

4. Significance

4.1 The significance of a heritage asset is defined within the glossary of the NPPF as:

‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.¹

4.2 Listed buildings are statutorily designated and, for the purposes of the NPPF, are designated heritage assets. Recognising this statutory designation, buildings must hold special architectural or historic interest. The Department of Culture, Media and Sport publish the ‘Principles of Selection for Listed Buildings (2010)’ which is supported by thematic papers, ‘Listing Selection Guides’, based on building type, which give more detailed guidance.

4.3 Conservation Areas are identified if they are of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. Historic England has published guidance on the designation of Conservation Areas which provides a framework for the identification of those features that form the character and appearance.

4.4 The identification of a site as a non-designated heritage asset does not provide any legal protection of such asset, however, for the purposes of the NPPF, they are a material consideration in the determination of applications.

4.5 Historic England has published Good Practice Advice Notes on the ‘Setting of Heritage Assets’ (2nd Edition, 2017) and ‘Statements of Heritage Significance’ (October 2019) which are used to understand the surroundings of a heritage asset which may contribute to the significance of a heritage asset and explore the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes the design of proposals.

Assessment

4.6 The following summary statements of significance provide an overview of the identified designated and non-designated heritage assets set out in Section 2, which may be affected by the application proposals. These are proportionate to the importance of the asset and the likely impacts of the proposals.

¹ NPPF (2024) Annex 2: Glossary (p.74)

31 Church Road - Grade II

- 4.7 31 Church Road was included on the statutory list of buildings of special architectural or historic interest at grade II on the 6th May 1983 (list entry no. 1182366).

Architectural Interest

- 4.8 Constructed in 1828, no. 31 is a small domestic building consisting of two storeys of three bays. The late-Georgian building is built of ashlar with a clay tiled gabled roof and red brick flat-arched lintels over the windows adding interest. A contemporary single-storey wing lies at the east of the main building, which was once a separate building but now forms part of the current property and therefore the listing.
- 4.9 The front elevation of the L-shaped building is regular in form, with flanking windows either side of the front door at ground floor and a smaller window at first floor. The windows are a combination of casement and horizontal sliding sash windows. The front door is encased in a later wooden porch, which features decorative carving and a gabled roof.

Historic Interest

- 4.10 Known as the Old School House, the building is marked on historic mapping from the mid-19th century as the village's Infant School. It therefore has historic interest as a place of education for the village children, likely until the construction of the neighbouring CoFE school in 1887. It is also of historic interest for its age, with an engraving underneath the roofline on the front elevation reading 'M M 1828'; confirming its time of construction.

Setting

- 4.11 The immediate setting of no. 31 consists of its own plot, which is well-defined by garden walls and hedging. The building is slightly set back from the pavement of Church Road behind a low wall, which separates it from the road whilst allowing it to retain visibility within the street scene, in which the cottage marks the beginning of the built elements of Turners Hill from the west. Historically, no. 31 was within a separate plot to the single-storey eastern wing, as shown on the 1874 map of figure 3.1 in section 3. Therefore the historic immediate setting of the building has been altered, with the plots of both parts of the building becoming amalgamated, likely at the end of the 19th century. A garage was also added within the garden at the end of the 20th century.
- 4.12 The wider setting of the building consists of the busy B-road of Church Road which no. 31 fronts onto to the north, as well as the rest of the village of Turners Hill to the east and undeveloped fields and woodland to the south. Turners Hill CoFE Primary School sits directly to the east of the listed building, and despite being built around 60 years later, this contributes to the significance of no.31 due to its past use as a school building, which the

current school serves as a reminder of.

- 4.13 As Turners Hill has developed through the centuries, Church Road will have become substantially busier than it would have historically been, and therefore the quiet, rural element of the historic setting of no.31 to the front has been diminished. However, to the south and west, this rural setting has been retained, which contributes to the buildings significance. Overall, both the immediate and wider setting of no. 31 have been altered over time, although an awareness still remains of the building's original context and it still retains its position as the marker of entry into the village from the west.

Summary of Significance

- 4.14 31 Church Road is a former School House dating from 1828. It features typical Georgian regular proportions and features red-brick flat-arched lintels above the windows. Its setting has been altered throughout its existence, but its historic context still remains legible.



