

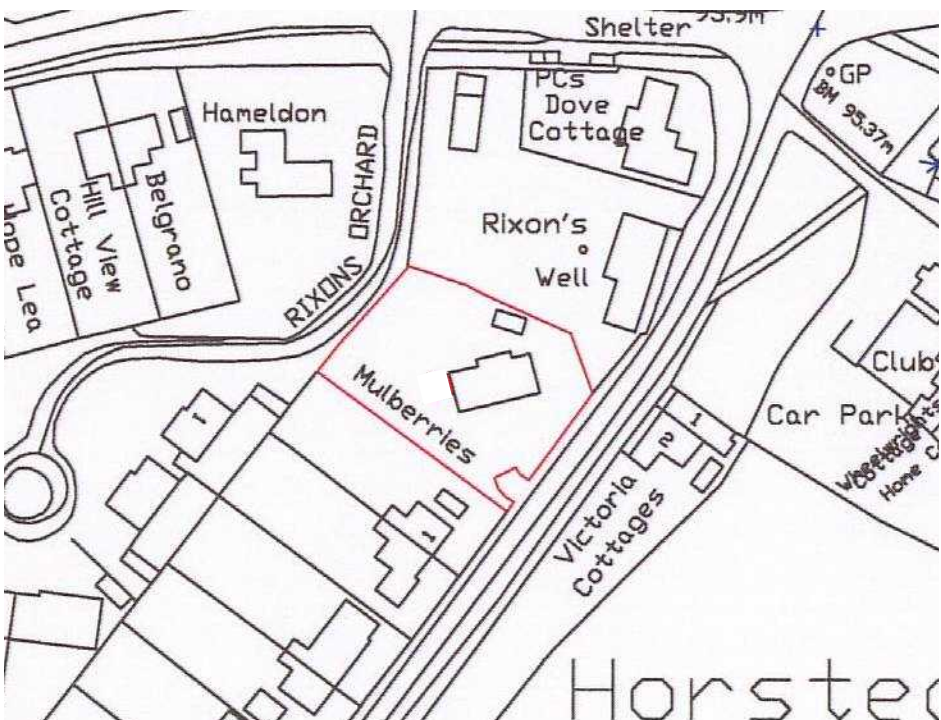
Mulberries, Lewes Road, Horsted Keynes, Mid Sussex RH17 7DP
Design, Access & Heritage Statement | Feb 2026

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1.0 Context

Mulberries, is an unlisted detached house located within the Horsted Keynes Conservation Area. Adjacent to the site to the north east is Rixons, a Grade II listed timber framed house dating from the 17th century, first listed in 1983.

Mulberries, which dates from the 1960s, is in a loosely vernacular style, with brick ground floor elevations and hung tile first floor elevations, and a tiled catslide roof to the eastern end facing Rixons.



Location plan at 1:1250 scale Site Boundary —



Mulberries Front Elevation (prior to addition of approved porch - see below)



