



Heritage 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*

Site Address: 105, Lion Lane
Turners Hill
Crawley
RH10 4NU

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Project Reference: 26004

Revision B

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3. Context

Turners Hill is situated around a crossroads on a high ridge of the High Weald, equidistant from Crawley to the West and East Grinstead to the east. It is on the site of a Roman Road and the source of the River Medway is within the parish.'

To the west of the village is Worth Abbey, now a school but formerly a house called Paddockhurst. The Paddockhurst Estate dominated the area and many buildings in the village are former estate cottages and alms houses which are identified with the distinctive oxblood red estate colour on the external joinery.

The majority of buildings in the village follow the local vernacular. This is generally identified as local red brick or local Wealden sandstone, often with tile hanging to the upper stories and Wealden clay roof tiles. Although there were earlier buildings there, the dominant character is derived from the late C19 buildings, despite late C20 expansion.

3.1. Historic Maps



Figure 1 - Extract from OS 6" map Sussex IV Surveyed 1873-4, Published 1879

This appears to show earlier buildings on the site, which is in the centre of the extract.

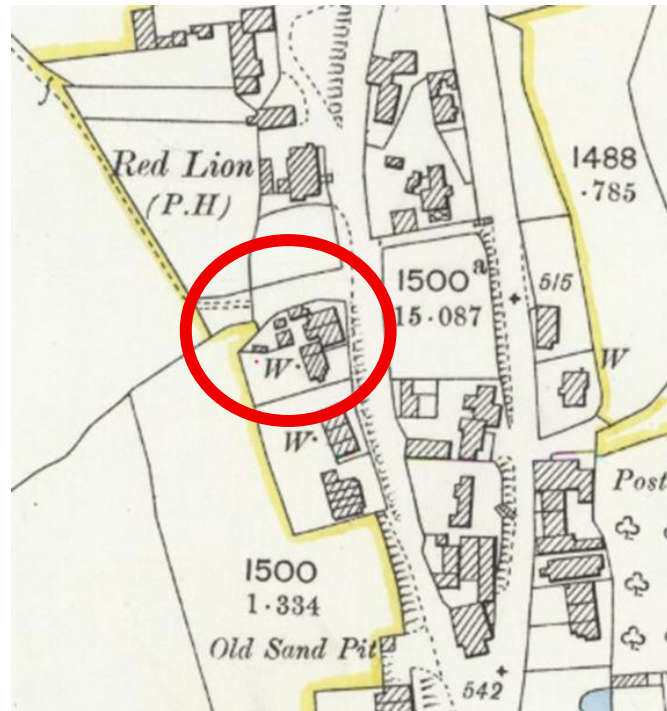


Figure 2 - Sussex IV.15 25" Revised 1895 Published 1897

This clearly shows the recently constructed pair of cottages with their outbuildings behind.



Figure 3 - Sussex IV 15 25" Revised 1909, Published 1910

A later map shows the recently developed mostly semi-detached houses built south of the Red Lion on the hill up to the main road, indicating the existing building has been in this location since at least the late 19th Century.



4. *Designated Heritage Assets*

The following Listed buildings are close to and visible from the site:

1	Conservation Area 105 Lion Lane is within the Turners Hill Conservation Area as designated by Mid Sussex District Council in 1984.
2	The Red Lion Pub Listing No. 1284564 Grade II Description: C18 front but earlier parts behind.
3	The Hollies Listing No. 1354888 Description: C18 small house with brick ground floor and tile hung upper storey and roof.

4.1. Turners Hill Conservation Area

The following is the description from the relevant section of the Local Plan:

“Turners Hill Conservation Area was designated in 1984. It extends northwards from the original heart of the village at the main cross-roads and the small village green. It also includes Lion Lane and parts of North Street, Church Road and East Street. There is a mix of house types and styles, some dating from the 17th and 18th centuries, and some of the buildings are listed. Despite the intrusive effects of heavy traffic the older parts of the village have retained their character and attractive appearance.”

