

COUNCILLORS' INFORMATION BULLETIN

Tuesday, 28 May 2019

Bulletin No: IB/976

INFORMATION ITEM	Pages
<p>1 Delegated Planning Decisions</p> <p>Delegated planning decisions for the week beginning 20 May 2019 are attached. Contact for enquiries: Jean McPherson, Group Manager: Development Management on 01293 438577.</p>	3 - 6
<p>2 Hazelwick Road Conservation Area Statement</p> <p>Consideration report PES/319 of the Head of Economy and Planning is attached.</p>	7 - 62
<p>3 Change in Membership: Overview and Scrutiny Commission</p> <p>In accordance with Paragraph 25.2(4) of the Council's Procedure Rules contained within the Constitution and in concurrence with the wishes of the political group, the Head of Legal, Democracy and HR has made the following change to the membership of the Overview and Scrutiny Commission:</p> <ul style="list-style-type: none"> • Councillor Malik to be replaced with Councillor Fiveash. <p>This change takes immediate effect.</p>	
<p>4 Press Releases</p> <p>Press releases are available at www.crawley.gov.uk/news</p>	



Switchboard: 01293 438000
Main fax: 01293 511803
Minicom: 01293 405202 DX:
57139 Crawley 1
www.crawley.gov.uk

Town Hall
The Boulevard
Crawley
West Sussex
RH10 1UZ

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CRAWLEY BOROUGH COUNCIL

DELEGATED PLANNING DECISIONS

The following decisions were issued, subject to conditions, under delegated powers for the period 20/05/2019 and 24/05/2019

Application Number	Location	Proposal	Date of Decision	Decision
CR/2016/0972/NM1	44 GOFFS PARK ROAD, (FORMERLY OAKHURST GRANGE), SOUTHGATE, CRAWLEY	Non material amendment of approved planning application CR/2016/0972/FUL for internal alterations, creation of a basement (underground) spa/fitness area and some elevational changes on western elevation	20 May 2019	PERMIT
CR/2019/0034/NCC	FLATS 2 and 4, 20 SPRINGFIELD ROAD, SOUTHGATE, CRAWLEY	Variation of condition 2 (approved plans) pursuant to CR/2018/0712/FUL (extension of flat 2 and alterations to flat 4) for changes to internal layout and alterations to flats 2 and 4 including to partially obscure-glaze front (north) window; install new first floor window and replace two existing ground floor windows with new patio doors in side (west) elevation; retain existing window and install new window in ground floor of rear (south) elevation	24 May 2019	PERMIT
CR/2019/0158/FUL	3B - 3C GATWICK GATE, CHARLWOOD ROAD, LANGLEY GREEN, CRAWLEY	External alterations as part of refurbishment of units 3b and 3c, including changes to existing windows and doors, installation of new windows and roller shutter doors and upgrading of the roof	22 May 2019	PERMIT
CR/2019/0185/FUL	28 COBBLES CRESCENT, NORTHGATE, CRAWLEY	Erection of 1 x attached two storey 3no bedroom dwelling	24 May 2019	PERMIT

Application Number	Location	Proposal	Date of Decision	Decision
CR/2019/0198/FUL	5 HARDY CLOSE, POUND HILL, CRAWLEY	Erection of part single, part two storey side/rear extension and front porch following demolition of existing garage and outbuilding and fenestration changes (revised description and amended plans received)	20 May 2019	PERMIT
CR/2019/0199/TPO	18 MAYFIELD, POUND HILL, CRAWLEY	T1 - Lime tree: reduce height and crown radius by 2 metres to appropriate growth points (amended description)	24 May 2019	CONSENT
CR/2019/0207/TPO	LAND TO REAR OF 29 MANNINGS CLOSE, POUND HILL, CRAWLEY	Sycamore - re-pollard to previous pollard points, removing approx. 3-4m of regrowth (amended description)	24 May 2019	CONSENT
CR/2019/0237/FUL	PREMIER INN, LONGBRIDGE WAY, GATWICK, CRAWLEY	Replacement of kitchen ventilation plant	24 May 2019	PERMIT
CR/2019/0240/FUL	35 SPRING PLAT, POUND HILL, CRAWLEY, RH10 7DJ	Demolition of existing side store and erection of single storey side extension	22 May 2019	PERMIT
CR/2019/0243/FUL	8 BURNS ROAD, POUND HILL, CRAWLEY, RH10 3AU	Retrospective application for pergola with raised platform in rear garden	22 May 2019	PERMIT
CR/2019/0244/FUL	12 ATHELSTAN CLOSE, POUND HILL, CRAWLEY, RH10 7RB	Erection of single storey rear extension (amended plans received)	20 May 2019	PERMIT
CR/2019/0258/192	WISHING WELL HOUSE, BALCOMBE ROAD, CRAWLEY	Certificate of lawfulness for proposed detached garage and stores	22 May 2019	REFUSE
CR/2019/0302/FUL	165 RUSPER ROAD, IFIELD, CRAWLEY, RH11 0HR	Retrospective stripping and retiling front and rear roof elevations. Repair flat roof replacement/replacing boarding	20 May 2019	NOT REQUIRED

Application Number	Location	Proposal	Date of Decision	Decision
CR/2019/0327/TEL	ARQIVA TELECOMMUNICATIONS MAST, SANDMAN SIGNATURE LONDON GATWICK HOTEL, TINSLEY LANE SOUTH, THREE BRIDGES, CRAWLEY	Notification of replacement of electronic communication apparatus (removal of existing MHA's with SBT's behind existing antennas)	20 May 2019	NO OBJECTION

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Agenda Item 2

Crawley Borough Council

Consideration Report for Delegated Decision by Cabinet Member for Planning & Economic Development

Expected Date of Decision: 5 June 2019

Hazelwick Road Conservation Area Statement

Report of the Head of Economy and Planning: PES/319

1. Purpose

- 1.1 The Council has prepared the Hazelwick Road Conservation Area Statement SPD. This report seeks Cabinet Member approval to formally adopt the Hazelwick Road Conservation Area Statement (2019).

2. Recommendations

- 2.1 The Cabinet Member for Planning and Economic Development is recommended to:

Adopt the Hazelwick Road Conservation Area Statement June 2019 (attached as an Appendix to this report), enabling it to form a material consideration in planning decisions that affect the character or setting of Hazelwick Road Conservation Area.

3. Reasons for the Recommendations

- 3.1 Conservation Areas are designated because they are recognised as areas of special architectural or historic interest which it is desirable to preserve or enhance. Hazelwick Road Conservation Area was designated in March 2013, though currently has no adopted Statement.
- 3.2 Hazelwick Road Conservation Area Statement therefore identifies the key historic and architectural features of the Conservation Area, and provides guidance to assist in the interpretation of Local Plan heritage policies to ensure that the special character of the area can be preserved or enhanced.

4. Background

- 4.1 The Hazelwick Road Conservation Area Statement provides a detailed appraisal of the important architectural and historic features that contribute to the special character of the Conservation Area. It has been jointly prepared by Crawley Borough Council and Hazelwick Road Conservation Area Advisory Committee (HCAAC). The document sets out guidance to assist in planning applications and decisions, and establishes a Management Plan to help bring about enhancements to the Conservation Area.

Agenda Item 2

- 4.2 A draft version of Hazelwick Road Conservation Area Statement was published for a four-week period of public consultation between 22 February 2019 and 5pm on 22 March 2019. This is in accordance with regulation 12.(b) of the Town and Country Planning (Local Planning) (England) Regulations 2012, and the council's Statement of Community Involvement.
- 4.3 Information on the consultation was sent to addresses within and adjacent to the Conservation Area, and relevant stakeholders.
- 4.4 Feedback on the draft Hazelwick Road Conservation Area Statement was received from a total of 13 individuals and organisations. The council also received two phone calls from residents relating to the Conservation Area Statement.
- 4.5 This feedback has been considered and taken into account in preparing the final version of the Conservation Area Statement. Detail of all feedback received during consultation, including the council's response to the issues raised, and detail of any amendments made to the Conservation Area Statement as a result of feedback, is set out in the Hazelwick Road Conservation Area Consultation Statement.
- 4.6 Views were also invited on an accompanying Sustainability Appraisal/Strategic Environmental Assessment Screening Report, which considered whether or not a Strategic Environmental Assessment (SEA) and/or Habitat Regulations Assessment (HRA) would be required. The document concludes that the Hazelwick Road Conservation Area Statement SPD does not require a SA/SEA or a HRA, a position that has been accepted by Natural England and Historic England. The Environment Agency has been consulted advises that it no longer comments on screening opinions.

5. Description of Issue to be resolved

- 5.1 Hazelwick Road Conservation Area was designated in March 2013, but does not currently have an adopted Conservation Area Statement. The role of a Conservation Area Statement is to identify the key historic and architectural features, and to provide guidance to assist in the interpretation of Local Plan heritage policies to ensure that the special character of the area can be preserved or enhanced.
- 5.2 Hazelwick Road Conservation Area Statement is part of a wider programme to prepare and update Conservation Statements for Crawley's designated Conservation Areas, as established through the Local Development Scheme.

6. Information & Analysis Supporting Recommendation

- 6.1 The decision to update the Conservation Area Statement(s) is established through the Local Development Scheme and represents a commitment of the council moving forward.
- 6.2 Should the Cabinet Member for Planning and Economic Development decide not to adopt the Hazelwick Road Conservation Area Statement, there will be no specific guidance in place to support interpretation of the adopted Local Plan heritage policies within the context of Hazelwick Road Conservation Area. Adoption of the Conservation Area Statement will provide a robust tool to help ensure that the special character of Hazelwick Road Conservation Area can be preserved and/or enhanced.

Agenda Item 2

- 6.3 Three Bridges Ward Members were consulted and briefed upon the draft Hazelwick Road Conservation Area Statement prior to its publication for public consultation. Ward Members have been supportive of work to prepare the Conservation Area Statement and have provided positive feedback on its content.

7. Implications

- 7.1 If adopted, Hazelwick Road Conservation Area Statement will form a material planning consideration in decisions that affect the character or setting of Hazelwick Road Conservation Area.

8. Background Papers

- Crawley Borough Local Plan 2015-2030 (December 2015)
- SA/SEA Sustainability Report for the Local Plan (December 2015)
- Sustainability Appraisal/Strategic Environmental Assessment Screening Report: Sustainability Statement for Hazelwick Road Conservation Area Statement: (June 2019)
- Hazelwick Road Conservation Area Statement: Regulation 12 Consultation Statement (June 2019)

Contact Officer: Anthony Masson, Senior Planning Officer

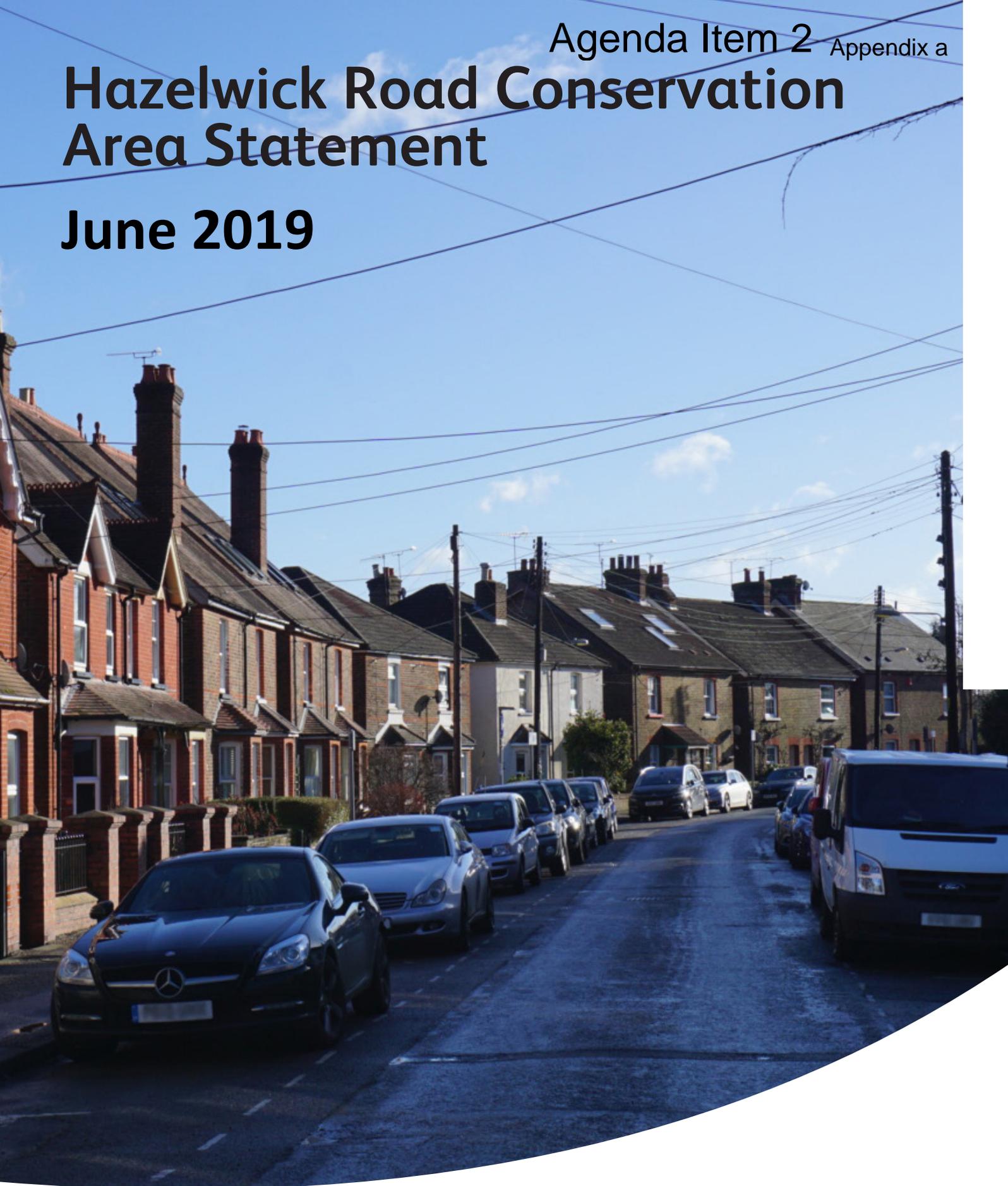
Telephone: 01293 438761

Email: anthony.masson@crawley.gov.uk

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Hazelwick Road Conservation Area Statement

June 2019



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Part 1: Introduction

What is a Conservation Area?

Conservation Areas are designated because they are recognised as areas of special architectural or historic interest which it is desirable to preserve or enhance. The designation of a Conservation Area is determined by a number of factors, particularly the presence of buildings that are of historic or architectural interest, but also by the retention of a historically significant design form or settlement pattern.

Conservation Areas require careful management to protect their special character. This is not to say that all new development and change is prohibited, but rather that where development is proposed, that it should come forward in a manner that preserves or enhances the intrinsic features of the Conservation Area.

Conservation Area status, therefore, brings with it additional planning controls that limit the works that can be undertaken through permitted development and place additional planning requirements on other developments such as new buildings, alterations to and demolitions of existing properties, and the management of trees. Development proposals that are outside but near to the Conservation Area should also consider how they may affect the setting of the Conservation Area.

About Hazelwick Road Conservation Area

Hazelwick Road Conservation Area is located in the neighbourhood of Three Bridges, Crawley (Fig. 1). It was designated as a Conservation Area on 20 March 2013, recognising its local architectural and historic interest as a well-preserved example of late-Victorian and Edwardian era development associated with the expansion of the railways.

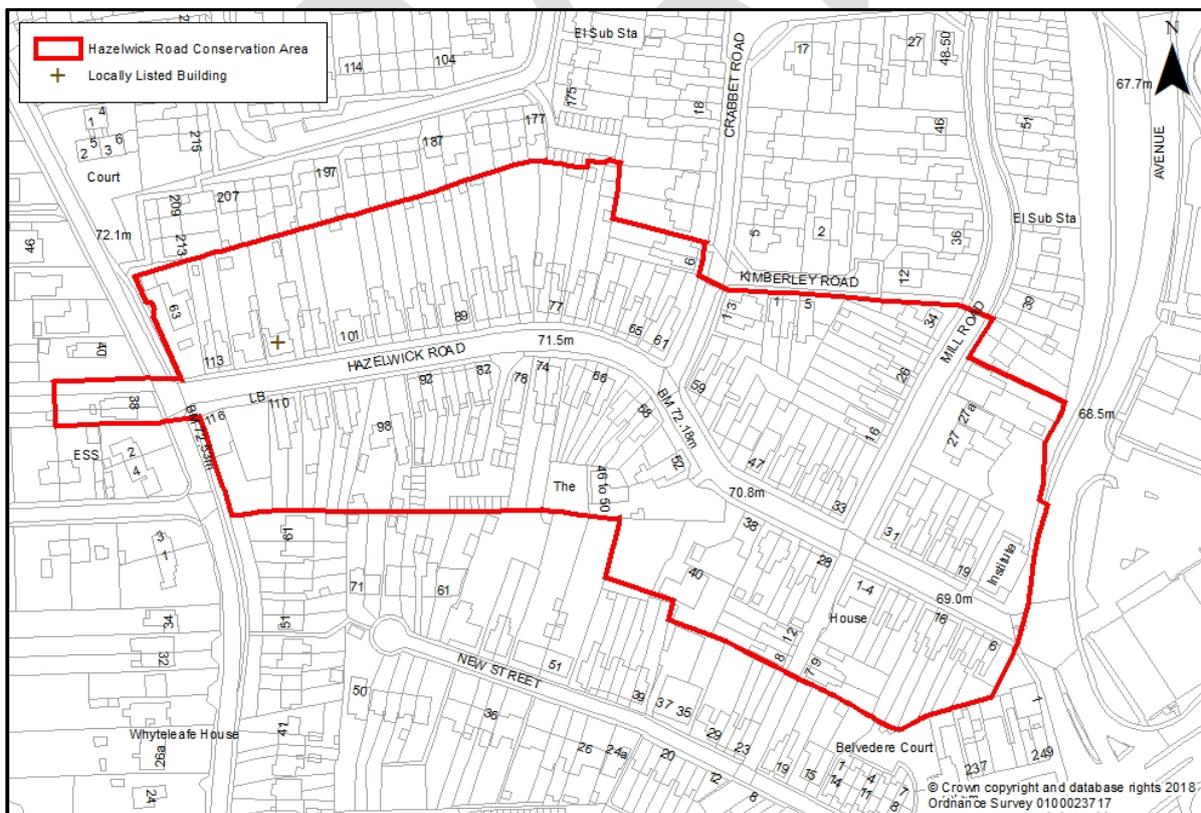


Fig. 1: Hazelwick Road Conservation Area Boundary.

Status of the Hazelwick Road Conservation Area Statement

It is through understanding what gives a Conservation Area its special architectural or historic interest that its character and appearance can best be preserved or enhanced. This Conservation Area Statement has been prepared by Hazelwick Road Conservation Area Advisory Committee (HCAAC) and Crawley Borough Council to identify the key historic and architectural features that form the Hazelwick Road townscape and contribute to its special character.

The Conservation Area Statement was adopted on xx June 2019, and is a material consideration in the determination of planning applications. Conservation Area Statement describes the special Hazelwick Road Conservation Area character that it is intended to preserve or enhance. It sets out guidance that should be taken into account in the preparation of development proposals that could affect the character or setting of the area, including the design of proposals affecting existing buildings or where new development is proposed. It should be used to manage change in a positive manner, helping to inform future action by the council and other parties.

Hazelwick Road Conservation Area Advisory Committee (HCAAC)

Most Conservation Areas have advisory bodies whose membership is formed of people that live and work locally who are interested in helping to ensure that the special setting and character of the Conservation Area is preserved or enhanced.

Hazelwick Road Conservation Area Advisory Committee was established in 2015, and provides input to Crawley Borough Council, and other organisations, to help ensure that the Conservation Area retains its special character.

Part 2: History of Hazelwick Road Conservation Area

Pre-Railway Development

The development of Hazelwick Road, which provides the historic and architectural context for its Conservation Area designation, is closely associated with the Victorian era development of the main London to Brighton railway line. However, there is documented history that provides pre-railway context to the wider area.

