

# North Crawley Neighbourhood Plan 2021 – 2036

**EVIDENCE BASE DOCUMENT:**

**CHARACTER AREA ASSESSMENTS**

**AMENDED JANUARY 2022**



## Appendix 2 – Character Area Assessments

The following character area assessments were prepared by the Neighbourhood Plan Steering Group to inform the design and heritage policies in the Neighbourhood Plan. They should be referred to alongside Policy HD1 and used when considering a development's consistency with local character.

A rough map of the character areas is shown below. The character of areas is fluid, however, so the map should be regarded as an approximation with some locations within the village showing characteristics of more than one area:



St. Firmin's Church (dark blue) is a unique area that has its own character. It sits in the middle of the historic centre of the village in an expansive yard. It acts as a landmark within the rest of the village.

The village heart (light blue) corresponds closely with the conservation area. Its buildings consist of small cottages and other historic buildings that have notable characteristics such as steep pitched roofs, gables, and wooden detailing.

Kilpin Green (yellow) is a separate character area with homes built in the 1970s. The green itself is a large attractive feature whilst the network of paths running through the estate is a key characteristic. The area displays a good mix of dwellings with bungalows and a range of family homes.

There are two areas of former Council house stock (red) that display the same characteristics. Both areas (on Chicheley Road and Folly Lane) consist of large detached or semi-detached dwellings that use a combination of brick and pebble-dashed render. Many have been extended, whilst all benefit from generous front and rear gardens.

The other side of Folly Lane is a separate area (purple) with an eclectic mix of detached properties that vary in size. They are well spread out, which gives rise to views of the surrounding countryside that demarcate the exit to the village.

There are three areas that define the main road approaches to the village from the north, the west and the east (orange). These areas, along with the Folly Lane character area, form the rural edge to the village and are characterised by sporadic dwellings interspersed with fine views into open countryside. From various vantage points there are extensive views across unspoiled countryside and views both into and out of these areas often provide a sense of rural tranquility. The approach from the east has direct views of the Conservation Area, including of the Grade 1 listed Church of St Firmin, similarly the approach from the west has important views of the Church and of the Grade 2 Listed, Old Rectory, with its parkland setting. The approach from the north, along Chicheley Road, includes the setting of the Grade 2 Listed Old Moat Farmhouse and its moat, which is a designated Scheduled Ancient Monument. This is a particularly sensitive area, as the open countryside forms an important part of the setting of these designated heritage assets.

Finally, there are three large properties that do not fit into any other character areas. The Old Rectory, Church Farmhouse, and Crawley Grange. Each of these are substantial and historic buildings that have their own unique features and occupy very large plots.

The following tables give further details on each character area and the particular characteristics that define them.

**Character Area: Church of St Firmin**

**Assessor: NCNP Steering Group**

**Date: January 2018, amended January 2022**

<b>Category</b>	<b>Questions</b>	<b>Notes</b>
<i>Layout and land-use</i>	<i>What is the area used for? How are buildings arranged? How big are they? How is private/public defined?</i>	The area lies at the heart of the village and is used as a large parish church with associated graveyard and cemetery to the rear and, to a lesser extent, the front and eastern side. The area has a semi-public feel with hedging and fencing demarcating it from the genuinely public realm. However, there is a prominent entrance with an attractive pitched-roof lychgate that demonstrates the area is not 'private' in the traditional sense. An additional secondary gate to the side reinforces this effect.
<i>Topography</i>	<i>Is the area flat or hilly? Is there any obvious reason for this (e.g. stream or made ground)?</i>	The character area is generally flat although slopes significantly to the south towards the open countryside.
<i>Open spaces</i>	<i>Are there any formal areas of open space? Are there any informal areas? How big?</i>	The area around the church comprises a large open area that serves to enhance its setting within the village.
<i>Green features</i>	<i>Are there any areas of planting? Is this maintained or scrub-like? Are there any noteworthy trees?</i>	The churchyard is replete with traditional yew trees, particularly at its entrance where these form an attractive avenue effect to the church entrance. The grass around the church is well maintained and planted with other attractive trees and hedges.
<i>Roads, streets and paths</i>	<i>What vehicular and pedestrian routes run through the area? Do they link or provide a barrier with other areas?</i>	No routes run through the actual churchyard itself although around its perimeter there are footpaths and accesses to various properties. These are all within the 'village core' character area, within which the church sits as a discrete entity, providing visual links.
<i>Landmarks</i>	<i>Are there any particular features that draw the eye or define this area of the village?</i>	The church is very much a landmark in its own right. The war memorial to the front and the lychgate are also features that draw the eye.
<i>Building characteristics</i>	<i>Are there any particular materials or architectural features? Are these individual or consistently grouped?</i>	The church is built in an impressive ecclesiastical style. It is large with several different elements including its prominent tower, crenulations, rounded 'turret' corner and tall multi-panelled windows.
<i>Streetscape and landscape characteristics</i>	<i>Is there any street furniture or other feature in the public realm? Are there views into, through, or out of the area?</i>	The church is visible from the surrounding area and therefore acts as a focal point for many views through the surrounding area. To the south there are views out over the open countryside. Views are limited through the actual area due to the screening effect of the large building and surrounding planting.