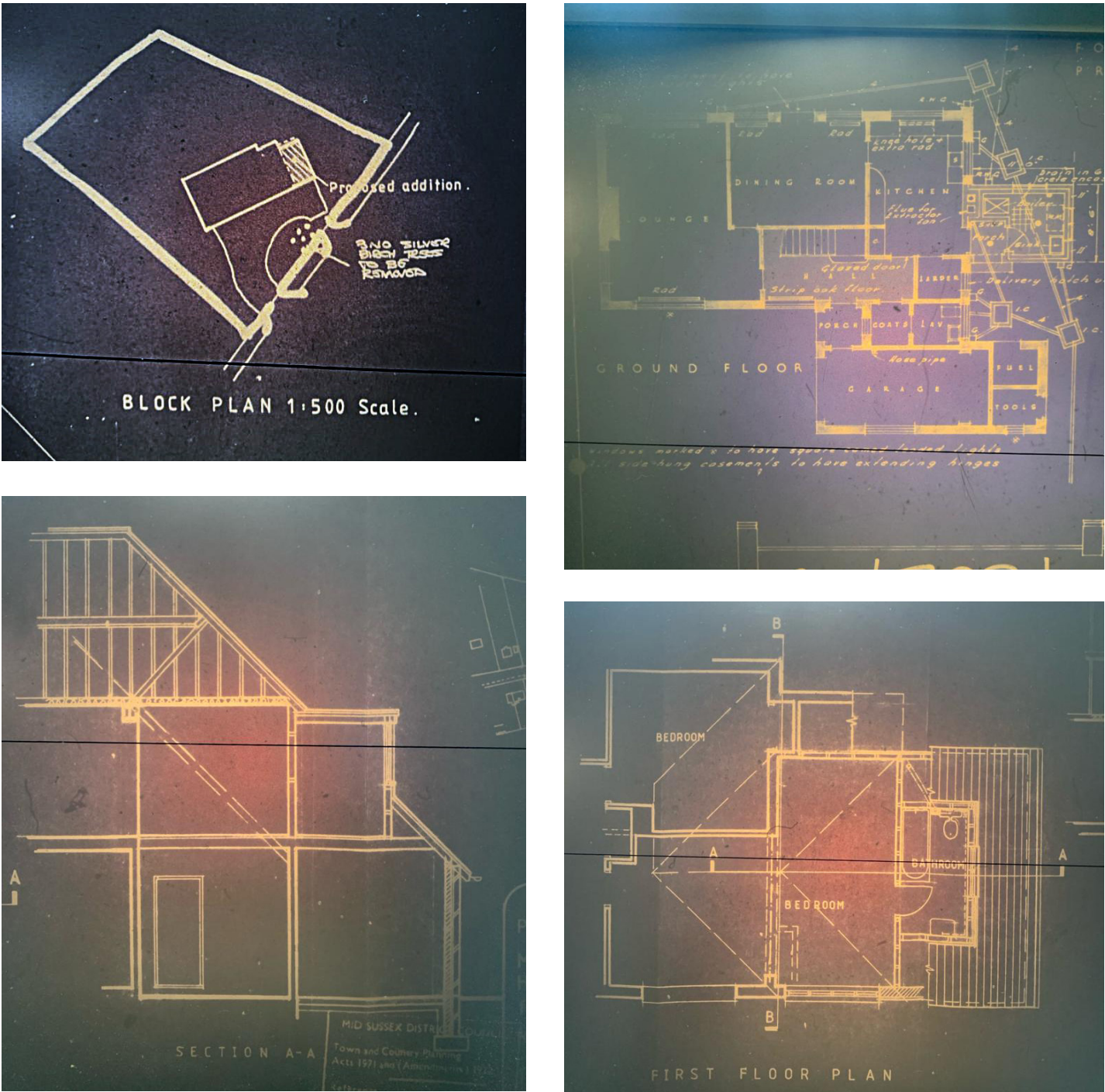
Rixons, Grade II Listed Building (with view of Mulberries Roof beyond)

2.0 Planning History

The building has been extended and altered over the years, including by the addition of a flat roofed garage & carport to the east and most recently the addition of a single storey side extension to replace the existing UPVC conservatory.

Previously approved applications are listed below:
(Applications for tree works not shown)

19 Jun 1987	GROUND AND FIRST FLOOR ADDITION. (NOT BUILT) Ref. No: HK/015/87 Status: Permission
06 Apr 1988	GROUND FIRST FLOOR REAR ADDITION AND CONVERSION OF GARDEN SHED TO BEDROOM WITH LINKING CORRIDOR. (NOT BUILT) Ref. No: HK/015/88 Status: Permission
27 Jun 2007	Single storey conservatory Ref. No: 07/01823/FUL Status: Permission
30 Oct 2024	Proposed new garden outbuilding. Ref. No: DM/24/1674 Status: Permission
17 Feb 2025	Proposed side extension replacing existing conservatory and new porch replacing existing canopy. Ref. No: DM/25/0411 Status: Permission
10 Sep 2025	Proposed demolition of existing chimney. Ref. No: DM/25/2289 Status: Permission