In 947 'Haeslwic' – the farmstead where Hazel trees grow – was already established on its site 400m north of present day Hazelwick Road. Its name was recorded in a Saxon land charter, along with that of 'Gatwick' – the Goat Farm, a couple of miles further north. In 1087, the Ifield and Worth place names were recorded for the first time, in the Domesday Survey.

The settlement of Three Bridges is presumed to have taken its name from the series of road bridge crossings of the (Gatwick/Mole) stream and tributary watercourses a quarter of a mile to the east. In 1548, the Record of local road repairs referred 'to the mending of iii bridges to Crawley way' and in 1560, 'Thre Brygges' was referred to as a place name. It is likely that a crossroads hamlet comprising a smallholding and perhaps an inn, grew up at the junction of what is the present day Three Bridges Road and a north-south route between Tilgate Forest and Tinsley Forge. This route survives as North Road and reappears further south as Tilgate Drive. The nearby Three Bridges Road historically formed part of the main pre-industrial route linking Crawley, Ifield, Turners Hill and East Grinstead.

The pre-railway landscape existing in the early 1800s consisted of farms and mill streams around the crossroads hamlet of Three Bridges with its Brick Field and Coppice woodland. The Hazelwick Farm fields named as Little Plat, Barn Field and Four Acres, are among those destined for transformation to a Victorian railway community within the next sixty years, as can be seen on the 1875 Ordnance Survey Map (Fig. 2).

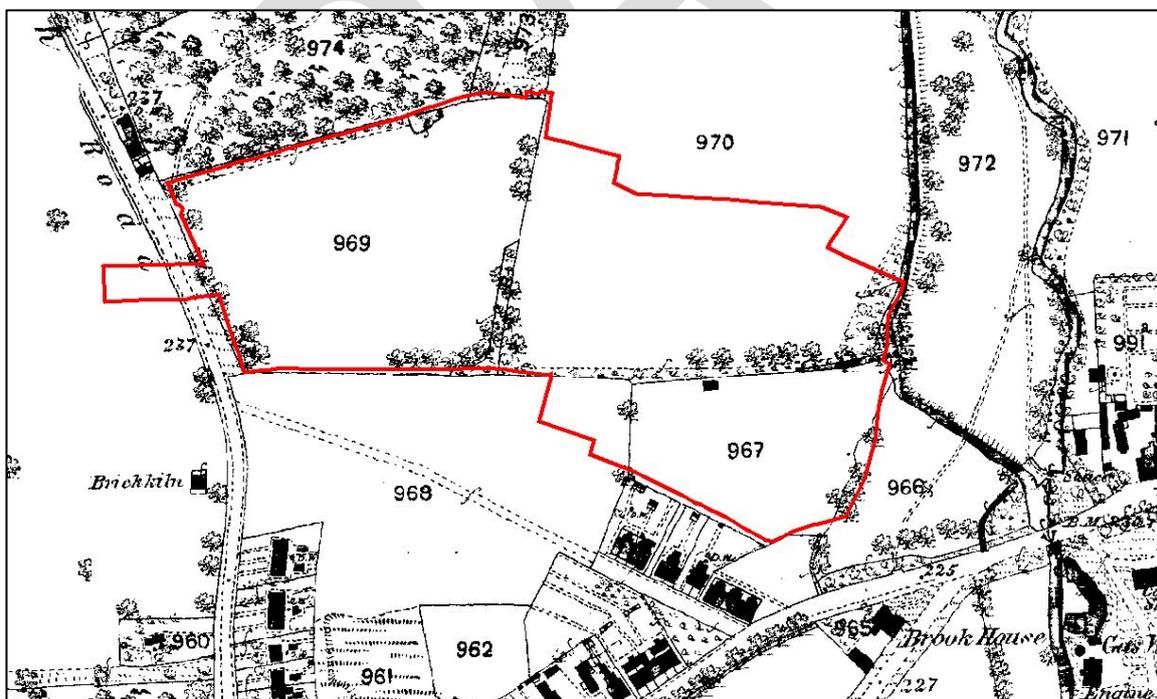


Fig. 2: The 1875 Ordnance Survey Map (conservation area boundary shown in red) shows early development close to the current Hazelwick Road. North Road can be seen to the west, with the High Street (now Three Bridges Road) to the south.

About a mile north of the mouth of the Stanford Brook valley, the railway bridged an old flood-prone road from which the hamlet of 'Three Bridges' – then centred at a junction of lanes by The Plough Inn - had taken its name. Here, an old east-west road linked the local settlements of Worth and Ifield via Crawley along the foot of the High Weald where it begins to run into the heavier clay lands to the north. This road, following what is now Crawley Lane, Haslett Avenue East and Three Bridges Road, was identified as the location for a railway station, initially named 'East Crawley'. It opened in 1841 to serve the stage-coach crossroad settlement of Crawley a mile and a quarter (2km) away.

Post-Railway development

In 1841 the first London, Brighton and South Coast Railway trains ran through Three Bridges. The Horsham branch line and Crawley Station opened in 1848, leading to 'East Crawley' station being renamed 'Three Bridges'. The years that followed saw Three Bridges develop as a major railway junction with its own settlement to serve the need for railway generated employment and services.

The Three Bridges settlement grew with the commencement Three Bridges High Street (now Three Bridges Road), which can be seen developed up to North Road on the 1875 Ordnance Survey map (Fig. 3). Development at the eastern end of what would become Hazelwick Road can also be seen on the 1900 map, built out on its northern side as far west up to the present day Number 53.

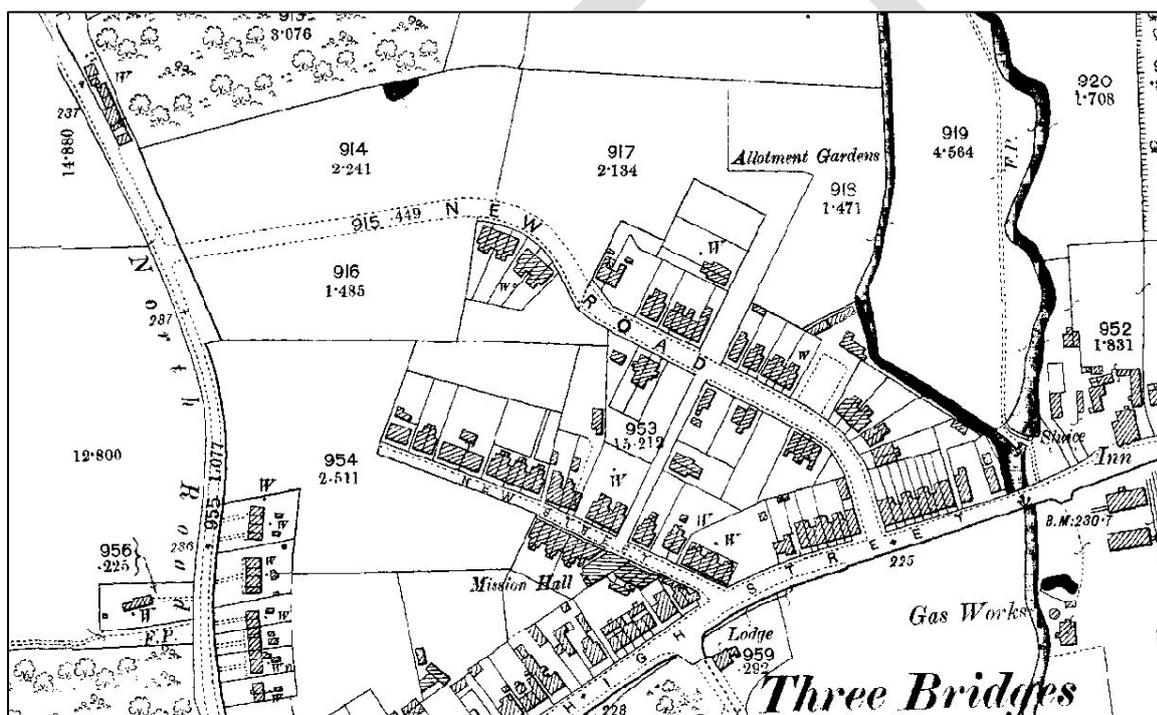


Fig. 3: 1900 Ordnance Survey Map shows the partially complete Hazelwick Road, referred to as 'New Road'.

Hazelwick Road itself was formally built out between 1895 and 1906, with the 1910 Ordnance Survey Map (Fig. 4) showing its westward extension and eventual link up with North Road. At this time, railway occupations were recorded for many of the residents of Hazelwick Road. In 1911, the Railway Station new entrance and booking hall were relocated to the present site, west of the railway bridge. Domestic electricity service arrived via overhead lines on wooden poles, probably in the late 1920s following the 1925 electrification of the mainline railway, with the top end of upper New Street (No's. 26-48 and 61-71) completed in the inter-war years.

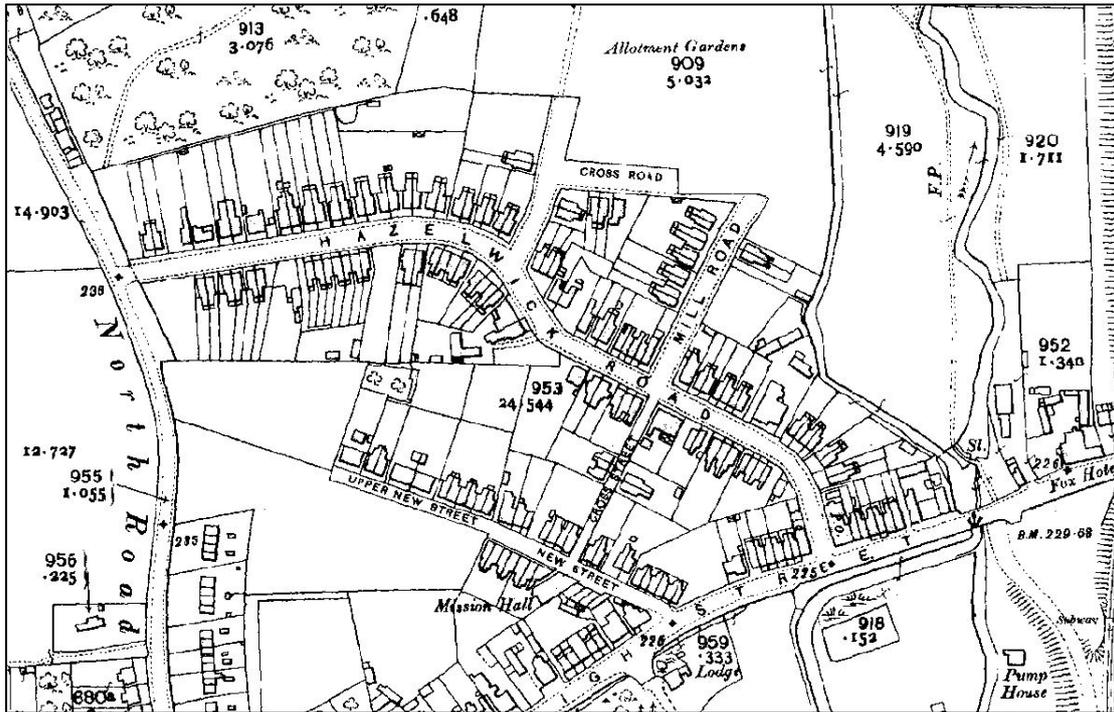


Fig. 4: Ordnance Survey Map (1910) shows the established Hazelwick Road & Mill Road street pattern.

New Town Era Development

Crawley was designated as a New Town in 1947, sparking a period of rapid development. Three Bridges was among the first of Crawley's neighbourhoods to be planned and built, coming forward between 1949 and 1960. This period saw the railway era development and historic core of Three Bridges incorporated into the current New Town neighbourhood, extending as far west as Crawley town centre (Fig. 5).



Fig. 5: Aerial Photo (1966) shows the rapid New Town urbanisation of Three Bridges, including the realigned Hazelwick Road. Cities Revealed® aerial photography copyright The GeoInformation® Group 2019

During this time, the Co-op at 112-114 Hazelwick Road was extended, with the George VI brick pillar box built in the late 1940s. The 1960s saw Hazelwick Avenue built across the end of Hazelwick Road east of the Montefiore Institute Hall. This resulted in a straightening and re-routing of Hazelwick Road that required the demolition of eight houses (1-15) in Hazelwick Road.

Conservation Area Designation

Hazelwick Road was first identified as a potential Conservation Area in 2010, following an assessment of its historic and architectural interest by Alan Baxter Associates¹. The Conservation Area boundary as initially proposed centred solely on Hazelwick Road, though following public consultation and upon further assessment by the council, the boundary was amended to include parts of Crabbet Road, Kimberley Road, Mill Road and North Road. Hazelwick Road Conservation Area was formally designated on 20 March 2013, its designation reflecting both its historic association with the expansion of the railways, and the architectural interest of its streetscape.

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¹ Crawley ASEQs and Locally Listed Buildings Heritage Assessment, Alan Baxter (2010)

Part 3: Character Appraisal of Hazelwick Road Conservation Area

Introduction

Hazelwick Road Conservation Area is a relatively well preserved example of late-Victorian and Edwardian era development associated with Three Bridges railway junction and station. Its special character is shaped by its formal urban structure, defined by the consistent scale and massing of its built form, uniformity of building lines, and continuity of its frontages along both sides of the street.

To ensure that the special architectural and historic interest of Hazelwick Road Conservation Area is preserved and/or enhanced, it is important to understand the assets that contribute to its character. This section undertakes a character appraisal of the Conservation Area, describing its important features, and detailing the manner in which these assets contribute to its special character.

Street Layout

Hazelwick Road runs from Hazelwick Avenue in the east, exhibiting a gentle 'S' bend at its mid-point (Fig. 6), before connecting with North Road at its western extent. Parts of Mill Road and Kimberly Road (via Crabbet Road) adjoin Hazelwick Road to the north, and at its western end, two properties on North Road, are also included within the Conservation Area boundary.



Fig. 6: Consistency of scale, massing and building set-back lends coherence to the townscape. A gradual bend in the road generates a sense of expectation.

Townscape Value

Hazelwick Road Conservation Area is predominantly residential in nature, formed of buildings largely dating from the turn of the twentieth century, most of which are in a good state of repair. Buildings take the form of a mix of two storey (some converted to 2.5 storey) semi-detached dwellings and terraced railway cottages, interspersed in places by a small number of detached houses. The presence of detached and semi-detached houses, along with the use of variegated bricks and integration of bay windows suggests that the street was not conceived purely as working class railway housing. A scattering of historic ground floor shopfronts survive along Hazelwick Road, reflecting the previous eastward connection of Hazelwick Road with the old High Street.

There is strong uniformity to building lines, with the built form consistently set back from the street, separated from the public realm by shallow amenity areas enclosed by low-level fences, planting or boundary walls. The regularity of building set-back and scale lends coherence to the townscape and achieves a pleasing sense of enclosure (Fig. 6).

The presence of residential side accesses creates separation between semi-detached and terraced dwellings. This introduces a welcome element of relief to the townscape enclosure, with small, irregular gaps between buildings ensuring that the built form does not at any point become overtly dominant (Fig. 7).



Fig. 7: Continuity of frontage and consistency of building line provide a sense of enclosure, with small gaps between dwellings ensuring this does not become overbearing.

Materials and Detailing

The consistency of the Hazelwick Road Conservation Area built form is complemented by the retention of distinctive period features and a variety of detailing. Although the buildings date from a similar period and share similar building materials, there is nevertheless a pleasing variation in the designs that provides architectural and historic interest.

Brickwork

Buildings are constructed from local stock brick, variegated with red or occasionally yellow brick that provides contrast to elevations through banding, with interlocked quoins at building corners and window and doors reveals (Fig. 8). Large radius brickwork heads can be seen above windows and doors, in some cases arched in a distinctive semi-circular Italianate style (Fig. 16). A small number of properties have been rendered and painted.



Fig. 8: Banding, quoins and brickwork heads add interest to building exteriors.

Roofs

Roofs are predominantly pitched and plain clay tiled, with consistent rooflines and eave heights that reinforce the townscape character. These are interspersed with a mix of hipped and gable roofs (Fig. 9), which add variety and create visual interest.



Fig. 9: Hazelwick Road (looking east) exhibits an interesting mix of roof styles.

Several roofs feature decorative crest ridge tiling and finials (Fig. 10). This is particularly the case for dwellings at the western end of Hazelwick Road, which forms the later period of its construction.

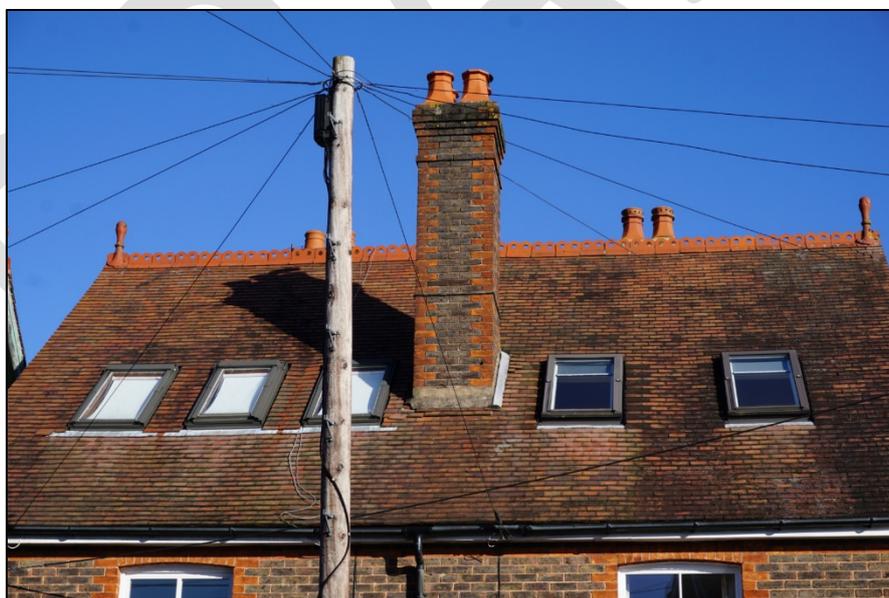


Fig. 10: Two hole hexagonal crest ridge tiling with finials and red brick chimney stack quoins, Hazelwick Road.

A number of gable roofs retain period features including decorative barge boards and hung tiles (Fig. 11). Several dwellings retain cast iron guttering. At various points, original building name and date plaques can be viewed (Fig. 11), many of which are legible. These are often painted or repainted, or have been introduced anew (for example Ebenezer Cottage). Less sympathetic recent additions can also be seen, particularly in the form of roof light windows where loft conversions have taken place.



Fig. 11: Several buildings retain interesting period features, including name and date plaques (above left), decorative barge boards, finials and hung tiles (above right). Both 'Mafeking Cottages' and 'Ladysmith Terrace' commemorate the 1899-1900 siege and relief of these South African towns during the Second Boer War.

Chimneys

Chimneys are a prominent feature of the Conservation Area roofline, reflecting the construction of its buildings during the period of solid fuel-coal. These vary in style, including shallow stacks at roof ridges and taller narrow brick chimney stacks, situated on the roof pitch closer to the eaves (Fig. 12). Chimney stacks feature decorative masonry, including red brick quoins and banding, which adds visual interest and provides historic context.



Fig. 12: Pitched and gable roofs, varied chimney types.

Windows

Bay windows are a recurring feature of the Conservation Area, particularly along Hazelwick Road and Mill Road. These are situated predominantly at ground floor level (Fig. 13), but can also be seen at first floor level (Fig. 24) for a number of properties at the east of Hazelwick Road.

Windows are traditionally wood framed sliding sash in a two over two pane pattern and, whilst many have been replaced with more modern materials, some good examples remain. Bay window roofs are typically slate or red tile, in some cases retaining traditional lead roll ridges, stepped lead flashes and soakers.



Fig. 13: Ground floor bay windows with lead roll ridges, upper floor sash windows with edge detailing, Hazelwick Road.

Upper floor windows are traditionally wooden sash, often with prominent lintels, and in some cases featuring strong edge definition. This frequently takes the form of brickwork quoins and arches above the windows.

Porches and Doors

Several properties feature projecting porches, most notably, though not exclusively, the later built row of semi-detached villa-style houses towards the western end of Hazelwick Road. These dwellings each feature a single bay window capped by a short sloping roof which continues across the house front, meeting the bay window of the adjoining property to form a porch above the door (Fig. 14). Porch roofs are typically slate tiled in similar fashion to the main roof, with stepped lead roll ridges on some properties. These porches often retain a decorative wooden column that provides an attractive delineation between dwellings.