<i>Heritage characteristics</i>	<i>Are there any heritage designations?</i>	The Church of St Firmin is a Grade 1 Listed Building. It is prominent in the centre of the village and because of its position on the top of the plateau, it can be viewed from all directions when approaching the village. Its setting is characterised in the south by an open, rural area.
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## Character Area: Village heart

Assessor: NCNP Steering Group Date: January 2018, amended January 2022

Category	Questions	Notes
<i>Layout and land-use</i>	<i>What is the area used for? How are buildings arranged? How big are they? How is private/public defined?</i>	The village heart is predominantly residential although it also includes community facilities such as the school and pubs. Buildings are arranged along the high street and also clustered in smaller pockets that are set back slightly along narrow lanes and tracks. Public and private are defined variously via brick-walling, hedging, or, in some instances, direct frontage onto the main High Street. There is good variety in building size, although the influence of estate-style cottages persists with small dwellings either retained according to their original configuration, or in several cases amalgamated to form larger dwellings. Newer buildings share similar characteristics although are typically larger and benefit from curtilage for gardens, parking etc.
<i>Topography</i>	<i>Is the area flat or hilly? Is there any obvious reason for this (e.g. stream or made ground)?</i>	The heart of the village is generally flat with only minor dips and undulations in the layout.
<i>Open spaces</i>	<i>Are there any formal areas of open space? Are there any informal areas? How big?</i>	Open space is not a predominant feature in this character area. The Village Green in front of the church is the one exception although this is used extensively for parking and as such can present a cluttered rather than open feel. Towards the eastern end of the village there is an area often referred to as 'allotments' (which is, in fact, private garden land) that provides an informal openness before the village gives way to open countryside. Areas such as Pound Lane also have a wide verge that is somewhat overgrown with scrub but does provide relief to the otherwise built-up nature of the character area.
<i>Green features</i>	<i>Are there any areas of planting? Is this maintained or scrub-like? Are there any noteworthy trees?</i>	Areas of planting are generally restricted to domestic gardens, which also accommodate several noteworthy trees along the High Street. At the western end of the village there is a group of trees near the corner with Folly Lane that are noteworthy, are subject to TPOs and mark the start of the green area in and around The Old Rectory.
<i>Roads, streets and paths</i>	<i>What vehicular and pedestrian routes run through the area? Do they link or provide a barrier with other areas?</i>	The village heart has a wide range of vehicular and pedestrian routes in and around it, most significantly the main High Street running through the village. The area has links with all others in the village. Within the area itself there are also routes used to access properties set back from the road. These include Chequers Lane, Pound Lane, and also Church