Figure 4.1 - 31 Church Road

Cottage Belonging to the Paddockhurst Estate - Grade II

- 4.15 Cottage belonging to Paddockhurst Estate was included on the statutory list of buildings of special architectural or historic interest at Grade II on the 6th May 1983 (list entry no. 1025564).

Architectural Interest

- 4.16 The cottage sits at the western corner of the main crossroads of Turners Hill, directly fronting Church Road. The building is of architectural significance due to its age and standing as a unique survival of a 17th century cottage, reflected in its inclusion within Turners Hill Conservation Area. It is of two storeys and three bays; the primary elevation is highly stylised with a distinctive composite construction and vernacular architecture which contributes to its architectural interest.
- 4.17 At ground floor level, the cottage is constructed of a mixture of red brick and grey facing brick rising from a stone plinth, and tile-hung above at first floor level. It features an asymmetrical composition with cross-paned timber casement windows of two lights, that of the ground floor left bay of three lights. The central entrance to the cottage consists of an off-centre timber door which stands above the stone plinth.
- 4.18 A large external brick chimney breast is attached to the west wall of the building and rises above the tiled roof. The building retains much of its original fabric and appearance, however there are signs of later reparation work to its exterior including that of the ground floor windows. Overall, the building is of architectural significance due to its similar architectural palette to adjoining houses on North Street and contribution to the intrinsic, vernacular character of the area.

Historic Interest

- 4.19 The historic interest of the cottage is derived from its age and its role in the initial development of Turners Hill and the early establishment of its historic street pattern. The first phases of construction began around the village green and the crossroads where the cottage stands on the western corner. Known as Forge Cottage, the building also has an historic connection to Forge House to the north.

Setting

- 4.20 The setting of the cottage is defined by the vehicular thoroughfare of Church Road of which its position means the road forms both its immediate and wider setting. To the front, its setting is composed of a paved area and busy road leading to the central crossroads in turn creating constant noise intrusion. The building is best perceived in views up and down Church Road where it can be viewed to its full extent and from the eastern side of the crossroads in conjunction with nearby historic properties including Forge House, 115 and 116, The Bank and 117 and 118, The Bank.

- 4.21 To the rear of the listed building are a number of agricultural and/or workshop structures constructed in the mid-20th century. These are accessed from the driveway to the western side of the house and form part of its wider setting. Despite this, they contribute little to the significance of setting holding no historic relationship with the cottage and instead illustrating change to its original setting and the reduction in the intactness of this.

Summary of Significance

- 4.22 The Cottage belonging to Paddockhurst Estate is of architectural and historic significance due to its age dating to the 17th century and its unique architectural palette and materiality. The house retains much of its original fabric and style remaining a good example of a cottage in the earliest phases of development of Turners Hill. Its setting is defined by the busy crossroad junction at the heart of the village, experienced by visitors passing-through and residents of the area as well as nearby historic properties to which it holds a historic and visual relationship.



Figure 4.2 - Cottage belonging to the Paddockhurst Estate

Forge House - Grade II

- 4.23 Forge House was first included on the statutory list of buildings of special architectural or historic interest at Grade II on the 6th May 1983 (list entry no. 1284583).

Architectural Interest

- 4.24 Forge House derives its architectural interest from its age; standing as an 18th-century cottage retaining much of its original fabric, style and form. The cottage is of 2 storeys and arranged in an L-shaped plan; the main section featuring a half-hipped tiled roof with a gabled projecting rear wing. The composite construction of the building of ashlar at ground floor and tile-hung at first floor and use of traditional elements, contributes greatly to its overall aesthetic and architectural interest.
- 4.25 Its front elevation faces onto an elevated bank along North Street and consists of two bays with two multi-paned casement windows on each floor, however these have been subject to later reparation work. The southern face of the building comprises of the front entrance formed by a timber gable end porch rising from ashlar plinth with a tiled roof on the right side and above, a small 2x3 paned casement window of two lights. To the left of the central porch is a small window of two lights under the tile-hung exterior and on the left side of the southern face is a cross-paned timber casement window.
- 4.26 The rear projecting wing forms the eastern face of the building. Constructed from dark brick, the materiality contrasts to the front section of the building thus ostensibly a later addition to the house. It comprises of an external brick chimney stack attached to the main section, a large and small timber casement window and doorway at ground floor level and above a double cross-paned casement window in the gable end. Adjoining the rear is a one storey shed constructed of brick with a sloped tiled roof which forms a key part of the curtilage of the building. Whilst the layout of the building has likely been altered over the years, the house survives in situ design and displays a unique composite materiality that contributes to its overall interest. It also holds group value to the adjoining listed buildings to its northern side.