Recessed doorways, whereby the front entrance is set back from the building line, are featured on a number of dwellings. These are often revealed by a red brick quoin. In some cases, alterations have brought entrances forward to infill recessed doorways, or more modern porches have been added with varying degrees of sympathy to the townscape.



Fig. 14: Projecting porch with slate tiled roof and period detailing. Note also the low level boundary brick wall with capped piers and railings.

Entrances traditionally take the form of four panel fielded doors, typically of painted wood, often featuring glazed upper panels or fan light windows above the door that are reflective of the original build out period (Fig. 15). Increasingly, these have given way to more modern doors, though many properties retain entrance doors that are of a traditional style. Some dwellings, particularly those on Mill Road, are accessed via side entrances rather than doorways that fronting onto the street.

Boundary Treatment and Paths

Residential dwellings within the Conservation Area consistently exhibit a shallow building set back, achieving a small front amenity space that typically delineated from the public realm by a low-level boundary treatment.

Boundary treatment frequently takes the form of shallow brick walls, with vertical capped piers, often featuring corbelling, used to denote entrance points. These are largely original design features of the area. In some case, low-level walls are complemented with wrought iron railings and brick capping (Fig. 14).

Other low-level boundary treatments include wooden picket or panel fencing, concrete walls and hedging. These more recent forms of boundary treatment are less sympathetic to the Conservation Area setting, detracting from its character.

Several properties retain original geometric tiled paths, in some cases featuring a small decorative step leading to the front door.



Fig. 15: Geometric tiled path leading to panelled door with decorative glass feature and fan light window.

Historic Shopfronts

A small number of historic shopfronts are interspersed throughout the Conservation Area, reflecting the eastward connection of Hazelwick Road with the old High Street. These are largely of a Victorian style (Fig. 16), often featuring a splayed (canted) entrance and recessed doorways that draw in the pedestrian. Shopfronts typically incorporate period features including recessed doorways, stall risers, and unlit fascia boards. Sills, mullions, transoms and fan lights add further period detailing.



Fig. 16: Above: Historic shopfront at Hazelwick Road, with canted entrance, recessed doorway, and other period features. Yellow brick quoins and a semi-circular brickwork door arch can be seen. Right: Historic George VI pillar box, Hazelwick Road.

Other Period Features

A George VI red pillar box (Fig. 16), mounted to the capped wall pier at the western end of Hazelwick Road, makes a positive contribution to historic character.

Some characterful older style manhole covers can also be seen.

An unusually large amount of telegraph poles and wires criss-cross the road (Fig. 17). Such overhead phone and power line wirescape on wood poles is characteristic of older development such as Hazelwick Road.



Fig. 17: Wooden telegraph poles and criss-crossing wires are a feature of the Conservation Area (view west to 52 & 54 Hazelwick Road).

Valued Views

The special character of Hazelwick Road Conservation Area is significantly shaped by the consistent scale and massing of its built form, and shallow set back of building lines and boundary treatments. This consistency creates a pleasant sense of enclosure that is complemented by the engaging semi-irregularity of its roof-scape and the permeability arising from the planned gaps between buildings.



Fig. 18: Valued Views - Hazelwick Road Conservation Area.

It is this sense of enclosure, when viewing Hazelwick Road east/west and vice versa, that contributes significantly in shaping the valued views of the Conservation Area.

This is particularly the case when approaching the gentle 'S' bend at the mid-point of Hazelwick Road (Fig. 18), which lends vitality to the streetscape and introduces a degree of expectation as the pedestrian approaches.

The consistency of enclosure and building line further reveals itself when passing around the bend in either direction (Fig. 20).

Semi-detached properties at 36 & 38 North Road (Fig. 19) provide a destination point that frames the junction with Hazelwick Road.



Fig. 19: View 1, westbound. Properties at North Road form a destination point at the western end of Hazelwick Road.



Fig. 20: View 2. Looking east (top) and View 3. Looking west (below) toward the gentle 'S' bend at the Hazelwick Road midpoint reveal the consistency of building lines and reinforce the sense of enclosure.



Important Buildings

Hazelwick Road Conservation Area is designated in recognition of the collective architectural and historic interest of its built form. There are no Listed Buildings within the Conservation Area, though it does contain a Locally Listed Building and other notable buildings that contribute to the special character of the area. These are discussed below.

107 Hazelwick Road

This is the only Locally Listed Building in the Conservation Area. It is a substantial gable fronted villa (Fig. 21) constructed by the builder of the road for his own family. It is an example of an unspoilt brown and red brick dwelling, and encapsulates key design features including red brick window and door quoins, bay windows, Victorian sash windows, decorative ridge tiles and low-level brick perimeter wall with decorative crest.



Fig 21: Number 107 Hazelwick Road is the only Locally Listed building in the Conservation Area.

99 Hazelwick Road

The westernmost house of three pairs of semi-detached 'villas' (89-99 Hazelwick Road), featuring entrance porches that extend across the house frontages between bay windows. From its construction in the early years of the 20th century it was home to the Haslett family of which the eldest daughter, Dame Caroline Haslett CBE (1895-1957) - suffragette, engineer and educator, lived here until 1913. The house was originally named 'Rochdale'. Robert Haslett, a popular figure in Three Bridges, lived in the house until his death also in 1957, and archive records show that it is actually his name that was commemorated as Haslett Avenue following its construction in 1960.



Fig 22: Number 99 Hazelwick Road (left) was home to Dame Caroline Haslett CBE until 1913.

Ladysmith Terrace, 82-94 Hazelwick Road

Ladysmith Terrace (Fig. 23) is a simple, modest row of Victorian properties retaining some of the original tuckpointing, as well as sandstone lintels, strong window edge definition, and a string course. Bay windows, with slate tiled roofs and traditional lead roll ridges are present at ground floor level. An original inbuilt masonry plaque with lettering, in cast relief on the wall between numbers 88 and 90, commemorates the relief of the siege of Ladysmith (South Africa) during the Second Boer War.



Fig. 23: Ladysmith Terrace, Hazelwick Road.

52 and 54 Hazelwick Road

This terraced building is a prominent presence at the centre of the conservation area (Fig. 24). It is more imposing than other buildings in the street, featuring a steep pitched roof with gabled fronted dormers, suggesting it was designed to have accommodation in the roof. The façade features rusticated roman quoins made of plaster that has been sculpted directly onto the brickwork. There is strong definition around the windows. To the rear of the property is an ancillary building that may once have been stores and/or stables, and was at one-time the premises of Crawley's renowned Yetman Sausages. In contrast to the main building, its design is one of functionality rather than architectural ornamentation, with a lower roof level adding visual interest.



Fig. 24: The terraced building at 52-54 Hazelwick Road makes for a prominent presence at the conservation area midpoint.

Montefiore Hall

At the eastern end of Hazelwick Road is the Montefiore Hall (Fig. 25). Built in 1896 by the Montefiore family for the benefit of inhabitants of the Parish of Worth and its immediate vicinity, it has been used as a polling station, Sunday school and as a meeting place for local organisations². Notably, this included an inquiry held for three days from 4 November 1946, where objections to the Crawley New Town designation were heard³. It is a fine late Victorian village hall with neo-gothic timber detailing at the gable ends. It has a double, parallel pitched, plain clay tile roof with roll top ridge tile and fleur de lys finials and small clay gable vents. There are three flue corbelled chimney stacks with round terracotta pots. The building also features a parapetted wall denoted with banded string and spheres to each end. It is one of the standout buildings in the Conservation Area.

² Crawley Encyclopaedia (<http://crawley.cyng.org.uk/CT-ThreeBridges.html#HazelwickRoad>)

³ Gwynne, P (1990) *A History of Crawley*



Fig. 25: Montefiore Hall, Hazelwick Road.

36 and 38 North Road

A compact early-Twentieth Century semi-detached pair of properties in a reasonably large plot are located on North Road opposite the entrance to Hazelwick Road (Fig. 26). The dwelling at Number 38 retains its original red brick window surrounds, original sliding sash windows with three pane upper sash and two pane lower, and un-repointed soft red lime mortar, though its chimney has been lost. Number 36 is constructed from dark stock brick with red brick quoin and first floor window, all repointed with cement mortar. Its ground floor has a reconstructed bow window, with a replacement casement window at first floor level, all dark brown stained.



Fig. 26: Numbers 36 (left) and 38 (right) North Road.

Summary of Key Conservation Area Features

As shown by the Character Appraisal, the special character of Hazelwick Road Conservation Area is shaped by a number of historic and architectural factors, some of which are small scale but important details. These are summarised below for ease of reference:

- Pleasant sense of enclosure created by the homogenous building scale, massing and shallow setback. This contributes significantly to the valued views within the Conservation Area.
- Individual or small groups of buildings of architectural and/or historic interest
- Consistent roof slopes and eave heights, predominantly of a pitched roof style interspersed with hipped and gable roofs to add variety.
- Retention of prominent, interesting chimney stacks.
- Materials drawn from a pallet of red/brown variegated brick, natural slate and plain clay tile, used in combinations and proportions that provide variety without becoming incongruous.
- Regular presence of bay windows and projecting porches.
- Consistency of low-level boundary treatments, including shallow brick walls (often with wrought iron railings), wooden picket fencing or hedging.
- Retention of traditional period features, including:
 - o barge boards;
 - o decorative ridge tiles;
 - o lead guttering;
 - o finials;
 - o sash windows, with fenestration/edge definition.
 - o Recessed doorways with panelled wood doors (often with transom);
 - o Victorian shop fronts.
 - o Decorative tile paths
 - o Historic plaques

Vulnerabilities and Opportunities for Enhancement

Hazelwick Road Conservation Area retains its much of its original townscape character, with a significant amount of its period design detailing intact. However, it is recognised that incremental change over time, particularly through permitted development, is having a negative effect on its special architectural and historic interest. Notable examples of works that have detracted from the conservation area character include:

- Use of finishes that are out of keeping with the architectural definition and uniformity of the area, and which are inconsistent with the traditional pallet of materials.
- Loss of sash windows and fenestration, particularly on semi-detached and terraced buildings where these original features provided symmetry.
- Loss of original shallow set-back brick boundary walls, particularly where these have been replaced with incongruous fencing or hedging.
- Addition of unsympathetic roof lights, particularly where the upstand interrupts the roof scape flow.
- Street clutter through the presence of signs and road markings. Unsympathetic reinstatement of road and pavement where servicing or infrastructure works have taken place.

Where original features have been lost, opportunities should be taken to achieve the sympathetic reinstatement of lost features in order to further enhance the overall character of the conservation area.

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Part 4: Guidance for Development

Introduction

The overarching objective for Hazelwick Road Conservation Area is to ensure, having regard to its special architectural and historic interest, that its special character and appearance is preserved and where possible enhanced. This means that where development is proposed, it should be carefully planned and designed to ensure that the character of the Conservation Area is not undermined. To help achieve this, this section provides practical guidance that should be taken into account where work or development is proposed.

Objectives Hazelwick Road Conservation Area

The key objectives for Hazelwick Road Conservation Area are to:

1. Preserve and where possible enhance its special Victorian/Edwardian era character and appearance;
2. Protect the Conservation Area from development which would be out of scale, character and appearance with the area;
3. Retain buildings and other features which contribute to the character and appearance of the Conservation Area;
4. Retain features that have a historic association with the expansion of Three Bridges and construction of the railway;
5. Promote environmental enhancements within the Conservation Area that are consistent with its character.

Planning Policy Context

The legal basis of Conservation Areas is Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires all local planning authorities to identify *'areas of special architectural or historic interest the character of which it is desirable to preserve or enhance'* and designate these as Conservation Areas.

This Conservation Area Statement provides a detailed character appraisal of the special architectural and historic features that contribute to the designation of Hazelwick Road Conservation Area. It sits beneath national planning guidance, and forms part of the local planning guidance for Crawley.

National Planning Policy Framework

The National Planning Policy Framework (2018) sets out the overarching planning policy approach for England and Wales, with Chapter 16 specifically considering conservation and enhancement of the historic environment. Its guidance must be taken into account by Local Planning Authorities in formulating planning policies and making planning decisions.

Crawley Borough Local Plan 2015-2030

The Crawley Borough Local Plan 2015-2030 is the development plan for Crawley, and sets out a range of policies and requirements that should be taken into account by development. A number of key policies within the Local Plan are of particular relevance to development proposals within or adjacent to Hazelwick Road Conservation Area. This includes:

Policy CH8 seeks to protect important views including, for Conservation Areas, more localised views. Local Plan Paragraph 4.45 provides additional detail, stating that *'Important but more localised views and landmarks, i.e. less than approximately 200m, will be identified, protected and enhanced through Conservation Area, Area of Special Character or Locally Listed Building assessments'*.

Policy CH12 recognises Crawley's heritage assets as a finite resource, and seeks to ensure that their key features or significance are not lost as a result of development. Where development affects a

heritage asset or its setting, a **Heritage Impact Assessment** will be required to consider the significance of the heritage asset and the contribution it makes to its setting and the wider area. The Heritage Impact Assessment will also need to consider the impact of the development on the Conservation Area and its assets and will need to detail any measures that will be implemented to ensure that a heritage asset is respected, preserved, enhanced or, in exceptional cases, relocated.

Policy CH13 is specifically concerned with development in Conservation Areas. It sets a general requirement that development in a Conservation Area 'should individually or cumulatively result in the preservation or enhancement of the character and appearance of the area, and requires demonstration, through the Heritage Impact Assessment, as to how the proposal conforms to the relevant Conservation Area statement and character appraisal.

Policy CH16 relates to Locally Listed Buildings. Although these are not considered to be of national significance, they possess local architectural or historical merit, and should be retained wherever possible.

The **Urban Design** Supplementary Planning Document (SPD)⁴ provides general design guidance in relation to development within the Conservation Areas. A Heritage Impact Checklist can be accessed in Appendix A of the SPD to assist in the preparation of a Heritage Impact Assessment.

Detailed Development Guidance for Hazelwick Road Conservation Area

Existing Buildings

Conservation Areas are subject to additional planning controls under planning legislation, and within a Conservation Area, certain permitted development rights are removed. This means that planning permission may be required to undertake particular works or alterations, even where permission would not normally be needed outside of Conservation Areas. Within the Conservation Area, planning permission will normally be required for demolition of any building with a volume of more than 115 cubic metres.

Other examples of development that is subject to special control in a Conservation Area include:

- external cladding;
- alterations or additions to the roof of a house;
- erection of chimneys or flues;
- erection of satellite dishes;
- installation of radio masts;
- domestic side extensions;
- domestic rear extensions of more than one storey;
- larger single-storey rear extensions covered by the temporary permitted development rights introduced in May 2013⁵.

Where planning permission is required, development will be expected to respect and contribute positively to the special character and appearance of the Conservation Area as set out in this statement. A Heritage Impact Assessment should demonstrate how this will be achieved.

Most buildings within the Conservation Area, even where these are not subject to statutory or local Listing, are important to its overall character and appearance. As such, it is generally expected that buildings will be retained and accordingly, the demolition of buildings will be resisted where these make a positive contribution to the Conservation Area.

⁴ Urban Design Guide Supplementary Planning Document (October 2016) CBC
www.crawley.gov.uk/crawley2030spd

⁵ The 2013 permitted development rights for householder extensions cover single-storey rear extensions of between 4 and 8 metres on a detached house and between 3 and 6 metres on other types of house.

In cases where development will lead to the restoration of or extension to a building, the proposed development will need to be sympathetic to the original structure, in terms of styles, massing, set-back and materials. Traditional materials that reflect the original pallet of the Conservation Area should be used, including red/brown variegated brick, natural slate and plain clay tile, having regard to the combinations and proportions used in the Conservation Area. Where there is an opportunity to achieve a reinstatement of lost design features, this should be fully explored through careful design. Development will be considered in terms of its impact on the host building and with regards to the way in which it relates to the character of the Conservation Area.

Development affecting existing buildings should aim to maintain the present use of the building, so as to try and maintain stability in the character of the area. However, in exceptional circumstances suitable alternative uses may be considered if this helps to preserve the building, provided that the proposed use would not detract from the character and appearance of the Conservation Area.

Locally Listed Building

107 Hazelwick Road is the only building in the Conservation Area that is Locally Listed. Locally Listed status recognises the positive contribution to local character made by a building as a heritage asset, and ensures that this contribution is a material consideration in planning decisions. However, the designation does not provide the same level of protection as that of Listed Building status.

Proposals that would affect a Locally Listed Building must be supported by a Heritage Impact Assessment that should demonstrate through the Heritage Impact Assessment how the proposed development associated has considered the historic, architectural, townscape and community value of the building. The demolition or partial demolition of a Locally Listed Building may be acceptable in exceptional circumstances provided the criteria of Local Plan Policy CH16 are satisfied. However, given the importance of this building to the Conservation Area, such work is unlikely to be acceptable.

New Buildings

The consistent use of shallow set-back building lines creates a homogeneity and sense of enclosure that contributes significantly to the character of the Conservation Area. Any new buildings should be of a high quality design and should respect the character and appearance of the Conservation Area. This can be achieved through achieving consistency with the existing scale, massing, building set-back, materials and colours, and decorative features found in the Conservation Area as detailed in Part 3 of this document.

Valued Views

Views east/west along Hazelwick Road, particularly towards the 'S' bend at its midpoint, are an important aspect of the Conservation Area's character. As set out in Part 3: Character Assessment, these views are shaped by the consistency and homogeneity of the built form, and the sense of enclosure this creates.

Views into the Conservation Area are important to the historic setting of the Conservation Area and should be protected and/or enhanced. Development proposals should be carefully planned to avoid a direct adverse impact upon these views, and should where possible enhance valued views through subtle and appropriate means.

Frontages and Hard Boundary Treatments

Smaller street-facing private amenity areas separated from the public realm by low-level brick boundary walls are a consistent feature of the Conservation Area. Demolition of any boundary wall in a conservation area, including partial demolition, requires planning permission as it is considered 'relevant demolition' for the purposes of section 196D of the Town and Country Planning Act 1990.

Given the contribution made by these features, their retention, or where necessary sympathetic

replacement, is encouraged. Any loss of boundary walls to accommodate car parking would be particularly detrimental to the conservation area character.

Other forms of boundary treatment, including fencing, concrete or other non-brick walls, or hedging, are not encouraged. The scale and appearance of any boundary treatment should, so far as possible, be appropriate to the overall setting of the Conservation Area. In some cases, planning permission may be required.

Satellite Dishes and Antennae

Satellite dishes, wherever possible, should be located to the rear of properties or in locations where they are not visible from public viewpoints.

Planning permission will be required where satellite dishes or antennae are to be affixed to a chimney, wall or roof slope which faces onto, and/or is visible from a road in the Conservation Area. Care should be taken to minimise impact on the character and appearance of the Conservation Area and the fixture should be sympathetic in terms of scale and prominence.

Where satellite dishes are no longer required, their removal is encouraged.

Solar Panels

The council welcomes efforts to tackle climate change. However, as our heritage is a finite resource, any sustainability measures should, so far as possible, seek to preserve or enhance the character of the Conservation Area.

Solar panels are allowed under permitted development, within specific parameters, and do not generally require planning permission in a Conservation Area. The main exception to this is where they are proposed to be installed on or above a wall that faces a road. Householders wishing to install solar panels are encouraged to consider panel sizes, types and locations that will not detract from the character and setting of the Conservation Area.

Lighting

Lighting can affect the character and ambience of an area. Where lighting is proposed, including security lighting, careful consideration is encouraged with regards the impact of new lighting fixtures on the character of the area. Things to look out for, in particular, include avoiding glare to neighbouring properties and public areas. Flashing or intermittent lighting is not encouraged in the Conservation Area.

Shopfronts and Signage

The Conservation Area is predominately residential in nature, though a small number of historic shop units, some of which retain traditional shopfront detailing, are interspersed along Hazelwick Road.

Any alterations or replacement shop frontages should reflect the original Victorian/Edwardian style and every effort should be made to ensure works respect the historic character of the Conservation Area. Lettering should be kept to a minimum and should not dominate the fascia, and the style of lettering used should co-ordinate with the overall shop-front design. Illuminated fascias, projecting signs, and neon signage are out of character with the Conservation Area setting and will be resisted.