		Walk, which is notable for providing pedestrian access to the village school.
<i>Landmarks</i>	<i>Are there any particular features that draw the eye or define this area of the village?</i>	There are a wide range of attractive and noteworthy buildings on both sides of the High Street in this area. There is not any one in particular that would define the character area. The two pubs could be characterised as landmarks simply due to the fact they are a different use and important village amenities. Similarly, the village shop is an unusually shaped building in the middle of the village that acts as a landmark.
<i>Building characteristics</i>	<i>Are there any particular materials or architectural features? Are these individual or consistently grouped?</i>	The character area overlaps significantly with the Conservation Area, as such there are a range of characteristics that the buildings consistently display. The 'estate style' cottages are prevalent and are generally smaller red-brick buildings with steep (47.5 degree) pitched roofs and attractive wooden detailing above their gables. Gables themselves are a very common feature with many buildings being one-and-half storeys. Roof materials vary between slate, contemporary tiles and also some thatch, which is more heavily concentrated towards the middle of the character area. Properties are generally detached although some terracing is evident at the eastern end of the village.
<i>Streetscape and landscape characteristics</i>	<i>Is there any street furniture or other feature in the public realm? Are there views into, through, or out of the area?</i>	The public realm is characterised by relatively discrete signage, streetlighting and other features such as bus shelters, benches, litter bins and bollards. There are views along the High Street in both directions that have an attractive iterative effect as the character area becomes continually revealed when travelling around the slight bends in the road. At the heart of the village, glimpses of the surrounding countryside are rare other than at the edges of the character area.
<i>Heritage characteristics</i>	<i>Are there any heritage designations?</i>	The majority of this area lies within the North Crawley Conservation Area. See Building Characteristics above and also refer to the North Crawley Conservation Area Review (December 2021) (Neighbourhood Plan Appendix 4).

## Character Area: Kilpin Green

Assessor: NCNP Steering Group Date: January 2018, amended January 2022

Category	Questions	Notes
Layout and land-use	<i>What is the area used for? How are buildings arranged? How big are they? How is private/public defined?</i>	Kilpin Green is exclusively residential with some areas of ancillary green space. The layout is relatively low-density with a mix of bungalows, semi-detached and detached dwellings clustered along cul-de-sacs. Kilpin Green itself is at the centre and is a large area of grassland used informally for play.
Topography	<i>Is the area flat or hilly? Is there any obvious reason for this (e.g. stream or made ground)?</i>	The area is generally flat but slopes gently downwards from south to north, beyond the built-up area this downward slope becomes more pronounced before giving way to undulating countryside.
Open spaces	<i>Are there any formal areas of open space? Are there any informal areas? How big?</i>	<p>There is a large area of open space at the centre of Kilpin Green that serves as an informal area for play. Buildings and cul-de-sacs are clustered around the green.</p> <p>There are other smaller pockets of 'leftover' green space around the edges or tucked away amongst the dwellings. For example Nixey's Walk is an open 'avenue' that tapers down to the width of a footpath onto the High Street. To the north there is an open verge off Orchard Way that forms a buffer with the open countryside beyond. A short way to the west of this lies an abandoned house set within unorthodox curtilage, which is the remnants of the original orchard that grew in this area. The area is heavily overgrown and is not 'open' although there is a footpath running through it. Finally, an area between Bryans Crescent and Hackett Place is used informally for car parking although is otherwise part of the green spaces that accompany the various paths running around the estate.</p>
Green features	<i>Are there any areas of planting? Is this maintained or scrub-like? Are there any noteworthy trees?</i>	The area benefits from several mature trees and maintained grass verges. Many front gardens also front directly onto the street scene, which provides an attractive domestic feel to the environment of the area.
Roads, streets and paths	<i>What vehicular and pedestrian routes run through the area? Do they link or provide a barrier with other areas?</i>	The area is criss-crossed with various cut-throughs and paths into the surrounding area. There are two formal rights of way that link the countryside to the north with the high-street and the playing fields. There are other less formal but well-used alternatives including Nixey's Walk that also link into the network of footpaths along every road in the area. In terms of vehicular access



