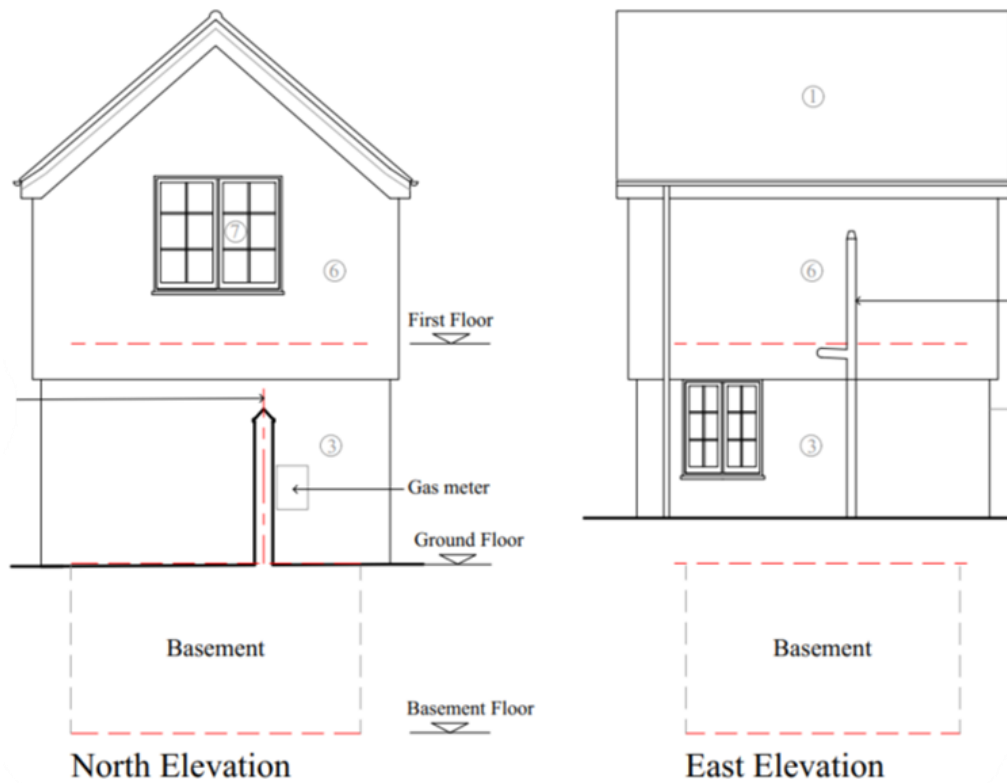




***Design and Access Statement for the retrospective consent at 105, Lion Lane.***

March 2026  
Project №: 26004  
Mid Sussex District Council



**105, Lion Lane**  
Turners Hill  
Crawley  
RH10 4NU

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## ***1. Application Details***

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Crawley  
RH10 4NU

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Project Reference: 26004

Revision B



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## 2. Introduction

This application has been produced to gain retrospective consent for the continued use of 105, Lion Lane as a dwelling

Included with this application are drawings:

- 26004-SV-01-A- Site Location and Block Plans
- 26004-SV-02-B- Plans and Elevations
- Planning Statement
- Heritage Statement