Guidance on the principles of good shopfront design can be found in the Crawley Borough Council Urban Design Supplementary Planning Document (from paragraph 3.66).

Trees and Soft Landscaping

Hazelwick Road Conservation Area has a small number of trees and hedges contained within front gardens. Many properties have other landscape features in their front gardens such as shrubs and other types of planting which make a valuable contribution to the appearance of the Conservation Area.

Most trees that are located in a Conservation Area are subject to control, and it is an offence to cut down, uproot, top or lop a tree in a Conservation Area without giving prior notification to the Local Planning Authority. In most cases, the Local Planning Authority must be given six weeks' notice of the intention to carry out works on any tree in a Conservation Area, which should include a description of the nature of proposed works. It will not be necessary to notify the Local Planning Authority for:

- the cutting down, topping or lopping or uprooting of a tree whose diameter⁶ does not exceed 75 millimetres; or
- the cutting down or uprooting of a tree, whose diameter⁶ does not exceed 100 millimetres, for the sole purpose of improving the growth of other trees (e.g. thinning as part of forestry operations).

Where trees may be threatened by works which would be harmful to the character and appearance of the surrounding environment, the Local Planning Authority will consider serving a Tree Preservation Order(s) (TPO) to provide further protection. A TPO requires that planning permission be obtained prior to the carrying out of any works on a tree including felling, shaping and pruning etc.

Changes Outside of Planning Control

Where changes of use are allowed through permitted development without the need to obtain planning permission, Local Plan policy cannot be applied, although greater controls over these elements are being considered, see Section 5. Where planning permission is not required, the expectation is that such development is carried out with sensitivity and respect given the impact it can have on the special character and appearance of the area.

The retention, or where necessary sympathetic replacement, of the following period features is encouraged:

- Original unpainted brickwork, stucco or roughcast;
- Original symmetry on semi-detached and terraced properties;
- Chimneys, ornamental ridge tiles, and period features such as finials, barge boards and barge boards;
- Originally designed continuous porch features of villa style houses;
- Wood panelled front doors;
- Old or original date/nameplates, boards, plaques, niches or cast in features;
- Original clay tile front paths.

Where replacement windows are necessary, these should ideally replicate the style, pane proportions and joinery pattern of the original, predominantly box sash windows. Opportunities should be taken for progressively sympathetic improvement according with the following sequence, listed from most to least appropriate:

⁶ The diameter of the tree is to be measured over the bark of the tree at 1.5 metres above ground level.

- a.) original pattern sliding sash windows with the narrower frame proportions traditionally achieved with timber construction.
- b.) sliding sash UPVC windows;
- c.) 'sash proportioned' top hinged UPVC windows;
- d.) side and top hinged UPVC or metal casement windows.

Brickwork arches and quoins around windows should be reflected in the fenestration;

Where rooflight windows are proposed, these should preferably be flush fitted to avoid disrupting the roof flow. The use of rooflights with upstand and fitted blind box should be avoided.

It is hoped that property owners and occupiers will, by reference to this document, support the aims of maintaining the historic character of the Conservation Area when considering external alterations to their property that could affect the character when viewed from public viewpoints.

Cumulatively, any loss of the historic features discussed in this statement could significantly harm the objectives for the Conservation Area. Therefore, prior to undertaking any works or alterations, it will be important to think carefully about how this may affect the special character of the Conservation Area.

Further Information

It is strongly advised that you check with the council's Development Management team prior to undertaking any works in the Conservation Area, to ensure that any proposed development is acceptable in planning terms. For further information, please contact the Development Management team by phone: 01293 438512 or email at development.control@ Crawley.gov.uk.

Part 5: Conservation Area Management Plan

Roles and responsibilities for the Conservation Area

No one organisation has total responsibility for maintaining the quality of the Conservation Area, and residents, Crawley Borough Council, West Sussex County Council and HCAAC all have a role to play. HCAAC will continue to raise awareness of the Conservation Area and enhance understanding of through its webpage, publications, exhibitions and other events.

The *Constitution of HCAAC* is available on the Crawley Borough Council website, along with the *Agreement between HCAAC and CBC*. These documents show the relationship between HCAAC and CBC.

Conservation Area Improvement Projects

To help enhance the Conservation Area's setting and appearance, Hazelwick Conservation Area Advisory Committee (HCAAC) has worked with Crawley Borough Council to identify a number of small-scale public realm improvements. These include:

- Replacement of street signs with new 'traditional' style street signs.
- A display board with information about the Conservation Area and its boundaries.
- Planting opportunities.
- Consider request to WSCC to replace yellow line street markings with more heritage appropriate 'primrose yellow' or red markings.

HCAAC will work with the council to help bring these projects forward, and potentially identify other small-scale improvements that will complement and enhance the Conservation Area.

Article 4 Direction

As set out by the General Permitted Development Order (GPDO), certain works do not require planning permission. This is primarily because the works are deemed to be of a scale or type that is generally not likely to have an unacceptable impact. The rules are the same across England and so inevitably cannot take account of local sensitivities such as individual Conservation Areas where such works can have a detrimental impact on the character of the area.

Permitted development rights can be controlled, when appropriate, by the introduction of an Article 4 Direction. This is a planning tool that is used to remove particular permitted development rights where there is a risk that the proper planning of an area could be undermined.

Hazelwick Road Conservation Area was designated by Crawley Borough Council following an initial assessment of its historic and architectural interest in the Crawley ASEQs and Locally Listed Buildings Heritage Assessment, prepared by Alan Baxter Associates in 2010. To preserve the character of the Conservation Area, the assessment recommended that an Article 4 Direction should be put in place to control the replacement of historic sash and bay windows, and historic shopfronts.

HCAAC has requested that the council consider managing the following types of permitted development through an Article 4:

- Solar panels on roofs facing the street.
- Replacement of historic windows e.g. sash, bay and shopfronts.
- Removal of chimneys.
- Roof windows such as Velux (not including dormer windows).
- Aerials and antennas visible from the street.

The council will work with HCAAC and residents of the Conservation Area to assess the scope for an Article 4 Direction(s) and consider the historic features that such direction(s), if brought into force, should cover. Before commencing any Article 4 Direction process, the Council will consult with

HCAAC and residents as to the appropriateness of a direction in terms of its application to each of the individual types of currently permitted development listed above. The Council will take account of the results of the consultation in determining whether or not the Article 4 Direction(s) should come into force.

Review of the Conservation Area Boundary

In Conservation Area legislation, it is a duty of the Local Planning Authority from time to time to determine whether any parts or any further parts of their area should be designated as Conservation Areas; and, if they so determine, they shall designate those parts accordingly⁷.

HCAAC has expressed an interest in amending the Conservation Area boundary, and the council will consider the justification for any boundary amendments through the emerging Local Plan review evidence base.

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⁷ <http://www.legislation.gov.uk/ukpga/1990/9/section/69>

Appendix A: Useful Links

The Crawley Borough Council website provides further information on Hazelwick Road Conservation Area. To view this Conservation Area Statement or a location map of the Conservation Area please visit www.crawley.gov.uk/conservationareas

For planning and development related enquiries, including any questions about proposed works inside the Conservation Area, please contact the Development Management team by telephone at 01293 438512, or via email at development.control@crawley.gov.uk.

To find out more about the Locally Listed Building, please visit www.crawley.gov.uk/historicbuildings

For other general enquiries, the council has produced a list of useful contacts. This covers a range of different issues, including street lighting and furniture, dog fouling, anti-social behaviour and fly-tipping among other areas. If you have a particular question, please visit www.crawley.gov.uk/usefulcontacts to find out the most useful contact, or call the council's contact centre on 01293 438000

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Appendix B: Glossary of Key Terms

Barge Board	A board, sometimes decorative, that is fastened to the projecting gables of a roof. It can provide strength and protection, and conceals the otherwise exposed end of the horizontal timbers.
Casement Window	A casement is a window that is attached to its frame by one or more hinges at the side. They are used singly or in pairs within a common frame, in which case they are hinged on the outside.
Corbel	Projection of stone or timber from a wall to support a weight above.
Dormer	A roofed structure, often containing a window, that projects vertically beyond the plane of a pitched roof.
Eave	The part of a roof that meets or overhangs the walls of a building.
Fanlight	A fanlight is a window, often (but not exclusively) semi-circular in shape, with glazing bars or tracery sets radiating out like an open fan. It is placed over another window or a doorway, and is sometimes hinged to a transom.
Fascia Board (shopfront)	A long flat surface, usually of wood, stone or brick, used to display the name of a shop.
Fenestration	Refers to the design, construction, or presence of openings in a building. Fenestration includes windows, doors, louvres, vents, wall panels, skylights, storefronts, curtain walls, and slope glazed systems.
Finial	A finial is a decorative device, usually carved in stone, that is used to emphasise the apex of a dome, spire, tower, roof or gable, or any of various distinctive ornaments at the top, end or corner of a building or structure.
Gable	Triangular upper part of a wall, most frequently found at the end of a ridged roof. Front gables may also be seen, whereby its roof ridge is perpendicular to the main pitched roof ridge, with the gable facing the street. It consists of two roof sections sloping in opposite directions and placed such that the highest, horizontal edges meet to form the gable end.
Hipped Roof	A roof type where all sides slope downwards to the walls, usually with a fairly gentle slope. It has no gables or other vertical sides to the roof.
Lintel	A horizontal block that spans the space or opening between two vertical supports, most commonly above a door or window. It can be a decorative architectural element or a combined ornamented structural item.
Mullion	A vertical or horizontal element that forms a division between units of a window or screen.
Neo-Gothic	An architectural movement that began in England in the late 1740s and grew in popularity in the early 19 th Century. It draws on the original Gothic style of the medieval era, characterised by its decorative style and use of ornamental details, such as finials, and decorative patterns.

Permitted Development	Certain types of works, as identified by the General Permitted Development Order, which can be performed without needing to apply for planning permission. These powers vary depending on the use and location of the building and the nature of works proposed. It is advised that you contact the Local Planning Authority prior to undertaking any works to clarify if permission is required.
Pitched Roof	A roof that slopes downwards, typically in two parts, at an angle from a central ridge. Sometimes this may take a one-part form, sloping from one edge to another.
Quoins	Rectangular blocks of masonry or brick that are built into the corners of a wall. These may be load-bearing, or used for aesthetic purposes as a design feature that adds detail to the corners of a building.
Render	The application of cement to external brick or concrete walls to achieve a smooth or deliberately textured surface.
Roll Ridge	A metal, tile or wood strip that is rounded at the top and used as finishing for the ridge of a roof.
Roof light	An overhead window that is installed into roofs, running parallel to the roof line.
Rustication	A range of masonry techniques used to give visible surfaces a finish that contrasts with smoothly finished, squared block masonry surfaces. The process involves cutting back around the edges of each individual block to make its size and placing very clear. This results in a block that is squared off neatly on all sides, except for the side that is visible.
Sash Window	A sash window or hung sash window is made of one or more moveable panels or 'sashes' that form a frame to hold panes of glass, which are often separated from other panes by narrow separator, known as a muntin. Although any window with this style of glazing is technically a 'sash', the term is used almost exclusively to refer to windows where the glazed panels are opened by sliding vertically, or horizontally in a style known as 'Yorkshire light', sliding sash, or sash and case (so called because the weights are concealed in a box case).
Stall Riser	The solid part of a shop front that sits beneath the display window.
Stepped Lead Flashes or Soakers	A method used to prevent the passage of water into a structure. It is frequently used to allow a roof to abut brickwork in situations where a lower height roof runs into a wall, or where a chimney meets a roof.
Transom	A transverse horizontal crosspiece used to separate a door from a window above it.
Tuckpointing	A method of using two contrasting colours of mortar, one colour matching the brickwork itself, to create an impression that fine joints have been made. The approach was common in the late 18 th Century as a means of making rough bricks appear to have a more precise finish.

Variogated Brick

Brickwork exhibiting different colours, especially as patches or streaks. This may include the introduction of a 'band' of coloured brick that contrasts with the predominant brick style.

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Appendix C: Hazelwick Road Conservation Area Buildings Inventory

Address (Hazelwick Road unless stated)	Building Description (two storey unless stated)	Date	Building name	Feature / fixture / historical note	Construction	Roof / chimneys	Doors	Windows	Facias, soffits, bargeboards (FSBs) and rainwater pipes /gutters (RWGs)	Highway boundary	Garden	Highway
6	Terrace of 4 houses	pre 1895		(Street?) nameplate - rusted illegible	Brick: dark local stock with red brick bands (6 x single course), quoins, reveals and arches. Original lime mortar.	Straight pitched. Slate. 2 x 8 flue chimney stacks corbelled/banded. Pots mainly yellow clay, square section, toothed top.	Blue painted wood panel with fan top light	White painted wood sliding sash	White FSBs, black round plastics RWGs	Close board fence	Path and shrubs. Tarmac paved parking to side. 1.8m close board fence / gate to rear garden. Views to rear of commercial premises.	CPZ entry sign back of footway. Road markings: double Yellow lines
8							Black painted wood panel / Georgian fan glazed, in added lean-to porch.	Brown stained wood replacement top hung casement.	White FSBs, black round plastics RWGs	Close board fence	Path and shrubs.	
10							White uPVC panel style with top light	White uPVC replacement casement	White FSBs, black round plastics RWGs	Black picket fence		Pole mounted CPZ restriction sign rear of footway. CPZ bay marking line.
12							White uPVC panel style half glazed	White uPVC replacement top hung casement, Georgian pattern	White FSBs, black round plastics RWGs	Black picket fence. Side boundary: lapped panel fence.	Gravel	
14	Terrace of 3 houses	1895-1909			Brick: dark local stock with red brick bands (4 x three course), quoins (alternating 3 course headers / stretchers), reveals (alternating header / stretcher) and arches. Ground floor canted bay windows. Original lime mortar.	Hipped end. Slate with Two hole hexagonal crest red clay ridge tiles. Paired (with No. 16) chimney stack; 4 flue in front pitch, corbelled brick banded. Round terracotta pots. Bay window; slate hipped roof, lead stepped flashing, ridge rolls.	Front door on l/h side elevation	White finished metal? replacement casement	Black FSBs, black round plastics RWGs	Brick wall, crenellated coping. Metal vertical bar gate.		Wood pole (telecoms) back of footway by boundary with 16. Road markings: CPZ designated in-line continuous parking bay
16						Pitched. 3 added rooflights. Slate with Two hole hexagonal crest red clay ridge tiles. Bay window; slate hipped roof, lead stepped flashing, ridge rolls.	Green painted wood panel / Georgian glazed. Decorative glazed light over.	White uPVC replacement top hung casement.	White FSBs, black round plastics RWGs	Fence; wood palisade, thick / thin shaped pales, dark stained	Front hedge, clipped, variegated. Wall-mounted climber trellis. Garden division: dark stained thick / thin shaped wood palisade fence.	As 14
18							Hipped end. Profiled concrete tiles; round ridge tile to hip ridge. 2 flue front roof chimney stack, corbelled banded. Round terracotta pots. Bay window; hipped roof, plain concrete tiles and round concrete ridge tiles; lead stepped flashing.	Front door on r/h side elevation	White uPVC replacement top hung casement.	White FSBs, black round plastics RWGs	Fence; wood palisade, rounded top, natural colour	Side path, block paved. Plot boundary: Close board fence.
20	Terrace of 3 houses	pre 1895			Brick: dark local stock with red brick quoins, reveals and arches. Lower left part repointed?	Hipped against adjoining gable / party wall of later building? Profiled concrete tiles. Round hip ridge tiles. 2 flue front roof chimney stack; red brick quoins, corbelled bands with dentil course. Stepped height terracotta pots; half round cowl	Front door on l/h side elevation	White uPVC replacement top hung casement, Georgian pattern	Black FSBs, black round plastics RWGs	Fence; wood palisade, white painted	Wide side path, paved. Front shrub area.	CPZ designated in-line continuous parking bay.
22		Post 1909			Brick: dark local stock with red brick reveals and arches. Original Lime mortar.	Pitched. Slate with two-hole hexagonal crest red clay ridge tiles. Party wall chimney stack (with No. 24); 4 flue in front pitch, red brick quoins, corbelled bands with dentil course. Round terracotta pots.	Black finished panel / top fanlight glazed, in added brick porch with slate hipped roof	White uPVC replacement top hung casement; glazing bars to standard four pane sash pattern.	White FSBs, black round plastics RWGs	Low brick wall, concrete coping and pier caps	Paved to porch. Wall-fixed trellis	CPZ designated in-line continuous parking bay.

Address (Hazelwick Road unless stated)	Building Description (two storey unless stated)	Date	Building name	Feature / fixture / historical note	Construction	Roof / chimneys	Doors	Windows	Facias, soffits, bargeboards (FSBs) and rainwater pipes /gutters (RWGs)	Highway boundary	Garden	Highway
24		Post 1909			Brick: dark local stock with red brick quoin, reveals and arches. Original Lime mortar.	Hipped end. Slate with blue clay angle hip tiles. Chimney stack with No. 22.	Front door on r/h side elevation. Cantilever porch canopy, white painted wood.	White uPVC replacement top hung 2 pane casement.	White FSBs, black round plastics RWGs	Cypress hedge to above ground floor window height	Paved side path	CPZ designated in-line continuous parking bay.
1-4 Millbrook House (formerly 26 Hazelwick Road)	Former detached house, subdivided x 4 flats	Pre 1895 (Mill Road side) 1895-1909 (extension to left)			Brick: dark local stock with red brick quoins, reveals and arches. Two storey double canted bay fronted to Hazelwick Rd with significant alterations to window / door openings. L/h bay with continuous cant brickwork quoins; r/h bay windows without brick quoins. Double fronted elevation to Mill Road.	Hipped. Profiled concrete tiles, half round ridge tiles. 3x2 or 3 flue chimney stacks; corbelled. Round terracotta pots.	Doorway removed from Hazelwick Road. Mill Road: wood panel / Georgian fan glazed door. Other doors on rear elevation (from car park off Mill Road)	White uPVC replacement casement windows, various manufacture; top hung 2 pane except for two rather discordant central ground floor window openings.	White FSBs, black round plastics RWGs except for grey part of downpipe.	Modern yellow silica brick wall (with one long term unrepaired damaged section in Hazelwick Road), with tile creasing and blue engineering brick coping and pier caps. In Mill Road, lapped panel and close board infill panels between taller brick piers at car park entrance. Crazy paved visibility splay.	Predominantly paved. Rhododendron behind l/h side of car park entrance.	Hazelwick Road: Pole mounted CPZ restriction sign; CPZ bay marking line; double yellow lines. Mill Road: (No footway.) Pole mounted No Entry traffic sign. Pole mounted CPZ restriction sign. Wood pole for street light, power and telecom cables. CPZ bay marking, double yellow lines, access protection line.
7 Mill Road	Pair of semi-detached houses	pre 1895			Brick: dark local stock with red brick quoin, reveals and arches. Original Lime mortar.	Pitched. Slate. Plain ridge tile. Gable end chimney stack: 4 in-line flue on ridge, corbelled banded. Pots; various.	White uPVC, glazed.	White uPVC replacement casement, top hung 2 pane.	White FSBs, black round plastics RWGs	Californian pierced concrete block wall. Wrought iron ornamental gate.	Paved side path. Shrubs front.	No footway. Double yellow lines. Pole mounted one-way traffic sign. Fire hydrant cover and wall fixed marker.
9 Mill Road					As No. 7	As No.7	White uPVC, panel style with glazed pieces.	White uPVC replacement 4 pane sliding sash.	White FSBs, black round plastics RWGs	Californian pierced concrete block wall.	In-situ concrete paved side drive. 1.8m close boarded fence. Front paved and garden beds.	No footway. Double yellow lines.
8 Mill Road	Terrace of 3 houses (Teapot Terrace)	1903 (date inscriptions on gable ends)	Briar Cottage (recent nameplate)	Wooden nameplate (illegible). On property dividing line?	Brick: dark local stock with red brick bands (2 x single course) quoin and reveals. Sandstone lintels. Original Lime mortar.	Pitched. Profiled concrete tile. Party wall chimney stack (with No. 10); 2 x 4 flue on ridge line, corbelled bands. Round terracotta pots.	Blue painted wood panel with oval glazed light.	White uPVC replacement casement, top hung 4 pane.	White FSBs, black round plastics RWGs	White painted brick piers and low brick wall with vertical bar metal railing and gate. Bullnose brick step.	Clipped hedge front. Wall shrubs. Side path.	No footway. Double yellow lines. Pole mounted one-way traffic sign (level with property division line.)
10 Mill Road			Teapot Cottage (recent nameplate)	Teapot in wall niche. On property dividing line?	As No.8	As No.8	Added cantilevered porch; wood framed, slate gable pitched. uPVC wood effect panel door with round decorative glazed light.	White uPVC replacement casement, top hung 2 pane.	White FSBs, black round plastics RWGs	Grey painted brick piers and low brick wall with vertical white paling fence and gate. Bullnose brick step.	Paved	No footway. Double yellow lines.
12 Mill Road					As No.8 except lintels white painted	As No.8 except single gable end 4 in-line flue chimney stack.	Added cantilevered flat-roof porch; White painted frame, felt top, metal brackets. White uPVC panel style half glazed door.	White uPVC replacement casement, top hung 4 pane.	White FSBs, black round plastics RWGs	White painted brick / render piers and low brick wall with lightweight wrought iron railing and gate. Bullnose brick step.	Paving and decorative aggregate.	No footway. Double yellow lines.
28	Terrace of 3 houses	1895-1909			Red brick front; dark local stock brick gable (Mill Road) elevation. Buff Painted sandstone lintels.	Pitched. Profiled concrete tile with cloaked verge. 3 Added roof lights (front). Rear flat felt-roof, tile-hung dormer. Party wall chimney stack (with No. 30); 2 x 4 flue on ridge line, corbelled bands. Round terracotta pots, 2 cage cows.	(Mill Road side) Sage plain finish with diamond top light door.	White uPVC replacement casement. Modern top vented (2 pane unequal / non sash proportions).	White FSBs, black round plastics RWGs	Close board fence (higher than typical for street) on low brick wall.	Paving and decorative aggregate.	Hazelwick Road: footway uniform level tarmac. Rear of footway; pole mounted No Entry traffic sign, BT wood pole, 2 concrete plate-mounted SV markers; CPZ bay marking line. Telecom service pit cover in footway. Roadway: double yellow lines, channel gully grating, 2 SV pit covers. Mill Road: (No footway.) Double yellow lines.
30					Red brick. Sandstone lintels.	Pitched. Profiled concrete tile. Party wall chimney stack (with No. 28) on ridge line, corbelled bands. Round terracotta pots.	Blue painted wood panel with fan top light	White uPVC replacement casement. Modern top vented (4 pane unequal / non sash proportions).	White FSBs, black round plastics RWGs	Brown stained picket fence and gate.	Path, beds, shrubs / conifers.	Footway: Uniform, level tarmac. Pole mounted illuminated One-Way traffic sign at kerbside opposite 28/30 boundary. Roadway: Double yellow lines.
32					Red brick front; dark local stock brick with 2 x single course red brick bands to side gable elevation. Sandstone lintels.	Pitched. Profiled concrete tile. Chimney capped off under roof.	Black finished panel style.	White uPVC replacement sliding sash, Georgian (12 pane) pattern.	White FSBs, black round plastics RWGs	Brick stub wall. Clipped hedge.	Paved	Footway: Uniform, level tarmac. Meter pit cover. Roadway: CPZ bay marking line. Part access protection line (for No. 34)