		there is one access point from Chicheley Road onto Orchard Way, which feeds into the circular Kilpin Green, from which there are four cul-de-sacs. Hackett Place provides an intermediary crescent-link whilst Bryans Crescent is in fact a cul-de-sac with its own separate access from Chicheley Road.
<i>Landmarks</i>	<i>Are there any particular features that draw the eye or define this area of the village?</i>	Kilpin Green itself is the only real landmark given its central location and attractive open appearance.
<i>Building characteristics</i>	<i>Are there any particular materials or architectural features? Are these individual or consistently grouped?</i>	The area is well-maintained albeit typical of many 1970s developments found elsewhere across the country. The building materials are unremarkable brown brick whilst architecturally there is little of note. The area does display a good mix of dwelling types though, with each set within ample curtilage.
<i>Streetscape and landscape characteristics</i>	<i>Is there any street furniture or other feature in the public realm? Are there views into, through, or out of the area?</i>	The public realm in the area comprises simple street lighting and typical pavement materials. There are no views through or into the area although to the north there are striking views out into the surrounding countryside.
<i>Heritage characteristics</i>	<i>Are there any heritage designations?</i>	None

**Character Area: Former Council stock**

**Assessor: NCNP Steering Group Date: January 2018, amended January 2022**

<b>Category</b>	<b>Questions</b>	<b>Notes</b>
<i>Layout and land-use</i>	<i>What is the area used for? How are buildings arranged? How big are they? How is private/public defined?</i>	There are two areas in North Crawley of typical mid-20th century ‘council’ houses. Most of these will have been disposed to private stock. As per standards of the time, the dwellings are generously sized and set within large curtilage (both front and rear gardens, often with a side garage). They are laid out in two distinct rows of semi-detached/terraced properties and are prominent in their uniformity (although, a detached infill property built in 2019 detracts from this uniformity both in building height and in style) and, in the case of Chicheley Road, their position at the end of the ridge on which the village sits. The public/private is typically defined through hedgerows and extensive front gardens.
<i>Topography</i>	<i>Is the area flat or hilly? Is there any obvious reason for this (e.g. stream or made ground)?</i>	The areas are generally flat and follow the topography of Folly Lane and Chicheley Road. The former sits in a natural dip in the landscape, the latter is prominent along the western end of a ridgeline.
<i>Open spaces</i>	<i>Are there any formal areas of open space? Are there any informal areas? How big?</i>	There are no areas of formal open space other than domestic gardens. Informally there are small strips of grass verge in places along Chicheley Road although these do not serve any real amenity purpose. Along Folly Lane the verge is much wider and serves to soften the street scene significantly although it is used informally for parking.
<i>Green features</i>	<i>Are there any areas of planting? Is this maintained or scrub-like? Are there any noteworthy trees?</i>	There are mature and well-maintained hedgerows in front of many properties. There is a line of particularly prominent trees along the verge on Folly Lane.
<i>Roads, streets and paths</i>	<i>What vehicular and pedestrian routes run through the area? Do they link or provide a barrier with other areas?</i>	Both areas are typical of the edge-of-settlement approach used when developing Council stock in the mid-20 <sup>th</sup> century. As such each area is on a route into/out of the village. The area along Folly Lane is particularly ‘isolated’ in this regard and forms the last significant part of the village. Along Chicheley Road, the same would be true but for the development of Kilpin Green to the east, which is ‘shielded’ by the former Council stock or, in the case of Bryans Crescent, an access is taken straight through the character area.

<i>Landmarks</i>	<i>Are there any particular features that draw the eye or define this area of the village?</i>	No.
<i>Building characteristics</i>	<i>Are there any particular materials or architectural features? Are these individual or consistently grouped?</i>	The buildings are either tall, detached properties with a prominent front-gable elevation or rows of unobtrusive terraces. The former have nearly all been significantly extended with various alterations. The latter present hipped roofs with a half brick/half pebble-dashed render. The brickwork along Chicheley Road is lower. Neither area has features that are unique to North Crawley.
<i>Streetscape and landscape characteristics</i>	<i>Is there any street furniture or other feature in the public realm? Are there views into, through, or out of the area?</i>	There are limited public realm features other than standard pavements and street-lighting. The wide verge along Folly Lane has already been noted as softening the perspective of that character area. Along Chicheley Road the area is extremely prominent when coming into the village from the west. There are therefore also excellent views out towards Central Milton Keynes from the character area. The area along Folly Lane occupies a much less obtrusive position with views only present 'past' the site rather than in or out.
<i>Heritage characteristics</i>	<i>Are there any heritage designations?</i>	There are no heritage designations within this character area, however, the Folly Lane area forms part of the southern approach to the village and as such it has views to and from the Grade 1 Listed Church of St Firmin and the Conservation Area.