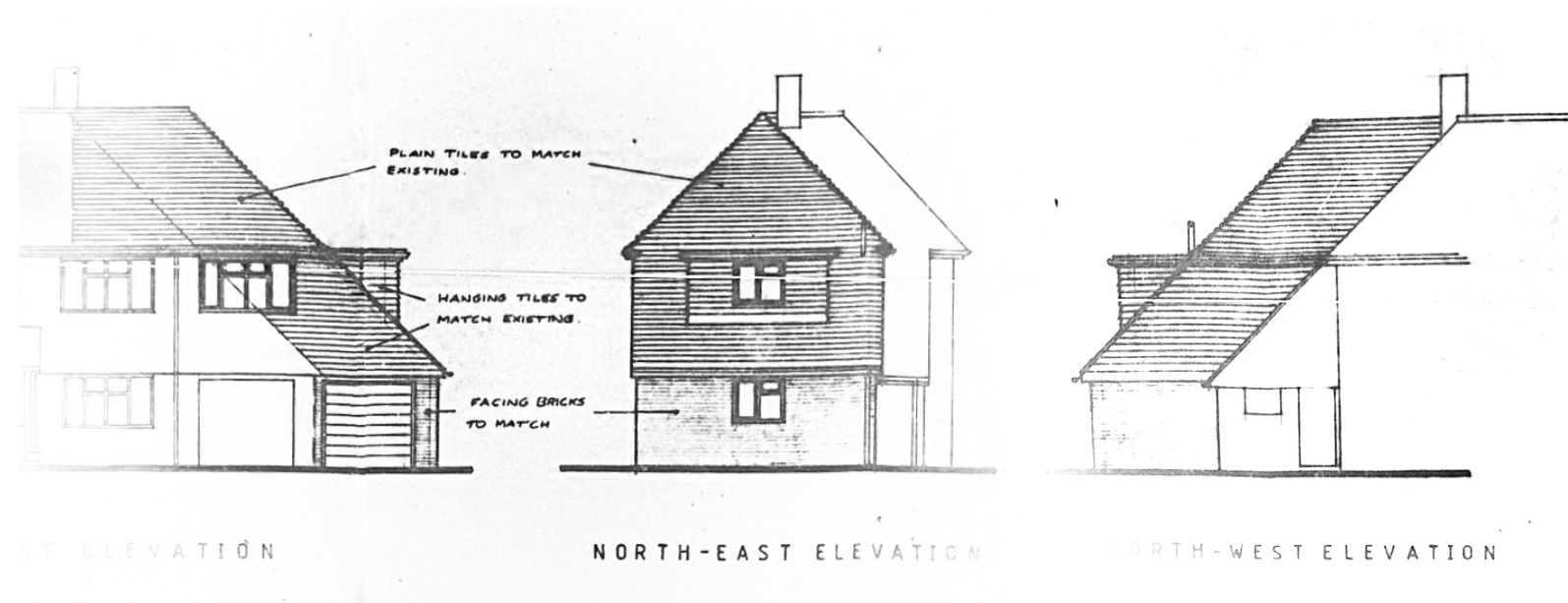
Archive drawings (microfiche) from the 1987 & 1988

3.0 Proposal

This proposal seeks to re-gain permission for the ‘Ground and First Floor addition’ works originally approved in 1987, which have since expired.

Ground Floor:
The 1987 proposal extended the ground floor to include a garage. This garage now exists as a single story flat-roof addition. Our current proposal would incorporate this garage and extend it at the front by 885mm to unify the front elevation.