Address (Hazelwick Road unless stated)	Building Description (two storey unless stated)	Date	Building name	Feature / fixture / historical note	Construction	Roof / chimneys	Doors	Windows	Facias, soffits, bargeboards (FSBs) and rainwater pipes /gutters (RWGs)	Highway boundary	Garden	Highway
34	Pair of semi-detached houses	pre 1895			Red brick front with ground floor canted bay window, under hipped tiled roof. Dark local stock brick to side gable elevation with brick porch under tiled lean-to roof.	Pitched, plain tile. Party wall double chimney stack (with No. 36); 2 x 4 flue on ridge line, corbelled bands, red brick quoins. Round terracotta pots.	Wood effect panel style, half glazed in side porch, facing street.	White uPVC replacement top hung casement, Georgian pattern	White FSBs, black round plastics RWGs	Concrete block wall, piers and coping.	Concrete block paved side driveway.	Footway: Tarmac - few patches, dropped kerb. Wood pole overhead power line and street light, back of footway by boundary with No.32. Pole mounted CPZ restriction sign at kerb edge opposite boundary with No. 36. Roadway: CPZ bay marking line and access protection line.
36					Mirrors No. 34.	Pitched, profiled concrete tile. Half round tile over dividing line. Chimney stack with No. 34.	Glazed aluminium(?) in side porch, facing street.	White uPVC replacement sliding sash. Georgian pattern upper sash; 2 pane lower sash.	White FSBs, black round plastics RWGs	Clipped hedge	Paved side driveway, front paving and beds.	Footway: Tarmac - few patches, meter cover, dropped kerb. Roadway: CPZ bay marking line and access protection line.
38	Detached house	1895-1909	Oak End (recent nameplate)		Red brick front with l/h/s ground floor right angle bay window, under hipped tiled roof extending to central porch supported on corner post. Dark local stock brick to side gables.	Pitched, profiled concrete tile with added single roof light. Chimney stack, square, 4 flue on ridge line, corbelled bands, red brick quoins. Round terracotta pots.	White uPVC, panel style with glazed pieces.	White uPVC replacement casement. First floor: sash proportioned with 2 vertical glazing bars. Ground floor; mullioned, top vent transomed, with glazing bar divisions.	White FSBs, black round plastics RWGs	Low brick wall and piers with concrete copings. Granite sett edging between footway and driveway.	Front brick path, planting beds. Side gravel driveway, shared with new development.	Footway: Tarmac - few patches, 2 meter covers, Wood pole overhead power line and street light, back of footway at r/h/s of driveway, pole mounted CPZ restriction sign at kerb edge, dropped kerb. Roadway: CPZ bay marking line and access protection line. Square cast iron manhole cover.
40 (rear of 38)	Detached house (back land development - not directly fronting street)	2012			Brick: dark local stock with red brick quoin. Unfenestrated elevation facing street.	L plan hipped. Proprietary grey concrete tiles. No chimneys	Not visible from street.	uPVC casement.	White FSBs, black round plastics RWGs	Driveway as No.38	Triangular planted bed adjacent to driveway. Mature trees beyond car park to No. 52	As No. 38 driveway
46-50 (rear of 52)	Former outbuilding, subdivided x 3 flats	1895-1909 Converted 2014	Old Bakehouse (recent nameplate)		Brick: dark local stock.	L plan pitched. Fibre-cement slate, with roof lights. No chimneys.	First floor loft only doorway visible. Black.	White casement.	White FSBs, black round plastics RWGs	Driveway as No.52	None applicable.	As No. 52 driveway
52	Terrace of 1 house and 2 shops. Three storey including dormers.	1895-1909			Red brick front with two storey canted bay window. White painted stucco rendered moulding surrounds to door and windows and corbel brackets to sills. Vermiculated / rusticated applied quoin cladding and doorway keystone. Dark local stock brick to side gable elevation.	Pitched roof. Plain tile with two hole hexagonal crest red clay ridge tiles. Gabled dormer window with ball-top terracotta finial. Chimney stack 5 in line flue on ridge line, corbelled bands. Round yellow clay pepper-pot cowed pots.	Black, half glazed panel door with rectangular fanlight over.	White top hung casement, two pane sash proportioned.	Gable FSBs black. All other FSBs and gable cladding white. Main roof soffit and fascia in line with bay front and whole of terrace. Black round plastics RWGs. Fascia mounted debris netting.	Natural colour wood palisade fence to house front and l/h side driveway splay. 1.6m close board fence to l/h/s of car park. (Car park serves shops 54 and 54B.)	Tall laurel hedge at rear of side car park and holly above close board fence at front. Elsewhere hard paved throughout. Wood palisade fence to r/h side adjacent to shop forecourt.	Front of house: footway; patched tarmac, meter pit cover, pole mounted CPZ restriction sign and concrete plate-board fence at front. Roadway: CPZ bay marking line, hydrant valve pit cover. Front of driveway and splay: footway; patched tarmac crossed by low radius kerbed bellmouth, 2 meter pit covers, BT wood pole back of footway. Roadway: double yellow lines. Front of shops car park: footway; patched tarmac, pole mounted One-Way traffic sign and telecoms service cabinet rear of footway, pole mounted CPZ restriction sign at kerb edge. Roadway: CPZ bay marking line.
54			The Bride Shop (c2012 lettering on original shop fascia)		Red brick front with ground floor traditional shop front comprising brick stall riser on white painted stucco plinth, central doorway, windows with well-proportioned divided fan light level and shop sign canted fascia with double grooved end consoles. White painted stucco rendered moulding surrounds to first floor windows and corbel brackets to r/h/s sill. Vermiculated / rusticated applied quoin cladding.	Mid terrace roof generally as No. 52 but with pair of gabled dormer windows.	White two pane glazed shop door.	First floor white uPVC replacement top hung casement windows, four pane, sash proportioned.	As No. 52	No boundary enclosure.	Footway paving continues as forecourt up to shopfront.	Footway: patched tarmac, including thin cover to r/w down-pipe crossing to road gutter. Roadway: CPZ bay marking.

Address (Hazelwick Road unless stated)	Building Description (two storey unless stated)	Date	Building name	Feature / fixture / historical note	Construction	Roof / chimneys	Doors	Windows	Facias, soffits, bargeboards (FSBs) and rainwater pipes /gutters (RWGs)	Highway boundary	Garden	Highway
54B			Dog Tails (c2013 shop sign)		Red brick front with white painted stucco rendered moulding surrounds to first floor window and corbel brackets to sill. Vermiculated / rusticated applied quoin cladding. Dark local stock brick to side gable elevation.	End terrace roof and gabled dormer generally mirroring No. 52 but with ridgeline chimney at party wall position, and terracotta trefoil finial to gable ridge.	Ground floor commercial property entrance door in white uPVC half glazed panel with fanlight over and matching l/h side panel. Single pane high level window adjoining to left, above glazed wall fixed notice board in shop window location.	First floor white uPVC replacement top hung double casement windows, each four pane, sash proportioned.	As No. 52	No boundary enclosure.	Forecourt paving continues up to shopfront. Natural colour wood palisade fence to both sides of forecourt.	Footway: patched tarmac, dropped kerb. Roadway: double yellow lines.
56	Terrace of 4 houses	pre 1895			Brick: dark local stock with red brick bands (7 or 8 single course), quoins, reveals and gauged arches. Gauged arch keystones of 3 stock bricks.	Hipped end. Profiled concrete tiles; round ridge tile to hip ridge. 2x2 flue front roof party wall chimney stack with No. 58, corbelled banded. Yellow clay pots.	Front door on l/h side elevation.	White uPVC replacement casement, top hung 2 pane, central transom.	Green painted fascia, soffit and rainwater downpipe, black round plastic gutters.	Brick edging. No boundary enclosure.	Paved side path. Shrub and soil front.	Footway: patched tarmac, plastic meter cover, tarmac inlaid telecoms(?) pit cover. Roadway: double yellow lines, cast iron hexagonal manhole cover.
58						Pitched. Profiled concrete tile. Added single roof light. Party wall chimney stack (with No. 56)	Yellow finished panel style decorative glazed door in recessed porch.	White replacement casement, top hung 2 pane, central transom.	Green FSBs, black round plastics RWGs	Natural colour wood palisade fence	Concrete front path - path entrance shared with No.56. Shrub and soil front garden. Palisade fence to boundary with No.56.	Footway: patched tarmac, valve pit cover, concrete cable pit cover. Kerb edge pole mounted illuminated One Way traffic sign. Roadway: double yellow lines.
60						Pitched. Profiled concrete tile. Party wall chimney stack (with No. 62)	Black finished panel style glazed door. Not recessed.	White replacement casement, top hung 2 pane, central transom.	Green FSBs, black round plastics RWGs	Concrete edging. No boundary enclosure.	Shared path. Gravel paving for car.	Footway: meter pit cover. Mainly uniform tarmac, dropped kerb. Roadway: double yellow lines.
62					Brick arches white painted.	Handed with and matching No. 56. Back room chimney reduced to single flue, visible due to splayed opening to No. 64.	Front door on l/h side elevation. Fan-shaped top glazed panel style.	White replacement casement, top hung 2 pane, central transom.	White FSBs, white round plastics RWGs.	Concrete path edging. End and corner piers of side boundary walls; red brick with blue engineering brick caps and coping, low vertical bar railing infill panel with sag curved top rail.	Concrete block paved throughout.	Footway: uniform tarmac, dropped kerb. Roadway: double yellow lines. Road gully grating.
64	Terrace of 4 houses	pre 1895			Brick: dark local stock with red brick bands (7 or 8 single course), quoins, reveals and gauged arches. Gauged arch contrasting keystones of 3 yellow bricks.	Hipped end. Profiled concrete tiles; round ridge tile to hip ridge. 2x2 flue front roof party wall chimney stack with No. 66, red brick with yellow brick quoins, corbelled. Yellow clay pots.	Front door on l/h side elevation.	White replacement casement. Modern top vented (2 pane unequal / non sash proportions). Diamond leaded style.	White FSBs, white square plastics RWGs.	Concrete path edging. Ornamental wooden palisade / trellis / rail panel fence, brown coloured.	Slate effect concrete slab paving throughout driveway and front garden. Container shrubs.	Footway: part patched tarmac. Telecom wood pole rear of footway. Inlaid tarmac GPO cable pit cover. Dropped kerb. Roadway: double yellow lines. CPZ bay markings.
66						Pitched. Profiled concrete tile. Half round cover tile over junction with original slate roof to No. 68. Party wall chimney stack (with No. 64)	Blue finished panel door in recessed porch.	White uPVC replacement top hung casement windows, four pane, sash proportioned.	Black FSBs, black round plastics RWGs	Thin wood palisade fence.	Concrete front path. Paving slab, gravel and shrub border garden.	Footway: patched tarmac. Pole mounted CPZ restriction sign at rear of footway. Roadway: CPZ bay marking line.
68						Pitched. Original slate. Terracotta round-top angle ridge tiles. 2x2 flue front roof party wall chimney stack with No. 70, red brick with yellow brick quoins, corbelled. Yellow clay pots.	Black finished panel style door with small glazed top pieces. No recessed porch.	White painted original wooden sliding sash windows.	Black FSBs, black round plastics RWGs	Natural colour wooden double rail fence.	Small unit clay block paving throughout.	Footway: patched tarmac. Dropped kerb. Roadway: CPZ bay markings.
70						Hipped end. Roof and chimney handed with and matching No. 64. Half round cover tile over junction with original slate roof to No. 68.	Front door on r/h side elevation. Black finished panel. Fanlight over/	White uPVC replacement top hung casement windows, four pane, sash proportioned.	Black FSBs, black round plastics gutter, white rainwater downpipe (r/h side elevation)	Clipped hedge to house front, concrete kerb and soil edge at side pathway.	Concrete paving slabs with soil openings and plant borders.	Footway: patched tarmac. Roadway: CPZ bay markings.

Address (Hazelwick Road unless stated)	Building Description (two storey unless stated)	Date	Building name	Feature / fixture / historical note	Construction	Roof / chimneys	Doors	Windows	Facias, soffits, bargeboards (FSBs) and rainwater pipes /gutters (RWGs)	Highway boundary	Garden	Highway
72	Pair of semi-detached houses 'Mafeking Cottages'	1900	Mafeking Cottages (original inbuilt masonry plaque with lettering in cast relief, picked out in black on white)	Commemorates the relief of the siege of Mafeking (South Africa) during the Second Boer War as a result of which garrison commander Robert Baden-Powell became a national hero, and later founder the Scout Movement.	Red brick front with yellow brick reveals, arches and sill-level 2 course band to first floor windows. Dark local stock brick to side gable elevations. Ground floor square bay window with hipped tiled roofs. White painted rendered plinth up to bay window sill level. Black painted rendered sills.	Plain tile pitched roof with three hole crested red clay ridge tiles and ball-top terracotta finial. 2x2 flue front roof party wall chimney stack with No. 74, red brick, corbelled, with yellow brick single course band. Round terracotta pots.	Front door on l/h side elevation with one-brick deep porch projection.	White replacement casement. Modern top vented (2 pane unequal / non sash proportions).	White FSBs, black round plastics RWGs	Concrete edging. No boundary enclosure.	Concrete block paved throughout.	Footway: uniform tarmac, dropped kerb. Roadway: access protection line, CPZ bay markings.
74					As No. 72 except sills painted white.	Mirrors No. 72, except roof light added.	Front door on r/h side elevation under plain tiled lean-to porch canopy, post-supported.	White uPVC replacement top hung casement windows, four pane, sash proportioned.	White FSBs, black round plastics RWGs	Brick wall, scalloped (half-round in line) coping and tile creasing. Piers with white painted caps.	Stable-block clay paver side path. Gravel front. 1.5m close board fence to side boundary with No. 76.	Footway: patched tarmac. Roadway: CPZ bay markings.
76	Pair of semi-detached maisonette Houses	1960s?			Ground floor maisonette. Plain sand faced Fletton type brickwork through ough. Single house-width gable end with windows faces street. Set back from street building line, adjacent to driveway to garage court to r/h side.	Shallow pitched, grey concrete tiles. No chimneys	Front door in a recessed porch.	White casement windows: 3 pane asymmetric and 2 pane with top opening fanlights on each floor.	White FSBs, black round plastics RWGs	Wood round-top palisade fence to front. Open for parking pull-off from garage driveway splay.	Wholly paved parking and side path.	Footway: patched tarmac. Pole mounted CPZ restriction sign at rear of footway. Meter pit covers. Roadway: CPZ bay marking line in front of house. Double yellow lines and access protection line in front of garages driveway. Fire Hydrant valve pit cover.
78		1960s?			Behind No. 76 as viewed from street, maisonette at 78 has the entire upper floor.		Front door has a tiled cantilever porch canopy.					
(80)	No. 80 refers to the concrete driveway, leading to 24 garages behind numbers 76—92.											
82	Terrace of 7 houses 'Ladysmith Terrace'	1900	Ladysmith Cottages (original inbuilt masonry plaque with lettering in cast relief on wall between nos. 88 / 90)	Commemorates the relief of the siege of Ladysmith (South Africa) during the Second Boer War.	Gable l/h/s elevation in dark local stock. Front elevation; red brick ground floor with canted bay windows with plain tiled hipped roofs, lead rolled hip ridges. Bay widow and doorway lintels in stucco with simple moulding. Stucco cornice beneath roughcast first floor elevation. First floor window surrounds in stucco with vermiculated keystone motif. (No. 82 roughcast and all stucco except keystone cream painted.)	Pitched. Plain tiled. 2x2 flue front roof party wall chimney stack with No. 84, red brick, corbelled out and back in 9 courses. Octagonal yellow clay pots.	Plain varnished panel door with Georgian bowed glazed top half	Original wooden sliding sash four pane windows. Pale yellow painted	Pale yellow FSBs and grey round plastics RWGs.	Natural colour wood palisade fence. Possibly original. Lightweight metal bar gate.	Paving to doorway and side path. Planting beds to front. Shrub planting to garage driveway side including >75mm diameter Judas Tree.	Footway: patched tarmac, water mains stop-cock cover, wood pole overhead power line with street light, pole mounted one-way sign back of footway at l/h/s, pole mounted CPZ restriction sign r/h/s back of footway. Roadway: 2 gully grating covers, CPZ bay marking line.
84					Front elevation as No. 82, but unpainted.	As 82 but profiled tiles. Half round tile over junction with 82. Party wall chimney stack mirrors 82.	Pale green painted part glazed panel door in recessed porch.	Original wooden sliding sash four pane windows. White painted	Pale green painted FSBs and lower part cast iron RW downpipe recessed through cornice at boundary with 86. Black round plastics RWG.	Natural colour wood palisade fence. Lightweight metal bar gate.	Path to doorway. Planting bed to front. Narrow clipped hedge to boundary with 86.	Footway: patched tarmac. Rainwater outlet through kerb. Roadway: CPZ bay marking line.
86					Front elevation as No. 82, but ground floor lintels white painted, cornice and first floor window surround cream painted. Roughcast unpainted. Bay window roof hips with half round ridge tiles.	As 82 but profiled tiles interlocking with 84. Party wall chimney stack with 88.	Plain half glazed door. Non-recessed.	Original wooden sliding sash four pane windows. White / cream painted	Cream FSBs, black round plastics RWGs	Natural colour wood palisade fence. Part clipped hedge. No gate.	Crazy pave path to doorway. Planting bed to front. Palisade fence boundary with 88.	Footway: patched tarmac. Roadway: CPZ bay marking line.