## Character Area: Folly Lane

Assessor: NCNP Steering Group Date: January 2018, amended January 2022

Category	Questions	Notes
<i>Layout and land-use</i>	<i>What is the area used for? How are buildings arranged? How big are they? How is private/public defined?</i>	Folly Lane is an area of 'ribbon' development separated by a short stretch of road from the existing village. It is exclusively residential with some properties having semi-agricultural or equestrian curtilage to the east. Properties are generally set close to the narrow road with demarcation between the public and private realms achieved through a combination of low brick walls, hedging and low picket fencing.
<i>Topography</i>	<i>Is the area flat or hilly? Is there any obvious reason for this (e.g. stream or made ground)?</i>	The character area slopes slightly down the natural valley of the road from the village before rising again towards Hurst End.
<i>Open spaces</i>	<i>Are there any formal areas of open space? Are there any informal areas? How big?</i>	There are no formal areas of open space. The narrow and low density of the character area means that there are several glimpses of the surrounding countryside lending the character area a very rural and open feel.
<i>Green features</i>	<i>Are there any areas of planting? Is this maintained or scrub-like? Are there any noteworthy trees?</i>	Planting is restricted to domestic gardens and generally unremarkable hedges and trees growing in the highway verge.
<i>Roads, streets and paths</i>	<i>What vehicular and pedestrian routes run through the area? Do they link or provide a barrier with other areas?</i>	Folly Lane is a secondary entrance/exit for the village. There is a narrow pavement to and from the village which can lead to conflicts with vehicular traffic. To the south the character area links with rights of way that allow access to both the east and west.
<i>Landmarks</i>	<i>Are there any particular features that draw the eye or define this area of the village?</i>	The former scout-hut/chapel that has been converted to a studio dwelling is a striking feature that sits prominently on the western-edge of the character area – this is noteworthy as generally the properties in the character area are situated to the east of Folly Lane.
<i>Building characteristics</i>	<i>Are there any particular materials or architectural features? Are these individual or consistently grouped?</i>	The building styles display a predominance of red-brick pre-Victorian cottages. There are also elements of white render in some properties, particularly those that have been rebuilt or altered. The same steeply pitched roofs are evident as in the village heart character area.

<i>Streetscape and landscape characteristics</i>	<i>Is there any street furniture or other feature in the public realm? Are there views into, through, or out of the area?</i>	There is no street furniture beyond simple street lighting, grit bins and pavements. The views into, across, and out of the area are its most striking feature with the area being ‘revealed’ upon exiting the village; tracts of the surrounding countryside are then visible between properties before the true exit to the village is demarcated with a gradual rise back up.
<i>Heritage characteristics</i>	<i>Are there any heritage designations?</i>	There are no heritage designations within this character area, however, it forms part of the southern approach to the village and as such it has views to and from the Grade 1 Listed Church of St Firmin and the Conservation Area. In addition, the rural backdrop to the cottages along this section of Folly Lane, forms an important aspect of the setting of the Grade 1 Listed Church of St Firmin.