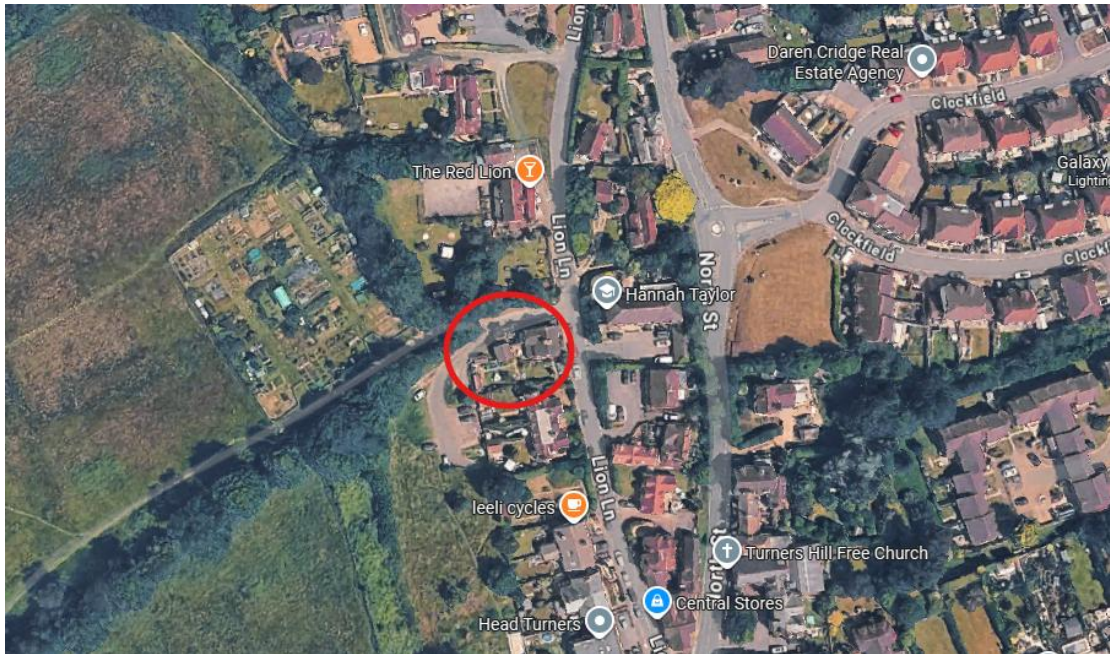
### 2.1. Aims

The aim of this application is to seek retrospective consent for the continued use as a residential unit and small outbuilding as a utility room that provides the necessary services for the property.

## 3. Existing Description

### 3.1. Location & Site

105, Lion Lane sits behind 106, access via a private driveway. It is located in Turners Hill and its siting can be seen in Figure 1 below.