Address (Hazelwick Road unless stated)	Building Description (two storey unless stated)	Date	Building name	Feature / fixture / historical note	Construction	Roof / chimneys	Doors	Windows	Facias, soffits, bargeboards (FSBs) and rainwater pipes /gutters (RWGs)	Highway boundary	Garden	Highway
88					Front elevation as No. 82, but ground floor lintels, cornice and first floor window surround white painted. Roughcast unpainted. Terrace name plaque in mid roughcast piece with 90. Power supply cable fixed under and slightly obscures plaque.	As 82 but profiled tiles. Half round tile over junction with 86. Party wall chimney stack with 86.	In recessed porch.	White replacement casement, top hung 2 pane, central transom.	Cream FSBs, black round plastics RWGs	Brown stained close-boarded fence.	Geometric pattern red / grey tile path. Slate gravel paved front. High hedge to neighbouring boundary r/h/s.	Footway: patched tarmac. Wood pole overhead power line with street light back of footway by boundary r/h/s. Roadway: CPZ bay marking line.
90					Front elevation as No. 82, but ground floor lintels, cornice and first floor window surround white painted. Roughcast unpainted. Bay window roof hips with half round ridge tiles.	As 82 but profiled tiles. Half round tile over junction with 88. Party wall chimney stack with 92.	White glazed panel style in recessed porch.	White replacement casement, top hung 2 pane, central transom.	White FSBs, black round plastics RWGs	Fletton type brick wall with concrete coping.	Geometric pattern red / grey tile path. Paved front.	Footway: patched tarmac. Rainwater outlet through kerb. Roadway: CPZ bay marking line.
92					Front elevation as No. 82, but ground floor lintels, cornice and first floor window surround white painted. Roughcast unpainted. Bay window roof hips with half round ridge tiles.	As 82 but profiled tiles. Party wall chimney stack with 90.	Black finished part glazed panel door in recessed porch.	White replacement casement, top hung 2 pane, central transom.	White FSBs, black round plastics RWGs	Horizontal lapped panel fence, brown. Wood palisade gate.	Geometric pattern red / grey tile path. Paved front. Lapped panel fence both side boundaries.	Footway: patched tarmac. Roadway: CPZ bay marking line.
94					Gable r/h/s elevation in dark local stock. Front elevation: as 82 except all white painted. Bay window roof hips with half round ridge tiles.	As 82 but profiled tiles with added roof light. Own 2xflue front roof chimney stack corbelled out and back over 9 courses at gable end.	Dark red finished part glazed panel door in recessed porch.	White replacement casement, top hung 4 pane, sash proportioned.	Black facia, white barge boards, black round plastics RWGs	Horizontal lapped panel fence, natural colour. Wood palisade gate.	Geometric pattern red / grey tile path. Paved and shrubs front. Lapped panel fence both side boundaries.	Footway: patched tarmac. Pole mounted CPZ restriction sign at rear of footway. Roadway: CPZ bay marking. R/h/s transition kerb and end of access protection line for 96.
96	Pair of different date, semi-detached houses, set back from general street building line.	1895-1909			Gable end faces street. All masonry white painted. Brick ground floor with canted bay window with plain tiled hipped roof. Bay window lintel in stucco with simple moulding. Stucco cornice beneath roughcast first floor elevation. First floor quoins and window jambs in staggered block stucco: window head with vermiculated keystone motif.	Pitched roof. Plain tile with fleur de lys ridge tiles and dragon-head finial. Front room chimney stack corbelled 2 flue on r/h/s. Round yellow clay pots.	Front door at l/h/s elevation.	Black painted four pane sash proportioned.	White FSBs, black round plastics RWGs	Brick wall to planted area. Five bar diamond braced wide and narrow gate combination to driveway.	Pollard lime tree(s) at front of predominantly paved area - round patterned interlocking concrete blocks.	Footway: patched tarmac and meter pit cover. Wood pole overhead power line with street light back of footway at r/h/s of driveway, by tree. Telecoms service cabinet and manhole cover in front of wall. Dropped kerb. Roadway: Access protection line and CPZ bay marking line.
98		1932		See 'Crawley Old Town, New Town' Ed. Fred Gray p57 et seq. - Home of Colin Heaysman from 1932.	Brick, white painted. Built onto side and set back from front of 96. 'L' plan.	Plain tile hipped roof. Four flue corbelled chimney stack towards rear.	At r/h/s elevation.		White FSBs, black round plastics RWGs	Horizontal lapped panel fence, green painted. Five bar diamond braced gate to driveway.	Concrete block paved throughout.	Footway: patched tarmac. Meter pit cover. Dropped kerb. Roadway: Access protection line and CPZ bay marking line.
100	3 pairs of semi-detached houses	1895-1909			Gable l/h/s elevation in dark local stock. Front elevation: red brick ground floor with canted bay windows with plain tiled hipped roofs, half round hip ridge tiles. Stucco cornice beneath roughcast first floor elevation. First floor quoins and window surrounds in stucco; window head with vermiculated keystone motif. All stucco elements white painted.	Pitched roof with added rooflight. Profiled concrete tiles; round ridge tiles. 2x2 flue front roof party wall chimney stack with No. 102, corbelled banded. Round terracotta pots.	At l/h/s elevation. Black panel door, two pane fanlight over, white framed.	Original wooden sliding sash four pane windows. White painted	Black FSBs, black round plastics RWGs	Brick wall	L/h/s driveway concrete block paved. Shrubs in front of house. (Ivy on house wall)	Footway: patched tarmac with new crossover to driveway. Dropped kerb. Roadway: Access protection line and CPZ bay marking lines.
102			Crawfords Lettings Agency office. (Window sign)		Mirrors No. 100.	Mirrors No. 100, except no added rooflight.	At r/h/s elevation.	Mirrors No. 100.	White FSBs, black round plastics RWGs	Brick wall. Light wrought iron gate.	Concrete side path. Open front.	Footway: patched tarmac. Pole mounted CPZ restriction sign at rear of footway near boundary at l/h/s; wood pole overhead power line with street light at r/h/s boundary with 104. Roadway: CPZ bay marking line.

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104					As No. 100.	Pitched roof. Profiled concrete tiles; half round ridge tiles and party cover to join with No. 106 plain tiles. 2x2 flue front roof party wall chimney stack with No. 106, corbelled banded. Round terracotta pots.	At l/h/s elevation.	Aluminium replacement casement, top hung 2 pane, central transom.	Brown FSBs, black round plastics RWGs.	Red brick wall with castellated coping. White painted pier caps. Light wrought iron gate.	Concrete side path. Planting beds at front.	Footway: patched tarmac. Roadway: CPZ bay marking .
106					Mirrors No. 104.	Mirrors No. 104 except roofed in plain tiles.	At r/h/s elevation.	Original wooden sliding sash four pane windows. White painted	Black FSBs, black round plastics RWGs.	Brick wall and coping with tile creasing. Wrought iron gate.	Concrete side path. Shrub planting beds at front and against house.	Footway: patched tarmac. Meter / valve pit cover. Roadway: CPZ bay marking .
108					As No. 100.	Pitched roof. Plain tiles; half round ridge tiles. 2x2 flue front roof party wall chimney stack with No. 110, corbelled banded. Round terracotta pots.	At l/h/s elevation.	Original wooden sliding sash four pane windows. White painted	Black FSBs, black round plastics RWGs.	Brick wall with castellated coping. Wrought iron gate.	Concrete side path. Open front.	Footway: patched tarmac. Meter / valve pit cover. Wood pole overhead power line with street light at r/h/s boundary with 110 . Roadway: CPZ bay marking .
110					Mirrors No. 108, except with gable end window.	Mirrors No. 108.	At r/h/s elevation.	Original wooden sliding sash four pane windows. White painted	White uPVC FSBs, black round plastics RWGs.	Brick wall with castellated coping. Wrought iron gate.	Concrete side path. Open front.	Footway: patched tarmac. Meter / valve pit cover. Pole mounted CPZ restriction sign at rear of footway, l/h/s. Diagonal cable stays with yellow/black hi-vis sleeve for electricity pole. Roadway: CPZ bay marking lines.
112-114	Single storey shop	c1950	F & J Supplies (furniture shop sign on sheet plastic fascia over entrance)	George VI brick pillar letter box in l/h/s boundary wing wall.	Plain brick (English bond) surround and parapet with plain concrete coping. Yellow tile stall riser, with metal vents.	Flat roof, behind parapet.	In shallow recessed porch in r/h quarter of façade. Single pane double doors and side windows, narrow fanlight, all frames white painted.	Long, three-part plain glazed shop window, frame white painted below blue painted plain projecting lintel.	None visible	Highway / footway extends to building line.	None.	Footway: patched tarmac. Pole mounted CPZ restriction sign at front of footway l/h/s of doorway. Roadway: CPZ bay marking lines.
116	Single storey shop	1920s	Peter Weare Locksmiths (1984) Ltd. shop sign on sheet plastic fascia, boxed out and extending across width of shopfront.		Pilaster strip columns with double stepped plinth, blue painted, at each side of double shopfront. Grey granolithic stall risers. R/h/s elevation (North Road) in dark stock brick with rendered upper part. Shop sign in slightly projecting brick rectangle surround. Rear service yard brick wall with barbed wire top. Galvanised chain link mesh gates.	Flat roof, behind parapet. Roofing felt moulded over parapet coping.	Wood framed single plain glazed door at centre. Horizontal divided fanlight over. All framing white painted.	Main single pane with five pane row above transom, each side of doorway.	None visible	Highway / footway extends to building line.	None.	Footway: patched tarmac; illuminated pole mounted no entry / one way traffic sign front of footway r/h/s of shop. Roadway: Double yellow lines. North Road footway, tarmac; grass verge with wood pole o/h line and street light, tarmac crossover and dropped kerb. Roadway, Double yellow lines.
36 North Road	Pair of semi-detached houses	Post 1909		Old style 'North Road' street name plate, cast iron on two wooden posts, r/h/s of driveway.	Dark stock brick with red brick quoin and first floor window, all repointed with cement mortar.	Pitched roof, profiled concrete tile. Four flue chimney on ridge line, round terracotta pots.	On l/h/s elevation.	Ground floor reconstructed bow window. First floor replacement casement window, all dark brown stained.	Black FSBs, black round plastics RWGs.	Concrete edging to paved parking area.	All concrete block paved except narrow border to side path and house front.	Footway: new tarmac crossover to dropped kerb. Roadway: Double yellow lines.
38 North Road					Mirrors No. 36 except retains original red brick window surrounds and original unrepointed soft red lime mortar.	Mirrors No. 36.	On r/h/s elevation, facing Scallows Road.	Original sliding sash windows, three pane upper sash, two pane lower. White painted.	White FSBs, black round plastics RWGs all drains to No. 36 downpipe.	No enclosure to lawn. Narrow lapped wood panel fronting end of planting bed r/h/s of side path.	Lawn. Concrete side path. Clipped hedge to Scallows Road boundary.	Footway: Tarmac with manhole covers r/h/s. Roadway: Double yellow lines.
63 North Road	Detached chalet bungalow	1950s			Sand faced Fletton brick bungalow with added side-facing chalet style dormer on side of l/h/s gable. Conservatory.	T-plan ridge. Concrete pantiles. Half round ridge. Single flue chimney stack.	Recessed porch.	White uPVC casement. Front bow window.	White FSBs, black round plastics RWGs.	Verge / informal mixed shrub screen. Ungated drive entrance.	Shrub screen, gravel parking, car port, shed.	Footway: tarmac. Grass verge with tarmac crossover to dropped kerb. Pole mounted signs; illuminated no left turn, CPZ restriction sign, Scallows Road direction sign. Roadway: CPZ bay marking lines.

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17	Community Hall. Single storey hall with front vestibule and side hall.	1895-1909	Montefiore Institute' painted signboards on front and Hazelwick Avenue side elevations.	Built as a reading room and community hall by the Montefiore family of Worth Park. Decorative cast stone 'M' on parapet above main hall entrance.	Single storey red brick Flemish bond with 'Tudorbethan' style decorative rendering to major and minor front facing gables. Front flat roof vestibule with gauged brick lintels to door and windows, brick cornice, parapet with tile creasing below coping and decorative cast stone 'M' monogram centrepiece and ball finials at corners. Side hall with stone doorway lintel, square bay window with hipped tiled roof. Rendered sills. Side elevations: dark stock brick with red brick window quoins and arches.	Double, parallel pitched, plain clay tile roof with roll top ridge tile and fleur de lys finials and small clay gable vents. Three flue corbelled chimney stack with round terracotta pots.	Main entrance: double opening, six panel doors, dark red painted. Small hall: single six panel door. R/h/s elevation; (Hazelwick Avenue) dark red panel door in combined window /door opening to ramped access.	Front vestibule; heavy four pane casement windows. Small hall bay: nine pane casement front, three-pane sides. R/h/s; two nine-pane arched windows (r/h window with door). L/h (driveway) side main hall; three nine-pane arched casement windows and small side stage window.	Black FSBs, black plastics and cast iron RWGs.	Brick wall, scalloped coping. Brick gate and corner piers with stepped brick caps with crossed half-rounds bosses. Double hung wrought iron gates.	Concrete paved front yard.	Footway: patched tarmac front and wide l/h/s footway at corner with pedestrian balustrading at kerb. Pole mounted CPZ entry / exit sign and Give Way sign. Wood pole overhead power line with street light, cable stay, street name plate, pole mounted CPZ restriction sign all at back of footway by front boundary wall. Roadway: double yellow lines to corner and driveway access protection. One CPZ bay marking.
19	Terrace of 4 houses	pre 1895			Rendered front wall and short side return with mid-level cornice, all white painted. Dark stock r/h/s wall.	Hipped end. Slate with half round ridge tiles. Paired (with No. 21) chimney stack; 4 flue in front pitch, corbelled brick. Round yellow clay pots.	On r/h/s elevation.	White uPVC replacement casement, top hung 2 pane.	White FSBs, white round plastics RWGs.	Natural wood palisade fence and gate.	Gravel front. Concrete side path. Close boarded side fence to Montefiore driveway.	Footway: patched tarmac. Roadway: CPZ bay marking line.
21					Rendered front wall with mid-level cornice, all white painted.	Pitched. Slate with half round ridge tiles. Paired (with No.19) chimney stack.	Natural wood stave door with two small glazed lights.	White uPVC replacement casement, top hung Georgian pattern.	White FSBs, white round plastics RWGs.	Pale half brick wall, castellated coping.	Concrete path. Slate gravel front.	Footway: patched tarmac. Roadway: CPZ bay marking line.
23					Rendered front wall with mid-level cornice, all white painted.	Pitched. Mirrors No. 21. Paired (with No.25) chimney stack.	Two pane glazed door in recessed porch.	White uPVC replacement casement, side hung four pane.	White FSBs, white round plastics RWGs.	White painted half brick wall, castellated coping. Light metal gate.	Concrete path. Planted front. Climber to cornice height.	Footway: patched tarmac. Wood pole overhead power line with street light back of footway l/h/s of gateway. Roadway: CPZ bay marking line.
25					Rendered front wall with mid-level cornice and l/h/side wall, all white painted.	Hipped end. Slate. Mirrors No. 19 Paired (with No. 23) chimney stack; 4 flue in front pitch, corbelled brick. Round yellow clay pots.	On l/h/s elevation.	White uPVC replacement casement. Four unequal pane pattern, side hung and top vented.	Black FSBs, white round plastics RWGs.	White painted half brick wall, castellated coping. Brown wood picket gate.	Paving and plant containers. Climber extending from No. 23. Close board fence to No. 27 boundary.	Footway: patched tarmac. CPZ restriction sign on pole at front of footway opp boundary with No.27. Roadway: CPZ bay marking line.
27	Pair of semi-detached houses	pre 1895			Brick: dark local stock with red brick quoins and window jambs. Two storey canted bay windows with wood shingle cladding to mid-section.	Hipped. Slate. Centre front oversails bay window. Paired (with No. 27) chimney stack; 4 flue in front pitch, corbelled brick. Round terracotta pots.	On r/h/s elevation.	White uPVC replacement casement. Unequal pane pattern, top vented.	Black FSBs, white round plastics RWGs.	Riven concrete block stub wall with short precast concrete round top posts.	Paved. Planting bed.	Footway: patched tarmac. Roadway: CPZ bay marking line.
29					Mirrors No. 27.	Hipped. Mirrors No. 27 except in profiled concrete tile.	On l/h/s elevation.	White replacement casement, top hung 4 pane, sash proportioned.	Black FSBs, black round plastics RWGs.	Natural wood palisade fence and gate.	Paved and white gravel with plant containers.	Footway: patched tarmac. Roadway: CPZ bay marking line.
31	Shop and flat over	pre 1895	JK One Beauty Specialist		Gable fronted red brick with yellow brick three course keyed quoins, reveals and arches. L/h ground floor traditional shop front, boxed out canted fascia, square plan bay shop windows, single pane above glazed brick stall risers; central shop doorway with small fanlight over; geometric pattern ceramic paved porch step; all woodwork white painted. R/h ground floor porch with semi-circular arch to living accommodation front door. Mill Road side elevation in dark stock with yellow brick detailing to double fronted house with single story lean-to element extending from rear of shop.	Pitched at right angle to Hazelwick Road. Slate, with red clay ridge tile. 4 flue stack on ridge, corbelled red brick with yellow quoins. Round pale clay half round cowled pots to front. Terracotta louvred pots to rear.	Shop door glazed. Front and side accommodation, blue panel doors; front door half glazed.	White replacement 4 pane sliding sash.	White FSBs, black round plastics RWGs.	Footway extends up to building front. Brick piers with cast stone caps on each side, l/h/s extending low wood palisade fence on brick stub wall up to third brick pier at Mill Road corner. Mill Road: low wood palisade fence and gate.	Mill Road side only; planting containers and beds with mature evergreen shrubs at corner. Brick path to doorway.	Footway: patched tarmac, with cable(?) pit cover at street corner. BT wood pole front of footway r/h/s and wood pole overhead power line with street light back of footway l/h corner. Mill Road: pole mounted street light r/h/s and CPZ restriction sign l/h/s rear of footway. Roadway: Double yellow lines except for CPZ bay marking lines at l/h part of Mill Road.

