. 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.



Note: The building has been submitted to English Heritage to be considered for statutory listing.

Historic
Interest

41. St Marys Church, Wakehurst Drive, RH10 6DL

NEW 2010

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.

✓	✓			
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44. 108–122 Malthouse Road, RH10 6BH

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.



Historic Interest	Architectural Interest	Group and Townscape Value
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THREE BRIDGES

46. 215–223 Three Bridges Road, RH10 1LG

This group of buildings is a well proportioned terrace

TILGATE

51. Tilgate Shopping Parade, Ashdown Drive, RH10 5EQ

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.



Historic

WEST GREEN

53. 11 Horsham Road, RH11 7AY ***NEW 2010***

56. St Peter's Church, Church Street, RH11 7BG

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.

The building is within the St Peter's Conservation Area.



Historic Interest	Architectural Interest	Group and Townscape Value	Intactness	Communal Value
✓	✓	✓		✓

57. The Grand Parade, High Street, RH10 1BU

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