Historic Interest

- 4.27 The historic interest of Forge House is derived from its contribution to the historic core of Turners Hill as one of the earliest developments in the phased growth of the village. The building stands on the western corner of the crossroads and the triangular green and forms part of the establishment of the historic street pattern of Turners Hill.

Setting

- 4.28 The setting of Forge House is defined by its position on the western corner of the crossroads at the junction of Church Road and North Street. Its immediate setting remains intact, consisting of a grassed garden enclosed by low-rise hedgerows and a small timber gate providing a tangible separation from the wider setting.
- 4.29 The house occupies a prominent position on The Bank and can be best perceived from Church Road and, to its full extent, from East Street towards the crossroad junction as well as around the village green.
- 4.30 The building holds group value with adjacent historic properties and forms a congruous and attractive streetscape that has become the epitome of Turners Hill and contributes highly to its overall significance. Although this element of the setting of the house has been largely retained, the busy vehicular thoroughfare of the crossroads creates a noisy and bustling atmosphere which hinders the appreciation of the historic setting to the front.

- 4.31 Within its wider setting and adjacent to the rear Forge House are a number of ancillary ranges including sheds and barns which were added in the mid-20th-century. These structures are in a state of disrepair and disuse and are neutral contributors to the significance of the building through setting and in fact serve to indicate the change to the intactness of the historic setting of Forge House.

Summary of Significance

- 4.32 Forge House is of architectural and historic significance due to its age and standing as a survival of a vernacular style cottage with a unique composite construction. The cottage is also one of the earliest developments of the village along with nearby historic properties and when viewed together they form an attractive historic streetscape. Such a historic association to other buildings contributes to the significance of setting and the overall importance of Forge House within the historic core of Turners Hill.



Figure 4.3 - South elevation of Forge House

The Bank, 117 and 118 North Street - Grade II

- 4.33 The Bank, 117 and 118 North Street, was first included on the statutory list of buildings of special architectural or historic interest at Grade II on the 11th May 1983 (list entry no. 1284514).

Architectural Interest

- 4.34 The Bank, 117 and 118 North Street, formerly known as the Old Mercer's House, is situated upon an elevated bank along North Street. It is of two storeys plus attic, constructed in the late-17th century and displays a stylised composite construction of a red brick and tile-hung exterior. The architectural interest is derived from the surviving in situ style and materiality to the original design and form of the building, albeit series a phase of later alteration and reparation work. The form of the building consists of a main range of four uneven bays and adjoined gabled two storey range attached to its northern end likely to be of 18th-century origin.
- 4.35 The building was first constructed as a large single dwelling occupying a rectangular plot in a north to south layout; the southernmost side at an angle producing a canted effect with the adjoined structure. The building underwent exterior changes during the 18th and 19th centuries, and was converted from a residential dwelling into a shop front centre of the elevation and flanked by two doorways providing access to the individual dwellings and further configuration in the mid-20th century to reverse the changes and reinstate the house as a single dwelling. During this process, the earlier features and fabric of the house were removed, and a more regular façade was created of multi-paned three light casement windows. Given the sequential phases of alteration, the house has been substantially altered, despite attempts to maintain a similar materiality and design to its original construction.
- 4.36 The principal elevation is its eastern face directly fronting North Street exhibiting a stylised elevation of an interesting composite construction and original masonry: a stone plinth with a chamfered course, red brick at ground floor level and tile-hung with rows of fishscale tiles at first floor. The roof is tiled with two hipped-roof dormers with multi-paned casement windows. It is of four uneven bays, all consisting of a triple casement window with 2x4 panes, the central bay holding an additional central doorway entrance with a stone square-headed door porch supported by scroll corbels. On both the northern and southern ends of the house are chimney stacks constructed of a mixed stone and brick materiality. The adjoining structure northernmost window is adjoined by a semi-circular arched cross-path and features a similar architectural palette of red brick and tile-hung above rising to a gable end with a double multi-paned casement window. The elevation including the main range and adjoining range exhibits a strong dominant style creating an attractive and dynamic streetscape.