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Signatures Hair Studio, Mill Road	Single storey studio workshop	c2000	Signatures Hair Studio.		Single storey red brick with yellow brick three course keyed quoins, door reveals, lintel and r/h/side elevation gable decoration. Wall mounted business sign, under eaves mounted lamps. L/h/side elevation in local stock brick, mixed age and bond pattern.	Pitched, slate composite.	Wood stave, brown.	None on visible elevations.	White FSBs, black round plastics RWGs.	Building elevation on back of footway boundary. Line of setts across driveway, r/h/s.	None	Footway: tarmac, unmatched at driveway crossover. Wood pole overhead power line and separate pole mounted streetlight with Neighbourhood Watch sign, rear of footway l/h/s. Roadway: CPZ bay marking lines and crossover access protection lines.
27 Mill Road	Dental surgery in former detached house	1930s	Mill Dental Centre. White plastic business signs above entrance arch and by r/h driveway entrance.	1933' terracotta date plaque inset above entrance porch. Formerly shown as 'Frember' or 'Frembers' on OS map.	Local stock brick, double fronted with semi-circular red brick arch to recessed central porch.	Hipped. Profiled tile. No chimneys - presumed removed.	White uPVC glazed door and half glazed side panel.	White uPVC casement windows.	White FSBs, black round plastics RWGs.	Low brick wall with soldier course coping between two driveway openings (in right, exit left.)	Paved throughout for parking except for front planting bed (replacement planting of felled trees pending.)	Footway: tarmac; pole mounted CPZ restriction sign front of footway. Roadway: CPZ bay marking lines and crossover access protection lines.
27A Mill Road	Orthodontist surgery, in single storey garage-proportioned building.	post 1960	Total Orthodontics. White plastic sign on roof parapet fascia.		Local stock brick.	Flat, mineral felted, behind parapet.	White uPVC glazed door.	White uPVC casement windows.	Brown stained fascia to roof parapet.	Low brick wall with soldier course coping.	Paved. Planting bed to front and l/h/s.	Footway: tarmac. Pole mounted street light with CPZ restriction sign back of footway. Roadway: CPZ bay marking lines.
29 Mill Road	Pair of semi-detached houses	1895-1909			Local stock brick with red brick bands, quoins, reveals and window arches. Modern extension with integral garage to r/h/s in matching materials.	Hipped. Slate. Central party chimney stack with No. 31; red brick quoins, corbel bands and dentil course. No pots, presumed capped off.	In side extension; black panel door with glazed sidelights. White panel-moulded garage door.	White replacement four-pane windows; sliding sash-proportioned.	White FSBs, black round plastics RWGs.	Stock brick wall with red brick coping, quoins.	Paved driveway and front garden with containers.	Footway: patched tarmac crossover. Wood pole overhead power line back of footway adjacent to driveway. Roadway: CPZ bay marking lines and crossover access protection lines.
31 Mill Road					Mirrors No. 29, except no extension.	Mirrors No. 29.	White uPVC panel door in l/h/s/ elevation.	White replacement four-pane windows; sliding sash-proportioned.	White FSBs, black round plastics RWGs.	Lightweight wood palisade fence and gate.	Concrete paved side path. Chain link side boundary fence to no. 33. Front garden planted bed.	Footway: tarmac. Roadway: CPZ bay marking lines.
16 Mill Road	5 pairs of semi-detached houses	pre 1895			Local stock brick with red brick, quoins, reveals and window arches. Rendered plinth approx five courses high, white painted. Ground floor canted bay window with tiled roof.	Hipped. Profiled tile (replacement of original slate?) 2 x 2 front roof party chimney stack with No. 18; rendered. Round yellow clay pots.	In l/h/s elevation.	Replacement uPVC unequal two-pane casement windows.	White FSBs, black round plastics RWGs.	Brick wall; castellated coping.	Paved side path, gravel front.	Footway: patched tarmac. Roadway: CPZ bay marking lines.
18 Mill Road		pre 1895			Mirrors No. 16.	Mirrors No. 16.	In r/h/s elevation.	Replacement brown stained wood two-pane sliding sash windows.	Black FSBs, black round plastics RWGs.	Low brick wall, ornamental metal infill, brick piers, metal gate.	Concrete block paved side path and front with planting bed.	Footway: patched tarmac, dropped kerb opposite gate. Roadway: CPZ bay marking lines.
20 Mill Road		1895-1909			As No.16 except tiled roof to bay window.	Hipped. Slate with red clay hip ridge tile. 2 x 2 front roof party chimney stack with No. 22; corbelled, banded. Red rear pot, metal flue cap front.	In l/h/s elevation.	Replacement uPVC two-pane top hung casement windows.	White FSBs, black round plastics RWGs.	Brick wall; castellated coping. Brick piers, metal gate, black.	Concrete block paved side path and front with planted areas.	Footway: patched tarmac, dropped kerb opposite gate. Roadway: CPZ bay marking lines.
22 Mill Road		1895-1909			Mirrors No. 20.	Mirrors No. 20.	In r/h/s elevation.	Replacement unequal two-pane top hung casement windows.	White FSBs, white square plastics RWGs.	Mirrors No. 20 except gate white.	Concrete paved side path and front. Two wall-mounted trellis panels.	Footway: patched tarmac. BT wood pole front of footway opposite r/h boundary. Dropped kerb opposite gate. Roadway: CPZ bay marking lines.
24 Mill Road		1895-1909			As No.16 except no rendered plinth.	Hipped. Profiled tile. 2 x 2 front roof party chimney stack with No. 26; corbelled, banded. Round yellow clay pots.	In l/h/s elevation.	Replacement uPVC two-pane top hung casement windows.	White FSBs, white square plastics RWGs.	Pierced concrete block wall. Metal gate.	Concrete side path. Gravel front.	Footway: patched tarmac. Roadway: CPZ bay marking lines.
26 Mill Road		1895-1909		Wall mounted metal house name plate - 'Maple Cottage'?	Mirrors No. 24.	Mirrors No. 24.	In r/h/s elevation.	Replacement unequal two-pane top hung casement windows.	White FSBs, white square plastics RWGs.	Mirrors No. 24.	Gravel front. Shared side path.	Footway: patched tarmac. Roadway: CPZ bay marking lines.

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28 Mill Road		1895-1909			As No.16 except with horizontal red brick banding and brick arches and squint quoin construction to bay window.	Hipped. Profiled tile. 2 x 2 front roof party chimney stack with No.30; corbelled, banded. Clay pots removed.	In l/h/s elevation.	White uPVC replacement four-pane top hung casement windows; sliding sash-proportioned.	Black FSBs, black square plastics RWGs including guttering to bay window roof connecting to front downpipe.	Brick wall and piers with red brick coping.	Shared side path. Front shrub bed.	Footway: tarmac. Roadway: CPZ bay marking lines.
30 Mill Road		1895-1909			Mirrors No. 28.	Mirrors No. 28 but with Velux type roof light.	In r/h/s elevation.	Mirrors No. 28.	Mirrors No. 28 except FSBs and RWGs in white.	Wood palisade fence.	Shared concrete side path. Front gravel and shrub bed.	Footway: patched tarmac. Dropped kerb opposite shared path. Roadway: CPZ bay marking lines.
32 Mill Road		1895-1909		Wall mounted metal house name plate - 'Nutford Cottage'?	As No.16 except rendered plinth painted black.	Hipped. Profiled tile. 2 x 2 front roof party chimney stack with No.34; corbelled, banded. Clay pots removed.	In l/h/s elevation.	White uPVC replacement four-pane top hung casement windows; sliding sash-proportioned.	White FSBs, black round plastics RWGs.	Wood palisade fence.	Shared concrete side path. Front gravel with central planting bed.	Footway: patched tarmac. Dropped kerb opposite shared path. Roadway: CPZ bay marking lines.
34 Mill Road		1895-1909			Mirrors No. 32 except with two storey side extension including first floor flat(?) to r/h/s, with external landing behind white painted close horizontal boarded balustrade.	Mirrors No. 32 except with red clay chimney pots, and hipped roof extends as pitched roof over side extension.	White uPVC half glazed door in recessed porch at front of side extension.	Various patterns uPVC casement windows.	White FSBs, black round plastics RWGs.	No enclosure.	Lawn and front path to house. Gravel driveway to r/h/s. Larch lap panel fence to r/h/s boundary to footpath.	Footway: patched tarmac. Dropped kerb to crossover. Pole mounted CPZ restriction sign back of footway l/h/s of driveway. Concrete plate-mounted hydrant and SV marker inside r/h/s of driveway. Roadway: Access protection and CPZ bay marking lines. Round cast iron manhole cover.
14 Mill Road		pre 1895										
33	Corner terrace of 5 houses				Local stock brick with red brick quoins, reveals and window arches.	Pitched in line with Mill Rd. Gable end to Hazelwick Rd.Slate. 1x4 flue chimney stack corbelled banded at junction of ridge and hipped end of No. 35. Three yellow, one red round clay pots.	Facing Mill Rd; two black panel doors, one nearest Hazelwick Rd with fanlight over.	White uPVC replacement 4 pane sliding sash.	White FSBs, black RWGs.	Close board fence. Mill Rd: fence and hedge each side of wood palisade pedestrian gate, 2m close board fence to rear garden, open to 3 space parking area.	Gravel. Path from gate in Mill Rd. Hedge each side of gate,	Footway: patched tarmac. Hazelwick Rd; illuminated pole mounted one way sign front of footway, pair cast iron kerb inlet gully covers. Mill Rd: BT wood pole front of footway l/h/s, CPZ restriction sign back of footway r/h/s. Roadway: Hazelwick Rd; double yellow lines. Mill Rd; double yellow lines, CPZ bay marking lines.
35					Mid terrace. Local stock brick with red brick reveals and window arches. Added glazed porch, brick base and pier, brown wood framed.	Pitched. Interlocking concrete tile. Front pitch 2x2 flue party chimney stack (with No.37), banded, corbelled, red brick quoins, yellow clay round pots.	Porch; part glazed brown panel door, side facing.	uPVC replacement unequal two-pane top hung casement windows.	White FSBs, black RWGs.	Brown wood palisade fence.	Concrete block paved.	Footway: patched tarmac. CPZ restriction sign front of footway l/h/s. Roadway: CPZ bay marking lines.
37					Mid terrace. Local stock brick with red brick reveals and window arches. Added glazed porch, brick base and pier, brown wood framed.	Mirrors No. 35, but with half round tile over junction with No. 39 slate roof.	Porch; part glazed brown panel door, front facing.	uPVC replacement four-pane sash-proportioned top hung casement windows.	White FSBs, black RWGs.	Brown wood palisade fence.	Paved.	Footway: patched tarmac. Roadway: CPZ bay marking lines.
39					Mid terrace. Local stock brick with red brick reveals and arches.	Pitched, slate. Front pitch 2x2 flue party chimney stack (with No.41), banded, corbelled, red brick quoins, yellow clay round pots.	uPVC moulded part glazed panel door.	uPVC replacement Georgian top hung casement windows.	White FSBs, black RWGs.	Brown wood palisade fence and wooden gate.	Paved.	Footway: patched tarmac. Roadway: CPZ bay marking lines.
41					End terrace. Local stock brick with red brick quoin, reveals and arches.	Mirrors No. 39, but gable ended.	Brown moulded panel door with top lights.	uPVC replacement Georgian top hung casement windows.	White FSBs, black RWGs.	Brown wood palisade fence and gate.	Paved. Plant containers.	Footway: patched tarmac. Roadway: CPZ bay marking lines.
43	Pair of semi-detached houses	pre 1895		Yellow brick diamond pattern centred top of front gable.	Red brick with white painted (yellow brick?) arches and key pattern reveals and quoins. Ground floor canted bay window with slate roof.	Pitched, running 90 degrees to street. Slate. Front room 2x2 flue ridge line party stack with No.45, corbelled, yellow brick key quoins. Rear 1x4 flue party stack, transverse across ridge. Pots capped off.	In r/h/s elevation with cantilevered porch.	White uPVC replacement four pane sash-proportioned casement windows.	White FSBs, black RWGs.	Brick wall and piers. White painted scalloped coping and crossed cant stepped brick feature pier caps.	Concrete side path.	Footway: patched tarmac. CPZ restriction sign front of footway. Roadway: CPZ bay marking lines.

Address (Hazelwick Road unless stated)	Building Description (two storey unless stated)	Date	Building name	Feature / fixture / historical note	Construction	Roof / chimneys	Doors	Windows	Facias, soffits, bargeboards (FSBs) and rainwater pipes /gutters (RWGs)	Highway boundary	Garden	Highway
45					Mirrors No. 43, except brickwork waterproofed coated / dulled	Mirrors No. 43, except chimney with pots retained, round terracotta.	In l/h/s elevation with cantilevered porch.	White uPVC replacement sash-proportioned casement windows.	White FSBs, black RWGs.	Mirrors No. 43 except wall lower, with concrete coping above three courses white painted render.	Concrete side path. Front, soil bed, planter.	Footway: patched tarmac. Roadway: CPZ bay marking lines.
47	Detached house	1895-1909	Ebenezer Cottage 1895 on oval plaque on gable		Red brick front with ground floor canted bay window with tiled roof, tile hung (2014) main gable facing street, dark stock side elevations.	Pitched at right angle to Hazelwick Road. Slate composite, with foliar form terracotta front finial. Front room 2 flue stack internal l/h/s elevation, Back room 2 flue stack internal r/h/s elevation, yellow clay pots.	Front facing in added rear extension, r/h/s.	White uPVC replacement two pane sash-proportioned casement windows.	White FSBs, barge board cyma reversa decorated edge. Black RWGs.	Brick wall and piers with red brick coping, metal railing infill panels and sliding gate to drive r/h/s.	Concrete block paved. Clipped cypress hedge boundary to No. 45.	Footway: patched tarmac, circular cast iron manhole cover. Roadway: Access protection line, CPZ bay marking lines.
49 Not present												
51	Pair of semi-detached houses	pre 1895			White painted rendered ashlar pattern with black painted lintels and three brick key quoins. R/h half of building is added extension, L/h half is original, formerly mirror of No. 53	Pitched. Interlocking concrete tile. Ridge line 4x2 flue party chimney stack (with No.53), corbelled, yellow brick quoins, yellow clay and terracotta round pots.	Black panel half Georgian glazed door in recessed arched porch.	Unequal pane casement windows.	White FSBs, black RWGs.	White wood palisade fence and pedestrian and double driveway gates.	Tarmac paved parking area r/h/s. Gravel and evergreen shrubs l/h/s.	Footway: patched tarmac, concrete cable pit cover. CPZ restriction sign front of footway r/h/s, one way sign front of footway and BT wood pole rear of footway l/h/s. Roadway: Access protection line, CPZ bay marking lines.
53					Local stock with yellow brick arches and three course key quoins and reveals.	Pitched - mirrors original portion of No. 51.	White uPVC half glazed panel style door in semi-circular arched recessed porch.	Original(?) four pane and six pane white painted wooden sliding sash windows.	White FSBs, black RWGs.	Mixed evergreen hedge, covering full height of ground floor.	Shrub planted front. Part paved side path l/h/s. Palisade fence boundary to No. 55.	Footway: patched tarmac. CPZ restriction sign in hedge and wood pole o/h power line with street light rear of footway l/h/s. Roadway: CPZ bay marking lines.
55	Terrace of 3 houses	1895-1909			Set back relative to No. 53. Front elevation; rendered plinth to window sill height, red brick ground floor with canted bay windows with slate hipped roofs, lead rolled ridges. White painted cast stone door and window lintels. Stucco cornice beneath roughcast first floor elevation. First floor quoins and window surrounds in stucco; window head with vermiculated keystone motif. All stucco elements white painted.	Hipped end of terrace. Interlocking tile. Front room chimney stack, red brick corbelled out and back, 2x2 flue party stack with No.57. Pots yellow clay square base narrowing to octagonal, with round terracotta pepper pot caps.	Black panel half glazed door.	White uPVC replacement four pane top hung sash-proportioned casement windows.	White FSBs, black RWGs.	Concrete edge and slotted channel grating across driveway.	Concrete block paved parking space. Shrub border r/h/s.	Footway: Uniform repaved tarmac crossover. Dropped kerb. Roadway: Access protection line and CPZ bay marking lines.
57					Mirrors No. 55, except as mid-terrace. Cornice unpainted. Window sills green painted.	Ridged. Interlocking tile with added roof light. Chimney with No. 55.	Half glazed black panel door in recessed porch.	Unequal pane casement windows.	Green FSB, black / green RWGs.	Concrete edge across driveway.	concrete block paved parking space. Planting border in front of bay window..	Footway: Uniform repaved tarmac crossover. Dropped kerb. Roadway: Double yellow lines.
59				Much weathered formerly painted wooden nameplate; illegible / barely legible '...COTTAGES', resting on nail brackets (removed March 2016.)	Hazelwick Road; Mirrors No. 55, except front doorway in l/h/s elevation facing Crabbet Road. Cornice, quoins and plinth unpainted. Crabbet Road: main terrace end (windowless) elevation matches front wall materials. Rear return elevations in local stock with red brick rear facing window arches, concrete side facing lintels.	Hipped end of terrace. Interlocking tile. Front and back room 1x2 flue chimney stacks on l/h/s elevation facing Crabbet Road, red brick corbelled out and back. Pots as No. 55, except front pot has louvred cap.	In l/h/s elevation facing Crabbet Road. Contemporary oak stave door with small square glazed lights.	Unequal pane casement windows.	Claret FSB, black RWGs.	Hazelwick Road: clipped privet hedge. Crabbet Road: narrow verge, close board and lapped fencing. Part open / under construction.	Front and short side return, hedge planting. (Side and rear under construction.)	Hazelwick Road: Footway: patched tarmac, wood pole o/h power line and street light back of footway l/h/s. Road: double yellow lines, cast iron road gully. Crabbet Road: Footpath; tarmac and concrete. Road: double yellow lines, cast iron road gully.
1 Crabbet Road	Pair of semi-detached houses	1895-1909			Front elevation; rendered plinth to window sill height, brick ground floor with canted bay windows with slate hipped roofs, lead rolled ridges. Cast stone window lintels. Roughcast first floor elevation above stucco cornice. First floor quoins and window surrounds in stucco; window head with vermiculated keystone motif. All surfaces white painted except plinth, cornice and keystone, in black. R/h/s elevation in local stock brick.	Hipped, slate, terracotta hip ridge roll tile, fleur-de-lys short ridge tile. Front room chimney stack, red brick corbelled out and back, 2x2 flue party stack with No.3. Pots yellow clay square base narrowing to octagonal; various caps and cowls.	Black half glazed panel door, facing street in added brick lean to porch r/h/s.	Replacement uPVC four pane unequal proportioned casement windows.	White FSB, black RWGs.	Open to tarmac drive and concrete side path r/h/s. Narrow verge to front.	Concrete driveway and side path with clipped privet hedge to rear access path r/h/s. Front: grass verge with >75mm multi-stem flowering cherry tree. Clipped cypress hedge.	Footway: patched tarmac including crossover to dropped kerb. Roadway: double yellow lines.

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3 Crabbet Road					Front elevation: Original part mirrors No. 1. Added two storey side extension from rear l/h/s includes integral garage. Side and extension all white painted render.	Main roof and chimney mirrors No. 1. Side extension roof hipped to match.	Half glazed diagonal pattern and panel, black, in l/h/s elevation facing Kimberley Road. Garage door black panel moulded.	Replacement uPVC four pane unequal proportioned casement windows.	White FSB, black RWGs.	Verge at front. Open to driveway l/h/s. Kimberley Road: Low brick wall and piers with close board fence infill and gates to rear.	Verge and clipped hedge to house front. Concrete block throughout side driveway area.	Footway: Patched tarmac including crossover area to dropped kerb on corner. Kimberley Road uniform tarmac to crossover from rear double gates. L/h/s wood pole o/h power line back of footway. Roadway: Double yellow lines. Cast iron road gully.
6 Crabbet Road	Pair of semi-detached houses	1895-1909	Fairlight Cottage (recent nameplate)		Front: dark local stock with red brick quoins, reveals and arches. Ground floor canted bay window with tile roof. L/h/s elevation rendered, white painted.	Hipped. Interlocking tile roof. Half round ridge tiles. Front pitch 2x2 flue party chimney stack (with No.8), red brick quoins, corbelled. Pots removed.	In l/h/s elevation with light metal framed cantilevered canopy.	White uPVC replacement four pane top hung sash-proportioned casement windows.	White FSB, black RWGs.	Fletton type brick wall with concrete coping and pier caps.	Concrete side path. Front, planting beds and gravel.	Footway: tarmac. Street lighting column with CPZ restriction sign r/h/s rear of footway. Roadway: CPZ bay marking lines.
8 Crabbet Road					Front of main house mirrors No. 6. Added two storey side extension from rear r/h/s in matching materials includes front facing front door.	Main roof and chimney mirrors No. 6 except round yellow clay pots remain. Side extension roof hipped to match.	Black half glazed panel door, facing street in porch r/h/s.	White uPVC replacement four pane top hung sash-proportioned casement windows.	White FSB, black RWGs.	Clipped privet hedge. Wooden gate to driveway r/h/s.	Front lawn and hedge. Tarmac drive with horizontal lap fence with wavy trellis top r/h/s.	Footway: patched tarmac, concrete BT service pit cover. Crossover kerbed across footway. Pole mounted CPZ restriction line rear of footway r/h/s. Roadway: access protection line, CPZ bay marking lines.
1 Kimberley Road	Pair of semi-detached houses	1895-1909			Local stock with red brick band (1 x three course), quoins, reveals and arches. Ground floor canted bay window with brick jambs and tiled roof.	Pitched, interlocking concrete tile. 2x2 flue front pitch chimney stack, party with No.3, banded, corbelled, various pots.	In r/h/s elevation under cantilevered wood framed canopy.	White uPVC replacement four pane top hung sash-proportioned casement windows.	White FSB, black RWGs.	Low brick soldier course wall.	Concrete side path. Front, borders and concrete path.	Footway: patched tarmac with round cast iron manhole cover. Roadway: double yellow lines.
3 Kimberley Road					Mirrors No. 1.	Mirrors No. 1.	In l/h/s elevation.	White uPVC replacement two pane top hung sash-proportioned casement windows.	White FSB, black RWGs.	Low brick soldier course wall.	Concrete side path. Front, gravel, concrete path, clipped cypress.	Footway: patched tarmac. Roadway: double yellow lines.
5 Kimberley Road	Detached house	1895-1909			Gable fronted. Local stock with red brick quoins, reveals and arches including semi-circular arch with feature keystone to porch. Ground floor canted bay window with brick jambs and tiled roof.	Pitched at right angle to street. Interlocking concrete tiles. 2x2 flue central chimney stack, corbelled out and back, round terracotta pots.	Green panel door in recessed porch.	Original six pane and four pane sliding sash windows. Yellow painted.	Black fascia and cyma reversa edged barge boards, yellow soffits. Black RWGs.	Brick castellated coping wall and piers. Open to driveway l/h/s.	Front: clipped cypress hedge. Concrete flag side path, gravel driveway.	Footway: front, tarmac. Concrete crossover to dropped kerb. Roadway: double yellow lines.
	Unenclosed area rear of No. 34 Mill Road									Unenclosed.	Grass, hardstanding and garden waste area. Bay Laurel multi-stem tree: on or adjoining boundary.	Footway: tarmac, concrete crossover to dropped kerb, concrete flags. BT wood pole rear of footway l/h/s. Roadway: double yellow lines.
61	3 pairs of semi-detached houses	1895-1909			Local stock with red brick quoins, reveals and arches.	Pitched, slate / slate composite. Former gable end chimney stack removed.	White uPVC moulded panel door, part glazed in recessed porch.	White uPVC replacement two pane top hung sash-proportioned casement windows.	White FSB, black RWGs.	Front: close board fence, brown stained. No gate. Crabbet Road side: verge, in front of 1.8m close board fence. Rear: edge to two bay parking space.	Concrete path to door. Front lawn with ivy covered corner fence.	Front: footway: patched tarmac, pole mounted one-way sign front of footway. Roadway: double yellow lines, road gully. Side: verge: BT wood pole and Crabbet Road street sign l/h/s, pole mounted CPZ restriction sign. Footway: tarmac, street lamp column rear of footway, dropped kerb crossover at rear parking space. Roadway: double yellow lines at corner, CPZ bay marking lines.
63					Mirrors No. 61	Mirrors No. 61 except with gable end 4x1 flue chimney stack, banded corbelled. One half round cowl but no upstand pots.	White uPVC moulded panel door, with small glazed arc in recessed porch.	White uPVC replacement two pane top hung sash-proportioned casement windows.	Black FSB, black RWGs.	Wood palisade fence, alternating height pales. No gate.	Concrete path to door. Cleared front. L/h/s concrete side path shared with 65.	Footway: patched tarmac. Roadway: Double yellow lines. Disabled bay markings.