*Figure 1 – Site at Tanglewood (Google Maps)*



### 3.2. Existing Photos



*Figure 2 - Existing West/North Elevations*



*Figure 3 - Existing North Elevation (106 behind)*



*Figure 4 - Existing North Elevation*



*Figure 5 - Existing West Elevation outbuilding*



*Figure 6 - Existing North Elevation Outbuilding*



*Figure 7 - Existing West Elevation outbuilding*



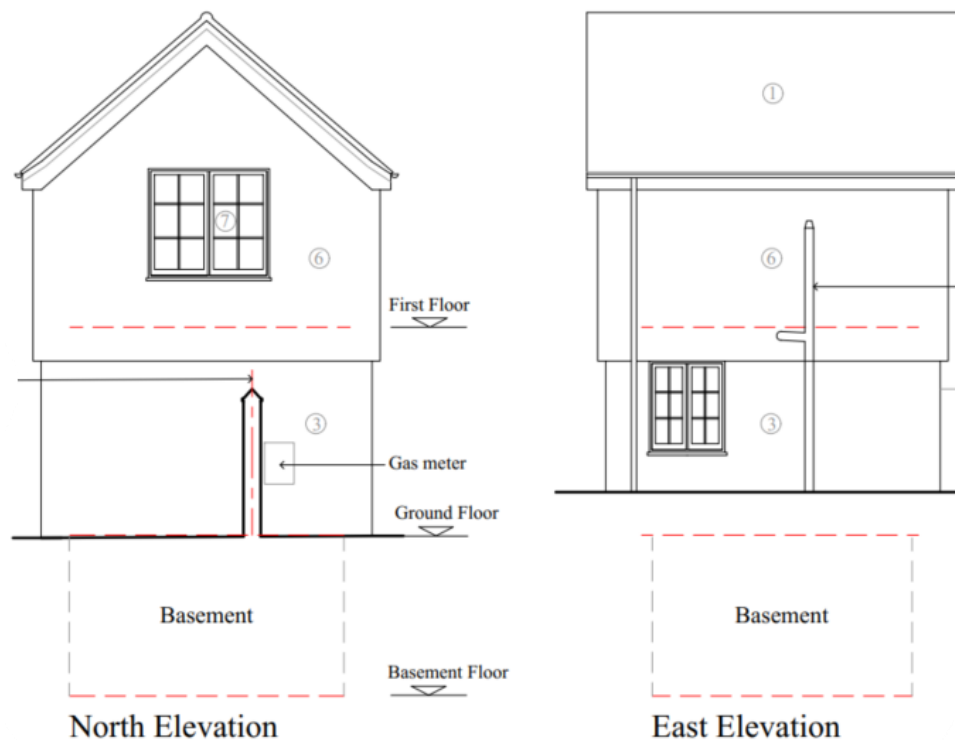
#### 4. *Description of Proposal*

*(Please read in conjunction with the existing and proposed drawings)*

This application has been submitted for retrospective consent for 105 Lion Lane. The Site comprises the property, an outbuilding, garden and car parking space

The building itself has been in use as a residential property over the years, since at least the 1950s.

As discussed in the heritage statement, much of the village follows the local vernacular of the red brick and tile hanging, to which 105, Lion Lane is much the same reflecting the appearance of the surrounding area. The recent renovations have been limited to the exterior, and the result is a considered and well applied update to the property, ensuring that the local vernacular has been retained, ensuring continued suitability for residential occupation. This is particularly pertinent when considering the decorative tile hanging and oxblood red estate colouring on the external joinery.