- 4.37 The rear elevation comprises of a simple design reflecting the domestic nature of the building and similar red brick materiality and tile-hung materiality. It comprises of projecting wings, chimney stacks and casement windows. Within the curtilage of the building are ancillary ranges attached to the western property boundary between 1897 and 1910. The abutting structures are constructed of red brick with a sloping roof and tall chimney stacks and contribute to the historic understanding of the house. Further small outbuildings constructed of red brick or timber boarded with a corrugated iron roof are situated to the rear of the building. These were added in the 20th century as barns and sheds for storage purposes most likely at the time it functioned as a small shop.

Historic Interest

- 4.38 The historic interest of the house is derived from its historic role within the parish, originally as a residential dwelling for a wealthy inhabitant, potentially a mercer, and later as a small village shop serving the local community. It occupies a prominent position within the focal point of the village on the western side of the village green, contributing to the original built form and street pattern of Turners Hill as one of the first developments of the village centred around the crossroads.

Setting

- 4.39 The setting of 117 and 118 Bank is defined by its dominant location on the elevated bank fronting North Street and the village green. Its immediate setting to the front is formed by a grassed area which is raised above the road. A private garden lies to the rear, with two late-19th century buildings attached to the rear boundary wall either side of the gate that provides access to this side. Sitting within the curtilage of the listed building, these ancillary structures form part of its immediate setting, clearly holding a functional relationship to the building and enhancing the significance of its intimate setting. A clearly defined stone boundary wall separates the bank from the pavement and urban bustle of the road.
- 4.40 Due to its position set back from the road, its wider setting consists of the busy cross-roads to the south, the village green to the east and adjacent neighbouring historic properties. The house shares an important historic and visual relationship to these properties such as The Forge House, the cottage on the western corner of the cross-roads and houses north along the bank. Given the group value of buildings, the wider setting contributes to the significance of setting of the building forming a homogeneous and attractive historic streetscape that emulates the original setting and experience of the house.

- 4.41 Within the wider setting and to the rear of 117 and 118 Bank Street, there are several agricultural/workshop ranges which were added in the 1930s. These structures stand in a poor condition showing clear signs of dilapidation and having a neutral contribution to the significance of the listed building through setting indicating the changes to the historic setting of the building and thus reduce its intactness.

Summary of Significance

- 4.42 The Bank, 117 and 118 North Street is of special architectural and historic interest due to its age and stylised composite construction displaying traditional buildings materials and a skilled craftsmanship, albeit later restoration work. It also stands as one of the earliest developments of the parish reinforcing the original street pattern and form of the village centred around the cross-roads. The setting contributes to the overall significance due to the group association to nearby historic buildings exhibiting a congruous materiality and architectural palette and its prominent position on the bank evoking a strong sense of place of Turners Hill historic core.



Figure 4.4 - The Bank, 117 & 118 North Street



Figure 4.5 - Boundary wall to the rear of The Bank, 117 & 118 North Street

The Bank, 115 and 116 North Street - Grade II

- 4.43 The Bank, 115 and 116 North Street, was first included on the statutory list of buildings of special architectural or historic interest at Grade II on the 6th May 1983 (list entry no. 1025569).

Architectural Interest

- 4.44 The architectural interest of 115 and 116 North Street, also known as The Bank, is rooted in its age, stylisation and composite construction using vernacular materials. The house is of three storeys, sub-divided into two separate dwellings with a double half-hipped tiled roof flanked by tall brick chimney stacks. Whilst originating in the late -17th century, the house has undergone later restoration work to its external façade in the 18th century and later full restoration in 1956. The mixed materiality of the house includes a red brick ground floor and tile-hung above, which contributes to its overall stylisation and architectural interest. It further holds interest as a unique example of traditional building materials and skilled craftsmanship.
- 4.45 The principal elevation of the house is its eastern face and displays high architectural quality. It comprises of two doorways leading into the respective houses from a jointly used stone paved path and steps. At ground floor level there are two sash windows of three lights and two single doorways providing access to each individual house. At first floor level above are a pair of sash windows on each floor level, those on third storey of two lights. Whilst the openings remain in their original position, it is unlikely that they are original to the construction of the building given the extensive restoration work in the mid-20th century. Other architectural features of interest include a brick course with dentilled corning, bands of fishscale tiles, timber lintels and sills.
- 4.46 The rear is of two bays and features a similar material palette, constructed of red brick lower and tile-hung upper parts. The ground and first floor levels extend to a shallow projecting wing with a sloped tiled roof, double sash window and half-hipped roof on left side and an additional flat-roofed dormer on right side and double casement window rising to gable. The elevation exhibits a more functional nature of the residential dwelling with little architectural detailing. The western boundary of the property has ancillary structures attached to boundary wall.