**Character area: Rural approaches to the village (eastern, western and northern approaches along the main roads).**

**Assessor: NCNP Steering Group & AECOM Date: January 2022**

Category	Questions	Notes
<i>Layout and land-use</i>	<i>What is the area used for? How are buildings arranged? How big are they? How is private/public defined?</i>	<p>The western approach along Brook End has sporadic housing along the northern side of the road. Dwellings vary in age and size, all are detached, with those further away from the village being larger. Dwellings closest to the village are single storey and sit unobtrusively on the hillside. Dwellings are separated by established hedges and/or wooden fencing and there are fine views of open countryside between the properties. Land use is largely agricultural. An informal, small field pattern survives from the medieval period. Managed farmland supports livestock, and there is also a large acreage of arable land. A distinctive area of parkland, known as Rectory Pasture, sits below the Old Rectory and provides pasture for grazing cattle, it contains many large and impressive, veteran trees, some of which are subject to TPOs.</p> <p>The eastern approach from Cranfield is similar to the western approach in that it has sporadic dwellings interspersed with views of open countryside. There are large, open fields bounded by established hedgerows and impressive trees. Land use is agricultural, partly managed for livestock, including sheep and horses and partly arable.</p> <p>The approach from the north, along Chicheley Road, is an important buffer area separating the hamlet of Little Crawley from the village of Great Crawley. There are two dwellings on the western side of the road, the Grade 2 Listed Old Moat Farm, which is also the site of an ancient monument, and a barn conversion within the curtilage of the farm. There are extensive arable fields on the western side of the road, the eastern side of the road has smaller fields, delineated by established hedgerows, this is largely unmanaged grassland. A Public Right of Way runs north to south along the eastern edge of the fields adjacent to the road. The first housing along the eastern edge is found on Orchard Way and is separated by large, established hedgerow. The dwellings are single storey and sit low in the landscape, having little impact on this rural edge to the village.</p>
<i>Topography</i>	<i>Is the area flat or hilly? Is there any obvious reason for this (e.g. stream or made ground)?</i>	<p>The approaches from the western and northern areas are characterised by gentle slopes typical of the plateau edge. The closer one comes to the village, that sits on top of the plateau, the steeper the slope. The eastern approach from Cranfield sits atop the plateau and adjoins the clearly defined</p>

		southern edge of the village. It is visible from the surrounding countryside and has outward views.
<i>Open spaces</i>	<i>Are there any formal areas of open space? Are there any informal areas? How big?</i>	The low density of the character area means that there are several views into the surrounding countryside lending the character area a very rural and open feel. There are public rights of way and bridleways that allow movement through these areas and it is easy to be very soon immersed in the countryside and away from urbanisation.
<i>Green features</i>	<i>Are there any areas of planting? Is this maintained or scrub-like? Are there any noteworthy trees?</i>	There are extensive established hedgerows bounding the fields and roads. Several large trees can be seen in the area and many of these help to define the characteristics of the area and are notable for this.
<i>Roads, streets and paths</i>	<i>What vehicular and pedestrian routes run through the area? Do they link or provide a barrier with other areas?</i>	There are public rights of way and bridleways connecting different areas across the parish offering some very fine walks and rides. These are well used by residents and visitors. These three approaches to the village are along busy B roads, connecting North Crawley with Newport Pagnell and Cranfield and connecting with the A422 to Bedford.
<i>Landmarks</i>	<i>Are there any particular features that draw the eye or define this area of the village?</i>	Views of the Grade 1 listed St Firmin's Church are visible from these approaches to the village. There are also very fine views of unspoilt, open countryside, in particular the views from the top of Brook End looking north-west to Chicheley, from Chicheley Road looking north-east to Pound Lane and beyond and from the PRow in Church Farm Field. The area of parkland, known as Rectory Pasture, at the top of Brook End is particularly attractive, offering a traditional, pastoral view.
<i>Building characteristics</i>	<i>Are there any particular materials or architectural features? Are these individual or consistently grouped?</i>	There is no single architectural style that defines the eastern and western approaches to the village. The age of houses varies. There is a 17 <sup>th</sup> Century, stone-built farmhouse, 19 <sup>th</sup> century brick-built farmhouses and cottages, 20 <sup>th</sup> century, brick-built family homes and bungalows and 21 <sup>st</sup> century barn conversions. Along Chicheley Road, the defining dwelling approaching the village is Old Moat Farm, a 16 <sup>th</sup> Century, Grade 2 listed, moated farmhouse that has a distinctive black and white, Tudor style, timber framed construction with clay tiled roof. The adjoining barns that have been converted into dwellings are boarded with black timber cladding and clay tiled roofs and sit well in this important heritage area.
<i>Streetscape and landscape characteristics</i>	<i>Is there any street furniture or other feature in the public realm? Are there views into, through, or out of the area?</i>	There is no street furniture beyond simple street lighting and way signage. The views into, across, and out of the areas are the most striking features, with the areas being 'revealed' upon exiting the village; tracts of the surrounding countryside are then visible between properties before the true exit to the village is demarcated by expansive agricultural land.