*Figure 8 – As Existing North and East Elevations*

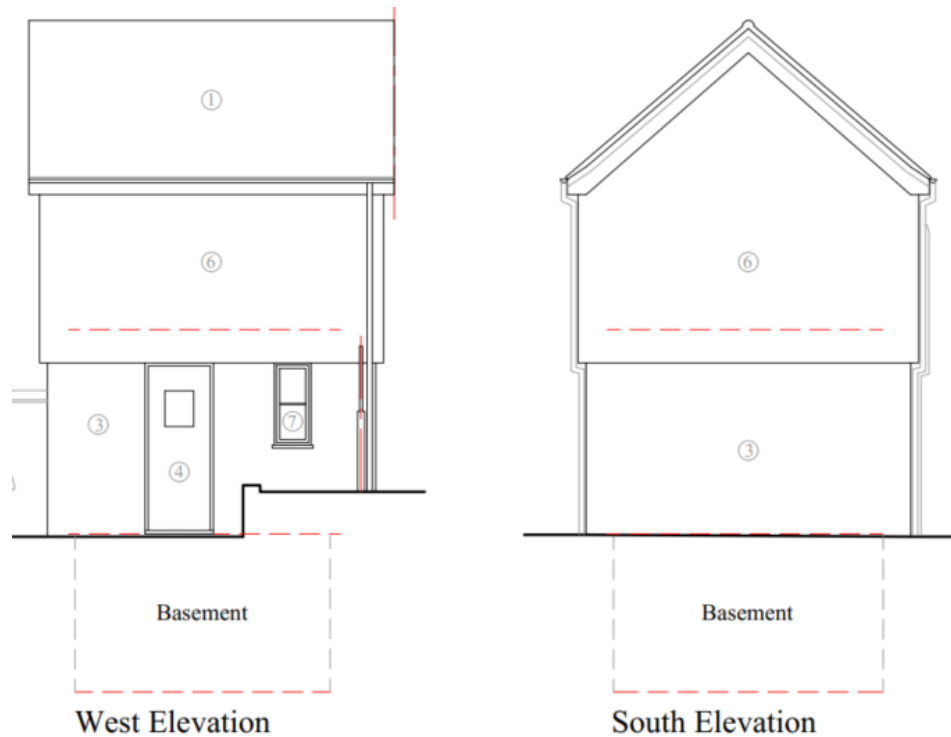


Figure 9 - As Existing West and South Elevations

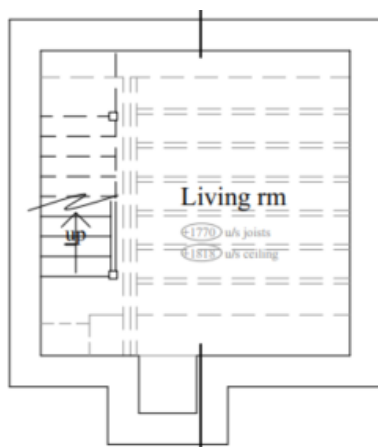


Figure 10 - As Existing Basement Floor Plan

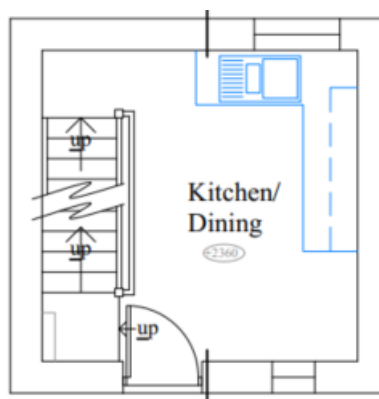


Figure 11 - As Existing Ground Floor Plan

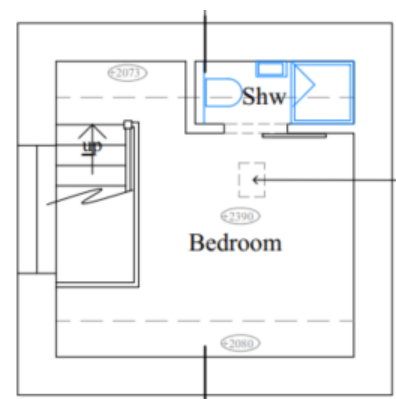
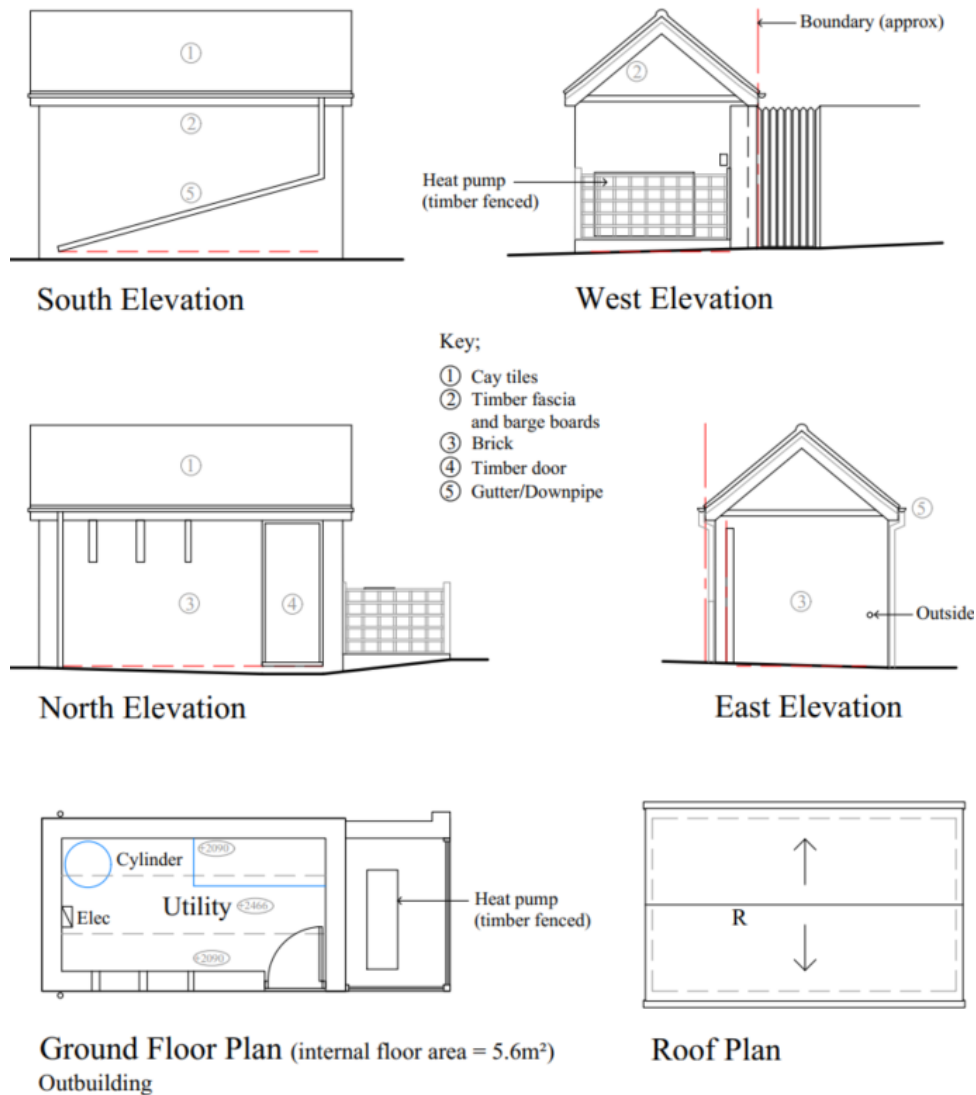