Historic Interest

- 4.47 The Bank, 115 and 116 North Street is of historic interest due to its age and role in the initial development of the village. It stands in the historic core of Turners Hill and is illustrative of the formal street pattern and form of the village.

Setting

- 4.48 The setting of the building is defined by its prominent position elevated on the bank from North Street and forms a key aspect of the village's character. Its immediate setting is formed by its own private garden to its front enclosed by a stone boundary wall and low-rise hedgerows. To its rear, there is a garden with buildings attached to and enclosed by a brick boundary wall, sitting within the curtilage of the building. The position of the building, set back from and elevated above the road gives the building strong exposure in views from the north, south and west.
- 4.49 The wider setting of the building is composed of adjacent buildings along The Bank and North Street. Together the buildings hold group value given their shared visual and historic relationship, and foster an attractive streetscape through their similar composite construction. The house retains much of its historic setting and intactness although there is a significant increase in bustle and noise from the busy cross-roads south-east of the building.

- 4.50 However, to the rear of 115 and 116, The Bank are a group of agricultural/workshop structures dispersed around an area of hardstanding. The buildings were constructed in the mid-20th-century and have no relationship to the listed building, therefore providing a neutral contribution to the setting of the building and its overall significance.

Summary of Significance

- 4.51 The Bank, 115 and 116 North Street is of architectural and historic significance due to its age as a 18th century building and architectural style of a composite construction. The house is an example of high architectural quality and skilled craftsmanship retaining its original design, form and style albeit with later restoration work. Its setting is defined by its prominent position on the bank where it is viewed to its full extent around the cross-roads and village green as well as its historic association to nearby historic buildings shaping the historic character of Turners Hill.



Figure 4.6 - The Bank, 115 & 116 North Street

The Crown Public House - Grade II

- 4.52 The Crown Public House was first included on the statutory list of buildings of special architectural or historic interest at Grade II on the 6th May 1983 (list entry no. 1025569).

Architectural Interest

- 4.53 Constructed in the 16th century, the Crown Public House is one of the earliest buildings within the parish. Its architectural interest is derived from its age and vernacular style, retaining much of its original design and style. The Crown was originally built as an old farmhouse, of which some 16th century parts survive, and was later converted to an inn around 1706.
- 4.54 The building displays a composite construction like other nearby historic properties which contributes to its overall architectural interest. It features a brick lower and fishscale tiles upper parts, gabled tiled roof and brick chimney stacks resembling its original appearance although the exterior has been refaced in the 18th century or later. The building stands at two storeys plus attic in gable, in a 'T' shape plan with a one storey projecting gabled wing to its eastern face. The main range displays five bays, the second and fourth bay comprising of modern canopied porch entrances rising to one large and one small gable. The façade exhibits a regular fenestration of five paned casement windows in each bay and floor level with pilasters flanking the gabled bays adding to the stylisation of the exterior.
- 4.55 The extension to the east is simpler in design featuring a whitewashed brick materiality, timber paned casement windows and tiled gabled roof. To the rear, the building displays a similar materiality and style however it exhibits a more functional nature which explicates its original purpose as a farmhouse.

Historic Interest

- 4.56 The Crown is of historic significance due to its served purpose to the local community originally as a farmhouse and later as an inn. It is illustrative of the growth of the village and holds communal importance as the first public house within the parish.

Setting

- 4.57 The setting of the Crown Public House is defined by its prominent position on the southern side of the village green and cross-roads. It forms an important backdrop to the village and plays a key role in its historic core. Due to its position at the heart of the village, there is a synthesis between its immediate and wider setting comprising of hardstanding to the north and east, open farmland to the south and the busy cross-roads to the west. Whilst it retains much of its historic setting of farmland to the south, there have been significant modern alterations including the addition of hardstanding which has disturbed its intactness.