<p><i>Heritage characteristics</i></p>	<p><i>Are there any heritage designations?</i></p>	<p>The Grade 2 Listed, 17<sup>th</sup> Century, Brook End Farmhouse sits close to the road-side and along the Bridleway at Brook End. It sits in an area of open countryside.</p> <p>Along the eastern approach there are no designated heritage assets, however, on approaching the village there are fine views of the Grade 1 Listed Church of St Firmin, as well as views across the Slipe and into the Conservation Area. The Slipe is an area of green space which has archaeological significance, containing remnants of medieval ridge and furrow patterns.</p> <p>Along the northern approach lie two designated heritage assets, the Grade 2 Listed Old Moat Farm, and its associated moat, which is designated as a Scheduled Ancient Monument; both have national significance. The surrounding fields, which provide an attractive, open approach to the village, are an important aspect of the setting of these heritage assets and contribute towards their significance.</p>
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## Character Area: Large manorial properties

Assessor: NCNP Steering Group Date: January 2018, amended January 2022

Category	Questions	Notes
<i>Layout and land-use</i>	<i>What is the area used for? How are buildings arranged? How big are they? How is private/public defined?</i>	There are three separate areas in North Crawley that do not fit in any other character area and are instead used as large “manorial” properties, some subdivided, which sit within large extensive grounds. These include the Old Rectory at the western entrance to the village, Church Farmhouse near its centre, and Crawley Grange to the north-east. Each consist of privately owned residences although they are appreciable from the public realm or benefit from permissive access along drives. They have no conformity in layout other than occupying fairly central and prominent positions within their extremely large curtilages alongside a number of outbuildings.
<i>Topography</i>	<i>Is the area flat or hilly? Is there any obvious reason for this (e.g. stream or made ground)?</i>	Each is generally flat or undulating. There are extensive grounds that accommodate some changes in topography as the properties merge with the surrounding countryside.
<i>Open spaces</i>	<i>Are there any formal areas of open space? Are there any informal areas? How big?</i>	There are considerable areas of private open space comprising gardens, grounds, paddocks, arboreta etc.
<i>Green features</i>	<i>Are there any areas of planting? Is this maintained or scrub-like? Are there any noteworthy trees?</i>	Each area has a large amount of well-maintained planting and notable trees.
<i>Roads, streets and paths</i>	<i>What vehicular and pedestrian routes run through the area? Do they link or provide a barrier with other areas?</i>	There are no rights of way or roads through the properties other than private or permissive access drives. The areas therefore do not provide links with other areas although indirectly act as buffers to the surrounding countryside.
<i>Landmarks</i>	<i>Are there any particular features that draw the eye or define this area of the village?</i>	The individual buildings themselves are noteworthy and act as landmarks within the wider village.

<i>Building characteristics</i>	<i>Are there any particular materials or architectural features? Are these individual or consistently grouped?</i>	Each property has its own distinguishing features from the Tudor stylings of Church Farmhouse to the Elizabethan architecture of Crawley Grange and the Georgian classicism of The Old Rectory.
<i>Streetscape and landscape characteristics</i>	<i>Is there any street furniture or other feature in the public realm? Are there views into, through, or out of the area?</i>	There are no real streetscape features as each property is not in the public realm. However, there are views through and over Church Farmhouse and over the parkland surrounding Crawley Grange. The Old Rectory is heavily wooded and as such, in the summer months does not present the same landscape characteristics, however, when the leaves fall, it is visible from Brook End and sits prominently on the approach to the village from the west.
<i>Heritage characteristics</i>	<i>Are there any heritage designations?</i>	All three buildings are Grade 2 Listed. All have large areas of formal grounds and gardens that provide important heritage settings. In addition, the settings beyond the curtilages of the buildings are characterised by open countryside and in the case of Crawley Grange and the Old Rectory, there are areas of parkland/pastureland, that contribute to the significance of the heritage assets.