Figure 12 - As Existing First Floor Plan

The floor plan follows traditional layouts with a living room at basement, kitchen/dining at ground and the bedroom with bathroom on the top floor.



*Figure 13 - As Existing Utility Outbuilding*

The utility building is invaluable, keeping the services for the property in a separate building, ensuring that maximum space is available in the property itself. This too compliments and blends with the local vernacular, ensuring a subservient impression on the main dwelling, and making effective use of the space.

To the exterior of the utility outbuilding, an Air Source Heat Pump has been installed and considerably screened with a timber fence. This again, is a positive contribution to the environment and wider community through reducing use of fossil fuels and providing sustainable accommodation. It therefore particularly supports the local and national planning policies that have been set out in the planning statement in support of this application.

## **5. Use**

It is proposed to seek residential use at 105, Lion Lane.

## **6. Scale**

The proposed works are commensurate to the function they serve and are sympathetic to the existing



site area and wider landscape. The works have been carried out considerably and function well as a one bedroom property.

## 7. Flood Risk

105, Lion Lane does not fall into any flood zones



Figure 14 - Flood risk Map - Gov.UK

## 8. Access and parking

Parking provision has been set, and is shown on the Site Plan and below. The dwelling is aimed at a single occupant, so a single parking space is sufficient, shown below.



Figure 15 - Site Location and Block Plan

## 9. Conclusion

This application seeks to gain retrospective consent for the continued residential use of 105, Lion Lane to a residential unit. The recent works to upgrade the property are well considered and have provided much needed care and improvement to the property. Having been used on and off as a residential property, this does not represent an intensification of the site and would provide additional housing for the area.



The quality of materials, joinery and the overall update has a positive contribution to a building within the Turners Hill Conservation Area, for both the dwelling and the utility outbuilding. It utilises an air source heat pump, ensuring the property is reducing reliance on fossil fuels, and further improving the green credentials of the wider area and community.

Stephen Langer Architects are local specialists in traditional architectural design and listed buildings, have considered the works on behalf of our client. As a practice, we believe traditional architectural design should reflect local building and material traditions and respect the influences that have shaped the built environment in this area.