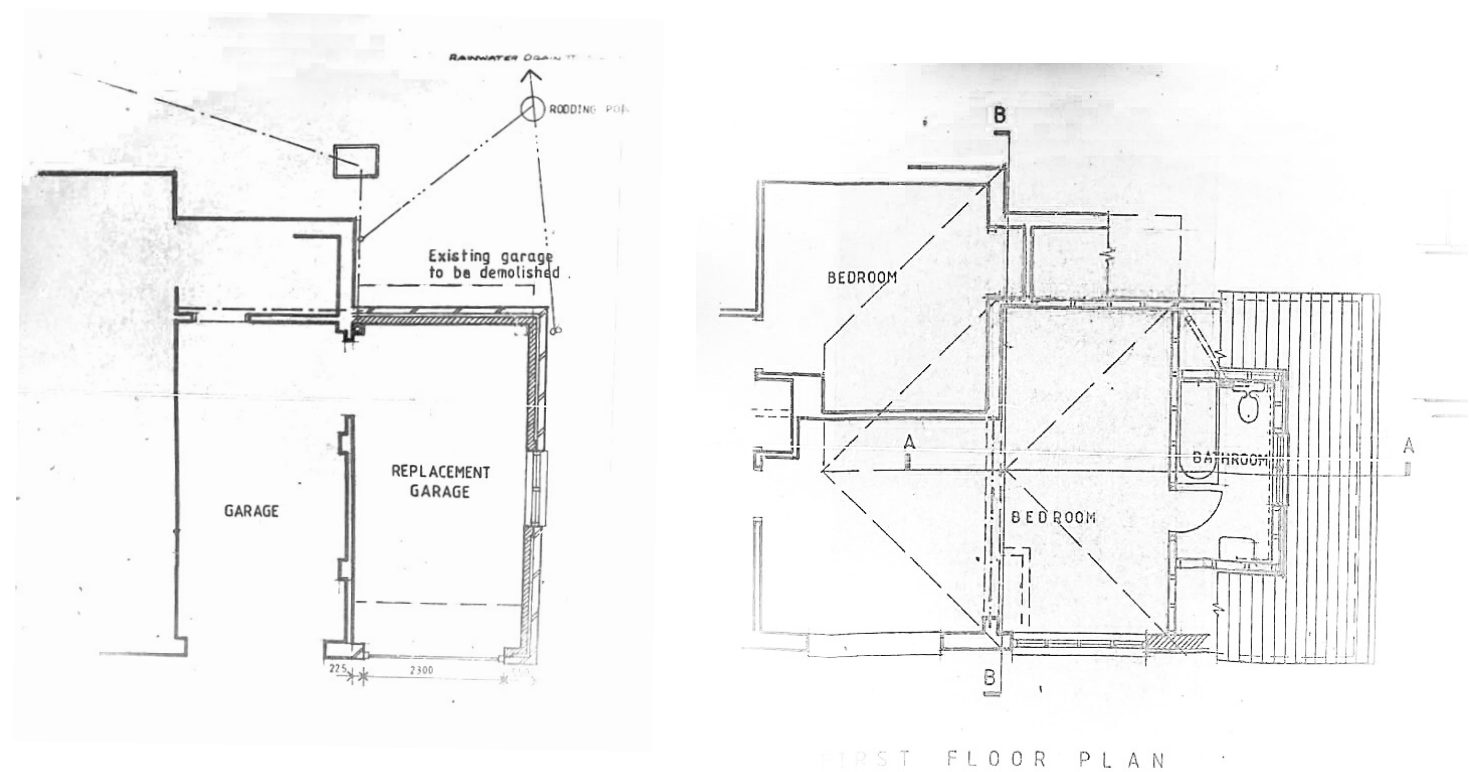
First Floor:
The 1987 proposal extended the first floor over the new garage, allowing another window to be added to the front elevation, and replicating the cat-slide roof form. It also proposed a flat roof dormer within the cat slide to house an en-suite bathroom. Our current proposal seeks to replicate this design.



Proposed Elevations (1987 application) NTS.



Proposed massing dotted in (prior to addition of approved porch - see below)



Proposed Plans (1987 application) NTS.

4.0 Conservation - Policy

4.1 Rixons was first listed in 1983, and the Horsted Keynes Conservation area was designated in 1985. This shows that heritage and conservation viewpoints would have been well considered by Mid Sussex Council at the time the 1987 application was originally approved, and sets a precedent for the same design being approved now.

4.2 Protection afforded to Listed buildings in 1971 Town and Country Planning Act under which the 1987 application was assessed:

‘Where any area is for the time being designated as a conservation area, special attention shall be paid to the desirability of preserving or enhancing its character or appearance in the exercise, with respect to any buildings or other land in that area, of any powers under this Act’

Part I of the [1953 c. 49.] Historic Buildings and Ancient Monuments Act 1953 or the [1962 c. 36.] Local Authorities (Historic Buildings) Act 1962.

4.3 Since 1987, Rixons itself has had a kitchen extension approved & constructed (October 1999 HK/048/96), demonstrating that Mid Sussex Council are not against development in and around listed properties, or even to the properties themselves.