The entry continues with a list of items that define the particular character of the Conservation Area. The items with relevance to 105, Lion Lane are:

- the varied mix of building styles and ages;
- the attractive grouping of buildings around the village green and along Lion Lane;
- the green plus other smaller grassed areas and verges, including in Lion Lane;”

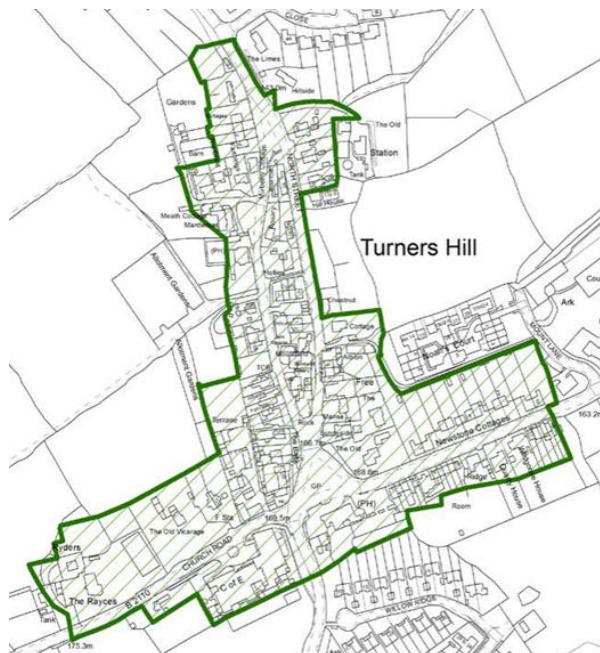


Figure 4 – Turners Hill Conservation Area



4.2. Listed buildings

There are two listed buildings within the immediate vicinity of the site area.

The Red Lion is approximately 43m, whilst The Hollies is 52m. Neither of these heritage assets have a clear view of the site which is largely obscured by fencing and foliage.

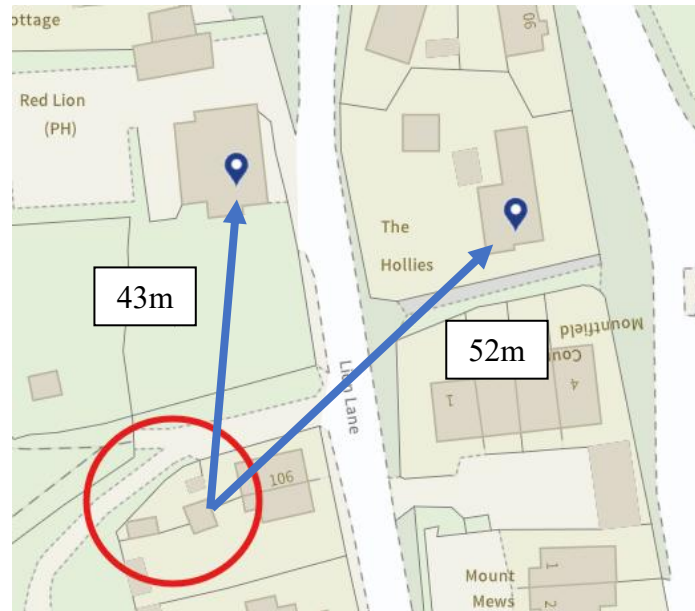


Figure 5 - Historic England Mapping

5. Assessments and Conclusions

The development under consideration relates to the continued use of 105 Lion Lane as a residential unit.

The historic maps included within this statement demonstrate that the building was likely constructed towards the end of the 19th Century. Therefore, it is important that the quality of the materials, joinery and associated landscaping contribute positively to the Turners Hill Conservation Area as well as the building itself.

The property has had its current appearance for many years and is a valuable part of the group of buildings in the Conservation Area. During recent years minor renovations took place to maintain the quality of the building, retain its character, and ensure the continued suitability for residential occupation. The building retains its visual integrity of the group of buildings in the streetscape.

The listed buildings within the vicinity do not have clear view of the site.

Overall, the impact on the designated heritage assets including listed buildings and the conservation area, from the continued use of the buildings for a residential unit is considered neutral.