- 4.58 Its prominent position on the crossroads means the inn is best viewed north, east and west to its full extent which contributes to its legacy within the village. Despite this, the crossroad junction filled with vehicular traffic has negatively impacted the experiential aspect of the public house creating a bustling and noisy atmosphere.

Summary of Significance

- 4.59 The Crown Public House is of architectural and historic significance due to its age and standing as a good example of an early 18th century public house retaining much of its original style and appearance albeit later restoration work. The building has contributed to the local community over many centuries first as a farmhouse and later as a public house which it continues to do so in the present day. It further stands as a focal point in the centre of the village and forms a key backdrop to the historic core of the village.



Figure 4.7 - The Crown Public House

The Red Lion Public House - Grade II

- 4.60 The Red Lion Public House was included on the statutory list of buildings of special architectural or historic interest at grade II on the 6th May 1983 (list entry no. 1182366).

Architectural Interest

- 4.61 The white-painted brick frontage of the pub dates from the 18th century, with the rest of the building likely hailing from the 16th century. The building is of two storeys, with a three-storey parallel extension at the rear and a gabled clay tile roof. The main building has a symmetrical frontage of 3 bays, with two doorways under gabled wooden hoods flanking the central bay. Each bay contains one window at each floor; the central bay has a wide 24-pane window at ground floor with narrower 18-pane windows in the other bays. The windows at first floor are all 12-pane windows, smaller than those below. Red-brick chimneys are found on the northern and southern elevations, which also feature the local vernacular clay hanging tiles at first floor.

Historic Interest

- 4.62 The Red Lion Inn's historic interest is principally derived from its age as a 16th century inn that still retains its function as a public house for the community. It is believed to be the oldest hostelry in the local area, and allows for an appreciation of the history of the parish.

Setting

- 4.63 The immediate setting of the Red Lion Public House is that of its own plot, which constitutes a car park to the rear, bench seating at the front, a late-19th century outbuilding used as a brewery to the north and a pub garden at the south, which sits above the pub due to the topography of the area. The pub is set back from Lion Lane, with the access to its car park running from the front around the north to the rear. Historic mapping shows that there have been numerous outbuildings constructed and demolished within the pub's grounds over the centuries, and therefore its immediate setting today does little to indicate the historic nature of the Red Lion's surroundings, particularly to the west, however the plot has retained the same boundary since at least the mid-19th century.
- 4.64 Likewise, due to the building being one of the oldest buildings within the village, and the oldest within its immediate context, its historic wider setting has also been lost over time. It does still hold a prominent position within the wider street scene from the north, due to its position higher up the hill and its set back nature with open space around it. This includes the area of green space to the north of the pub's plot, which has remained an in-tact element of its wider setting since at least the 1870s. The remainder of the wider setting has altered substantially since the pub's initial construction, with numerous houses being constructed along Lion Lane throughout the

centuries. The extended setting of the pub includes the rest of the village to the south, east and north, with allotments and open fields to the west, with borders of mature trees and vegetation. Due to the topography of the area and the curved nature of the roads, the pub is primarily viewed from Lion Lane, and it is within views along this road that it is best appreciated.

Summary of Significance

- 4.65 The Red Lion Public House is a 16th century inn that has undergone periods of alteration but has retained its use as a public house through the centuries. It forms a focal point of Lion Lane, and has retained its plot for at least 200 years, although its setting has been altered over time. It is of a regular form and features architectural elements of the local traditional vernacular, including red brick, clay hanging tiles and protruding chimney breasts.



Figure 4.8 - The Red Lion Public House

Turners Hill Conservation Area

4.66 Turners Hill Conservation Area was designated by the Mid-Sussex District in 1984. The boundary covers the entirety of the historic core of the village, with the focal points including the main cross-roads and village green which form part of the early settlement of the parish.

Historic Development

4.67 Please see section 3 of this report for an account of the historic development of the conservation area.

Character and Appearance

4.68 Turners Hill is a small parish within the Mid-Sussex District situated on the outskirts of Crawley. The area comprises of a formal street pattern and is characterised by a mix of architectural styles and varied topography which elevates the position of the village from its surroundings to the north and south. At the heart of the village, and the south of the conservation area, is the triangular green and cross-roads consisting of the highest density of housing. It stands as the oldest part of the village and contains the attractive grouping of The Bank, the Crown Public House and East Street. The majority of the built form of the area is of high architectural quality; featuring traditional building styles and a materiality palette of red brick, hanging clay tiles and stone. Many of the older buildings in the area date from the 16th to 18th centuries, several of which have gained statutory protection including The Bank and St. Leonards Church.