4.4 The Mid Sussex Local Plan 2004 states:

The following features contribute to the particular character of the [Horsted Keynes] Conservation Area:

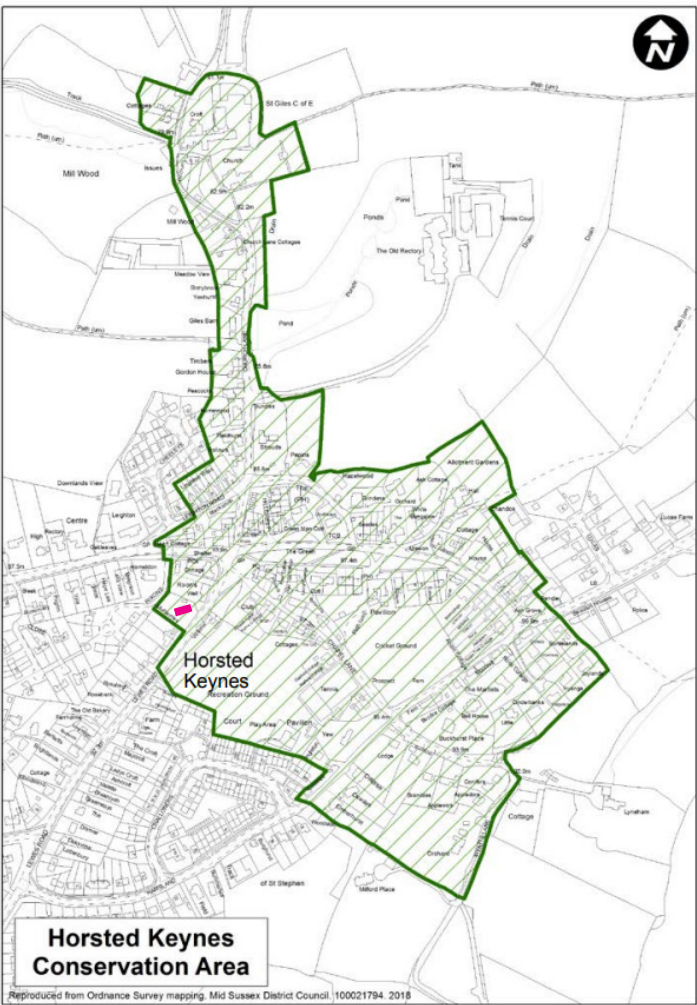
- *the spacious character of The Green, the attractive groupings of buildings around The Green and the sense of enclosure created by both buildings and landscaping;*
- *the variety of age and style of buildings, several of which are Listed Buildings;*
- *the use of traditional and natural building materials;*
- *the extensive views of the countryside from within the Conservation Area, especially around St Giles Church;*
- *the hedgerows, trees and banked verges, including those in Church Lane, Bonfire Lane and Wyatts Lane; and*
- *the views of the church from within the village.*

The proposed changes to Mulberries will not affect the features relevant to The Green (highlighted above):

- The spacious character of The Green will be unchanged
- Mulberries is not an old building and its style will remain unchanged
- the proposals will use the materials already in use on the building, namely Clay tiles and fair faced brickwork, which are traditional and natural building materials.



Location of Mulberries in relation to The Green (Mulberries highlighted in pink)



The Horsted Green conservation area focuses on two main areas: The Green, and the area around St Giles Church and Church Lane

5.0 Design & Access

5.1 Layout

The proposal seeks to add space to the the first floor layout to allow for a large master bedroom with new en-suite bathroom in a dormer, and new insulated storage & wardrobe space under the eaves where head-height is limited. On the ground floor the garage will be extended forwards to align with the front elevation of the house and create a more cohesive appearance.

5.2 Scale

The house will be extended 2.95m to the side, incorporating the garage into the design. The size and angle of the catslide roof will match the existing. The eaves height of the proposed flat roof dormer will match the eaves height of the main roof.

5.3 Amount

These proposals will add 21sqm to the first floor and 2.65sqm to the garage.

5.4 Appearance

All materials will be chosen to match seamlessly with the existing house. The roof and first floor elevations will have clay tiles to match existing, the proposed windows will match existing ones. The flat roof will be a single ply material in dark grey, which will not be visible from ground level.

The existing garage will be retained & slightly enlarged to improve the appearance of it, so it becomes part of the architecture of the house and effectively reduces the size of the existing garage/carport, which is currently unattractive.

5.5 Landscaping

No changes to the landscaping are proposed.