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65					Local stock with red brick quoins, reveals and arch to porch. Window head arches replaced with straight soldier course lintels.	Pitched, interlocking concrete tile. Gable end 4x1 flue chimney stack, banded, corbelled, various pots and cage / cowl.	Part glazed panel style door in recessed porch.	Widened proportion, white uPVC replacement two pane top hung casement windows.	White FSB, black RWGs.	Low brick wall, no coping.	Concrete slab and brick path to door. Front planting beds. R/h/s concrete side path shared with 63.	Footway: patched tarmac. Wood pole o/h power line with street light rear of footway. Roadway: Part double yellow lines and disabled bay markings, part CPZ bay marking lines.
67					Mirrors No. 65, except with original window openings.	Mirrors No. 65, except chimney stack modified with outer flues being capped off above roof level.	Part glazed panel style door, pale blue, in recessed porch.	White uPVC replacement Georgian pattern top hung sash-proportioned casement windows.	White FSB, black RWGs.	Low brick wall and piers with infill small decorative finial vertical bar railing panels and gate.	Brick path to door. Front planting beds and climbing roses. Shared side path with No.69.	Footway: patched tarmac. Roadway: CPZ bay marking lines.
69					Local stock with red brick quoins, reveals and arch to porch. Window head arches replaced with straight soldier course lintels.	Pitched, interlocking concrete tile. Two offset roof lights. Gable end 4x1 flue chimney stack, banded, corbelled, various round clay pots.	Top fan glazed panel door, black, in recessed porch.	Original four pane wooden sliding sash windows. White.	Brown fascia, white barge boards, black RWGs.	Low brick wall and piers with infill small metal trellis panels, no gate.	Concrete path to door. Planted front. R/h/s concrete side path shared with No. 67.	Footway: patched tarmac. Pole mounted CPZ parking restriction sign back of footway r/h/s of gateway. Roadway: CPZ bay marking lines.
71					Mirrors No. 69.	Mirrors No. 69 except single central roof light, and chimney stack lowered /modified with outer flues capped off with flat slab.	Added front porch: brick base, glazed enclosure and door, brown wood framed, lean-to roof with interlocking concrete tiles.	Original four pane wooden sliding sash windows. White sashes, green box frame.	Black FSB, black RWGs.	Low brick wall with plant container tops, square white pier caps, no gate.	Slab path. Gravel and planter front. Concrete side path.	Footway: patched tarmac. Roadway: CPZ bay marking lines.
73	2 pairs of semi-detached houses	1895-1909			Front, white rendered with ground floor canted bay window with plain tile roof. R/h/s elevation local stock with red brick quoins, door reveals and arch. (Pre-rendered appearance presumed to match Nos. 77/79.)	Hipped, interlocking tile with half round hip ridge tiles. Front pitch 2x2 flue party chimney stack with No. 75. Stack lowered / squared off. Round yellow and red clay pots back of stack. Front pots removed / capped off.	In r/h/s elevation.	White uPVC replacement four pane top hung sash-proportioned casement windows.	Black FSB, black RWGs.	Brick wall and piers with brick coping and tile creasing.	Concrete block paved.	Footway: patched tarmac. Roadway: CPZ bay marking lines.
75					Mirrors No. 73 except l/h/s also rendered, white painted.	Mirrors No. 73.	In l/h/s elevation.	White uPVC replacement two pane top hung sash-proportioned casement windows.	White FSB, black RWGs.	Mirrors No. 73.	Front, planted beds including tall Camellia. L/h/s shared concrete path with No. 77	Footway: patched tarmac. Roadway: CPZ bay marking lines.
77					Brick: dark local stock with red brick bands (3 x single, 1 x double course), quoins, reveals and arches. Ground floor canted brick mullion bay windows with plain tile roof, round tile ridges and inverted 'Y' shape white painted render over flashing and up to first floor window, also with white painted arch.	Hipped, interlocking tile with half round hip ridge tiles. Front pitch party chimney stack removed / capped off below roofline.	In r/h/s elevation.	White uPVC replacement two pane top hung sash-proportioned casement windows.	White FSB, black RWGs.	Clipped ivy hedge / fence(?) Light metal gate to shared path r/h/s.	Planted front. Concrete r/h/s path.	Footway: patched tarmac. Wood pole with o/h power line, street light and BT lines l/h/s back of footway. Roadway: Disabled parking bay markings.
79					Mirrors No. 77.	Mirrors No. 77.	Original doorway in l/h/s elevation blocked up / replaced with window.	White uPVC replacement two unequal pane casement windows.	White FSB, black RWGs.	Wood palisade fence. Open driveway entrance.	Cultivated / paved front. Concrete paved l/h/s access.	Footway: patched tarmac. Pole mounted CPZ restriction and disabled sign r/h/s back of footway. Roadway: CPZ bay marking and access protection lines.
81	2 pairs of semi-detached houses	1895-1909			Brick: dark local stock with red brick bands (3 x single course), quoins, reveals and arches. Ground floor canted brick mullion bay windows with plain tile roof and angle tile ridges.	Pitched, plain tile. Two hole hexagonal crest red clay ridge tiles with club head finial at gable end. Two Velux type roof lights added. Tall front pitch 2x2 flue party chimney stack with No. 83; corbelled, banded, red brick quoins. Round terracotta pots.	In r/h/s elevation.	White four pane sliding sash windows.	White FSB, black RWGs.	Wood palisade fence. Open driveway entrance.	Front: paved, with planted borders including Azalea. Concrete drive r/h/s.	Footway: patched tarmac including crossover to dropped kerb. BT wood pole l/h/s back of footway. Roadway: CPZ bay marking and access protection lines.
83					Mirrors No. 81.	Mirrors No. 81 except Three Velux type roof lights added.	In l/h/s elevation.	White four pane sliding sash windows.	White FSB, black RWGs.	Low brick wall and end piers with tile creasing course. Kerbstone step to path entrance.	Front mainly paved, small planting beds. Shared concrete path l/h/s.	Footway: patched tarmac. Pole mounted illuminated one way sign, front of footway centred on path between houses. Roadway: CPZ bay marking lines.

Address (Hazelwick Road unless stated)	Building Description (two storey unless stated)	Date	Building name	Feature / fixture / historical note	Construction	Roof / chimneys	Doors	Windows	Facias, soffits, bargeboards (FSBs) and rainwater pipes /gutters (RWGs)	Highway boundary	Garden	Highway
85					Same as No. 81. Brick: dark local stock with red brick bands (3 x single course), quoins, reveals and arches. Ground floor canted brick mullion bay windows with plain tile roof and angle tile ridges.	Pitched, plain tile. Two hole hexagonal crest red clay ridge tiles with club head finial at gable end. Tall front pitch 2x2 flue party chimney stack with No. 87; corbelled, banded, red brick quoins. Round terracotta pots.	In r/h/s elevation.	White four pane sliding sash windows.	White FSB, white RWGs.	Low brick wall..	Front paving with shrub beds. Shared path r/h/s.	Footway: patched tarmac. Roadway: CPZ bay marking lines.
87					Mirrors No. 85.	Mirrors No. 85.	In l/h/s elevation.	White four pane sliding sash windows.	White FSB, black RWGs.	Low brick wall and end piers with tile creasing course. Kerbstone step to path entrance.	Original palisade fence on l/h/s boundary with No. 89. Front; paving and gravel squares. Planting beds by bay window. Concrete slab path l/h/s.	Footway: patched tarmac. Pole mounted CPZ restriction and disabled sign l/h/s back of footway. Roadway: CPZ bay marking lines.
89	3 pairs of semi-detached 'villa style' houses	1895-1909			Red brick with cast stone lintels. Ground floor canted brick mullion bay window and continuous porch with plain tile roof with mitre cut hips. Porch roof supported on ornamental bracketed central (shared) post. Vertical rod screen behind post between front doors.	Pitched, plain tile with feature gablet over principal first floor window. Three hole round crest red clay ridge tiles with forward roll finial on gablet. 4x1 flue chimney stack, corbelled, various round clay pots, on ridge at main gable end elevation r/h/s.	White, half decoratively glazed panel door. '89' in glazed fanlight over.	White sliding sash windows; two pane bottom sash, multi-pane top sash.	White FSB, black RWGs.	Brick wall and clipped privet hedge. Gateways to front and side paths.	Path to doorway. Front; hedge and mainly paved. R/h/s concrete path.	Footway: tarmac patched, but in more recent surfacing. Roadway: Pair of road gulleys. CPZ bay marking lines.
91					Mirrors No. 89.	Mirrors No. 89 except two added Velux style roof lights.	White panel door with narrow glazed slot lights. Square fanlight over.	White uPVC replacement two pane casement windows.	White FSB, black RWGs.	Pale 'Marshallite' split block wall and coping. Open gateways to front and side paths.	Concrete path to tiled porch and doorway. Front; paved and some planting. L/h/s concrete slab path.	Footway: patched tarmac. Roadway: CPZ bay marking lines.
93					Red brick front including window arches and semi-circular front doorway recess. Ground floor canted brick mullion bay window and continuous porch with plain tile roof with mitre cut hip. Porch roof supported on ornamental bracketed central (shared) post.	Pitched, interlocking concrete tile with feature gable with decorative pierced wavy edge barge boards over first floor window. Half round replacement ridge tiles and roof junction line. 4x1 flue chimney stack, corbelled, round terracotta pots, on ridge at main gable end elevation r/h/s.	Brown Georgian half glazed panel door	White uPVC replacement two pane and six pane sash proportioned casement windows.	White FSB, black main RWGs, white porch RWGs.	Solid redbrick piers, caps and low brick wall with recent infill vertical bar railing panel and gates with ball finials.	Green slate slab path to black and white geometrical tile porch. Front; mainly paved. R/h/s concrete path.	Footway: patched tarmac. Roadway: CPZ bay marking lines.
95					Mirrors No. 93.	Mirrors No. 93 except with three hole round crest red clay ridge tiles and backward roll finial on front gable.	Black, half glazed panel door.	White uPVC replacement two pane and six pane sash proportioned casement windows.	Mirrors No. 93.	Mirrors No. 93.	Black and white geometric tile path to porch and doorway. Front; grass and shrub border. L/h/s concrete slab path.	Footway: patched tarmac. Roadway: CPZ bay marking lines.
97			HOLYOAKE' in glazed fanlight.		Red brick with white painted cast stone lintels. Ground floor square brick mullion bay window and continuous porch with plain tile roof with mitre cut hips. Porch roof supported centrally on party dividing wall between front doors.	Pitched, plain tile with roll top ridge tile. 4x1 flue chimney stack, corbelled, yellow round clay pepper pot pots, on ridge at main gable end elevation r/h/s.	Black, half glazed panel door.	White sliding sash windows; single pane bottom sash, two pane top sash. Principal first floor window with original ornamental fluted mullions.	White FSB, black main RWGs, white porch RWGs.	Low brick wall with tile creasing course, topped by light decorative wrought metal fence between black close board wooden gates to front and r/h/s paths.	Path to doorway. Front; mainly paved. R/h/s slab paved path.	Footway: patched tarmac. Roadway: CPZ bay marking lines.
99					Mirrors No. 97.	Mirrors No. 97.	White framed glazed door.	Mirrors No. 97 except windows mainly two pane casement uPVC replacements.	Black FSB, black RWGs.	Stub brick wall, with vertical bar railing panels between black close board wooden gates to front and l/h/s paths.	Path to doorway. Front; shrub planted. L/h/s path and brick boundary wall.	Footway: patched tarmac with BT and cable pit covers. Pole mounted CPZ parking restriction sign and BT wood pole l/h/s back of footway. Roadway: CPZ bay marking lines.

Address (Hazelwick Road unless stated)	Building Description (two storey unless stated)	Date	Building name	Feature / fixture / historical note	Construction	Roof / chimneys	Doors	Windows	Facias, soffits, bargeboards (FSBs) and rainwater pipes /gutters (RWGs)	Highway boundary	Garden	Highway
101	Detached house	1900	Woodside	Masonry plaque 'Woodside 1900'	Brick: from unpainted quoins double fronted elevation appears to be dark local stock with red brick quoins, reveals and first floor window arches; all now white painted. Ground floor square bay windows with red brick mullions and continuous porch with interlocking tile roof; non-hipped ends. Porch roof supported on posts each side of front door. Detached garage r/h/s.	Pitched. Interlocking concrete tiles. Four added roof lights. 2x2 flue corbelled square headed chimney stack at each gable end on ridge; one round pot remains l/h/s, two pots r/h/s.	Natural wood panel door with central glazed light.	Sliding sash windows, divided sixteen and twelve pane. Louvred shutters added to first floor windows.	Cyma reversa edged barge boards. White FSB, olive green RWGs.	Brick wall and piers. Brick on edge coping. Ungated paths centre and r/h/s. Ungated driveway entrance r/h/s.	Path to doorway. Front; mainly slate aggregate. R/h/s tarmac drive.	Footway: patched tarmac with BT cable pit cover. Dropped kerb at driveway crossover. Pole mounted one way sign l/h/s back of footway. Roadway: Access protection line. CPZ bay marking lines.
103	Pair of semi-detached houses	1895-1909			Red brick front including window arches and ground floor canted brick mullion bay window with plain tile roof with mitre cut hips.	Pitched, plain tile with roll top ridge tile. 2x2 flue front pitch party chimney stack with No. 105, corbelled, square headed, three replacement pots remaining.	In r/h/s/ elevation under short gable tiled cantilever porch.	White uPVC replacement two pane sliding sash windows.	Alternating straight / sawtooth edge pattern to barge board. White FSB, black RWGs.	Brick wall with half brick on end coping. Ungated driveway entrance r/h/s.	Front; paving and planting. R/h/s gravel driveway.	Footway: patched tarmac. Dropped kerb at driveway crossover. Pole mounted CPZ restriction sign l/h/s back of footway. Roadway: Access protection line. CPZ bay marking lines. Two different pattern road gully gratings.
105					Mirrors No. 103.	Mirrors No. 103.	In l/h/s/ elevation in shallow projecting brick porch, gable tiled.	White uPVC replacement two pane sliding sash windows.	Mirrors No. 103, except white painted RWG.	Brick wall with concrete coping. Ungated shared driveway entrance l/h/s.	Front; paving and planting. L/h/s shared concrete driveway.	Mirrors No. 103 except no road gulleys.
107	Detached house	1895-1909		Miles family 'Clyne Cottage' in c1905 photo PP/WSL/P003819	Double fronted with gabled front l/h elevation. Local stock with red brick quoins, reveals and arches. Ground floor canted red brick mullion bay windows with plain tile roofs with mitre cut hips.	T' plan pitched, plain tile. Gabled front elevation l/h/s. Two hole hexagonal crest red clay ridge tiles. R/h/s 2x1 flue party chimney stack on gable ridge. Corbelled. Round terracotta pots. L/h ridge 2x2 flue stack with four round terracotta pots.	White uPVC part glazed panel style door.	White uPVC replacement four pane top hung sash-proportioned casement windows.	Black FSB, black RWGs.	Brick wall with (mainly) scallop coping and tile creasing. Brick piers with cast stone caps. Ungated front path and shared driveway entrance r/h/s.	Path to doorway. Front; mainly slate aggregate. R/h/s shared concrete drive.	Footway: patched tarmac. Dropped kerb at driveway crossover. Roadway: Access protection line. CPZ bay marking lines.
109	Detached house	1907		Initially 'Woodleigh Cottage'	Red brick gable fronted. Added l/h/s extension; dark stock with red brick quoins, reveals and arches. Integral garage l/h/s.	Extended 'T' plan pitched with dormer gablet, interlocking concrete tile. Gabled original elevation r/h/s. Half round ridge tiles. Front room chimney capped off below roof level. Original and added rear room chimneys, round terracotta pots.	Brown half Georgian glazed panel door with glazed side panels in recessed porch.	White uPVC replacement four pane and two pane sliding sash windows.	Brown FSB, brown RWGs.	Brick walling with castellated brick on end coping. Brick piers with rendered caps. Wrought iron path and driveway gates.	Brick path to doorway. Front; paving and borders. L/h/s brick / concrete drive and border with >75mm diameter comelian cherry tree.	Footway: patched tarmac. Dropped kerb at driveway crossover. Roadway: Access protection line. CPZ bay marking lines.
111	Pair of semi-detached houses	1895-1909			Brick: dark local stock with red brick bands (2 x single course), quoins, reveals and arches. Ground floor canted brick mullion bay windows with plain tile roof and mitre cut hip ridges.	Pitched, plain tile. Front pitch 2x2 flue party chimney stack with No. 113; corbelled, banded. Round terracotta pots.	In r/h/s elevation.	Ground floor original four pane sliding sash window. First floor replacement uPVC four pane sash proportioned casement window.	Black FSB, black RWGs.	Brick wall. Ungated path entrance r/h/s.	Front; paving and shrubs. Concrete path r/h/s.	Footway: patched tarmac. Post mounted CPZ restriction sign back of footway l/h/s. Roadway: CPZ bay marking lines.
113					Mirrors No. 111.	Mirrors No. 111.	In r/h/s elevation.	Ground floor original four pane sliding sash window. First floor replacement uPVC two pane sash proportioned casement window.	White FSB, black RWGs.	Brick walling with castellated brick on end coping. Open to driveway. Cypress hedge l/h/s.	Front; paving and shrubs. L/h/s gravel parking area with cypress hedge and shrub border.	Footway: patched tarmac. Dropped kerb at crossover. Post mounted illuminated give way sign and low post mounted street name sign back of footway l/h/s. Roadway: CPZ bay marking lines r/h/s. Double yellow lines l/h/s to North Road.