4.69 The western portion of the conservation area consists of the most historic aspect of the village. Along North Street is The Bank, composed of houses built in the last quarter of the 17th century and the early 18th century, and these form one of the most important aspects of the village. Occupying an elevated position, the houses are prominent in views in and around the village cross-roads and exhibit a composite construction of red brick lower and tile-hung upper parts; creating an attractive and dynamic streetscape. The architectural palette is found across The Bank and some detached cottages along Lion Lane, though the streetscape becomes simpler featuring a materiality of red brick and further north becomes overtaken by piecemeal modern development.

4.70 Other important features are the two public houses, The Red Lion and The Crown, both of which form a key part of the historic core in their continued contribution to the local community. Further west of the cross-roads lies Turners Hill Church of England Primary School, the Fire Station and the Old Vicarage, all which have been identified as assets of local importance and have served the community in various ways in recent centuries.

4.71 The intricacies of styles around the village are further noted in the eastern portion of the area, defined by the attractive grouping of the grade II listed Newstone Cottages, designed by Sir Aston Webb in 1919 in neo-Tudor style.

Also of composite construction, the row of cottages directly faces onto East Street continuing to the edge of the conservation area constructed of stone lower and timber-framed upper parts with hipped tiled roof and brick chimney stacks which form a particular focal point of the area. Whilst their setting creates a striking juxtaposition to the built form of the village at the centre of the crossroads, the houses are a key contribution to character and appearance of the village through adding variety and visual drama to the architectural composition of Turners Hill.

4.72 Another defining feature of conservation area is its distinct rural character. Despite having limited green open space restricted only to the small pocket of the village green, the village is surrounded by vast open countryside which allows an escape from the bustle and noise of its core. The fields surround the area at all cardinal points, enhancing the separation between the natural and built environment.

4.73 The setting of the area is uniquely defined by its varied topography which rises to its highest point at the centre of the cross-roads and steeply declines north as well as to the south of the conservation area. A similar pattern is followed by the built form of the village with the northern and southernmost points of the area seeing a decline in the density of housing. Given this rising topography, the village stands on a highly elevated position and affords impressive views of the neighbouring countryside to the north, creating a sense of openness. Although piecemeal modern development has extended northwards of the conservation area, due to the rising topography of the area this is well hidden from view of the historic core and has little impact on the character and appearance of the village.

4.74 However, due to its location on the busy cross-roads of the B2028 and B2110, the village suffers constant intrusion from vehicular traffic and noise pollution. The narrow roads are filled with traffic at all points of the day which detracts from the quiet setting and rural village feel. This further affects local residents and the village community creating inconvenience and danger. In turn, the former residential feel, domestic character and sense of place has been lost which has impacted the intactness of the conservation area and its environment.

4.75 The western edge of the conservation area, within the Site boundary, includes an open area currently used as an orchard, as well as a number of agricultural outbuildings and barns. The orchard area was originally part of a sand pit, and then contained a number of outbuildings until the middle of the 20th century, since which time it has remained undeveloped.

4.76 The buildings within this area are mostly in a poor state of repair, and date from the mid-20th century. The buildings are cohesive with the traditional, rural character of the conservation area; constructed of brick and timber, with some clay roofing and the rest of corrugated metal. Despite their traditional nature, the condition and age of the outbuildings means that

they provide only a neutral contribution to the conservation area, and they are set within an area of unkempt hardstanding which further limits the contribution that this part makes to the wider conservation area.

Summary of Significance

4.77 The historic core of the area is defined by the cross-roads and adjacent development whilst more modern development constructed to the northern edge of the area is not visible in views owing to the varied topography. Although there are striking differences in styles, much of the character of the village depends on a symmetry of repeated designs and architectural detailing; there is a prevalent use of large chimneys, gables and tiling which contributes to the domestic historic appearance and fosters picturesque outlines. Its rural setting has been largely retained which minimal development encroaching into the surrounding fields although its important location has detracted from its residential feel and domestic historic appearance.