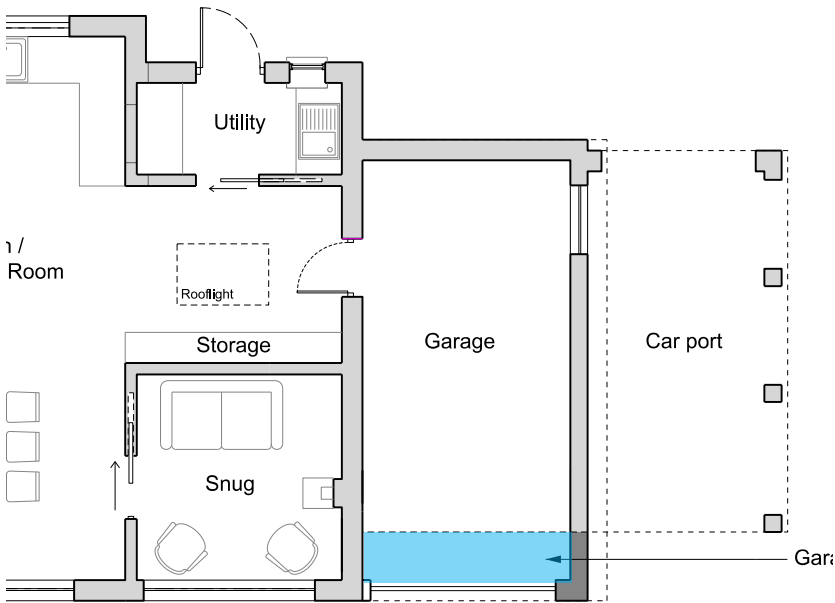
5.6 Context

Context is discussed further on in the heritage part of this document.

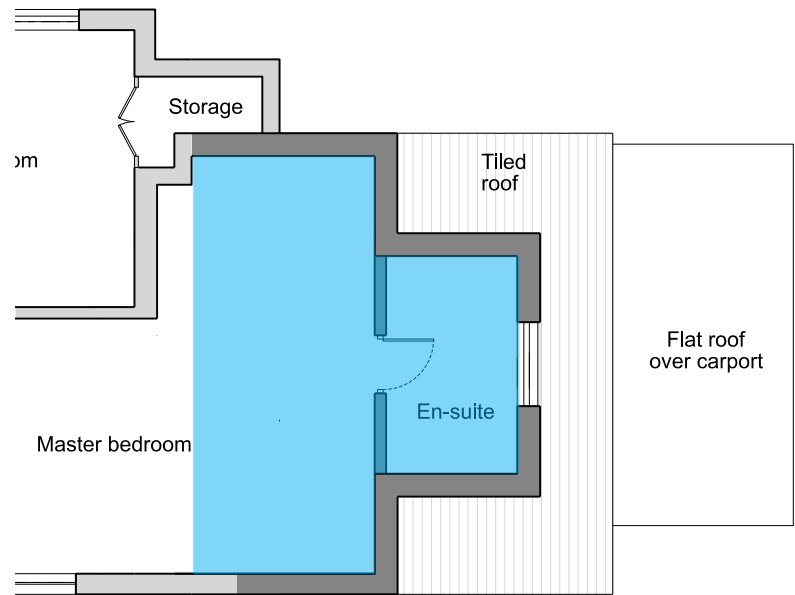
5.7 Access

Access to the house will be as existing: entrance is through the existing front door and up one step. Back and side doors grant access to and from the garden on all sides of the house.

The existing garage and carport are to be retained providing parking spaces for two cars. and the house is also two minutes walk to the local bus route that runs between East Grintead and Brighton.



Proposed Ground Floor Plan (NTS)



Proposed First Floor Plan (NTS)

 = Proposed Additional Floor Area



Photo showing existing garage and carport (prior to addition of approved porch - see below)

6.0 Photographs - Context

The following images show views of The Green, Rixons and Mulberries.



View across the Green, showing Rixons. Mulberries not visible from this angle.



View from Chapel Lane, showing Rixons. Mulberries roof is partially visible behind Rixons' kitchen extension.



View from Lewes Road, showing Rixons on right. Mulberries is not visible as it is set back from Lewes Rd



Mulberries roof can be seen from Lewes Rd when positioned next to Rixons. Here it appears behind the pitched gable of the 1990's kitchen extension.



Approaching the Green from Lewes Rd, Mulberries appears quite separate from Rixons (beyond behind trees)



Proposed massing of extension (pink)- shows good separation from Rixons is maintained

6.1 Photographs - Current

Works permitted under DM/25/0411 for a new porch to the relevant elevation have recently been carried out. The images here reflect the current state of the principal elevation.

