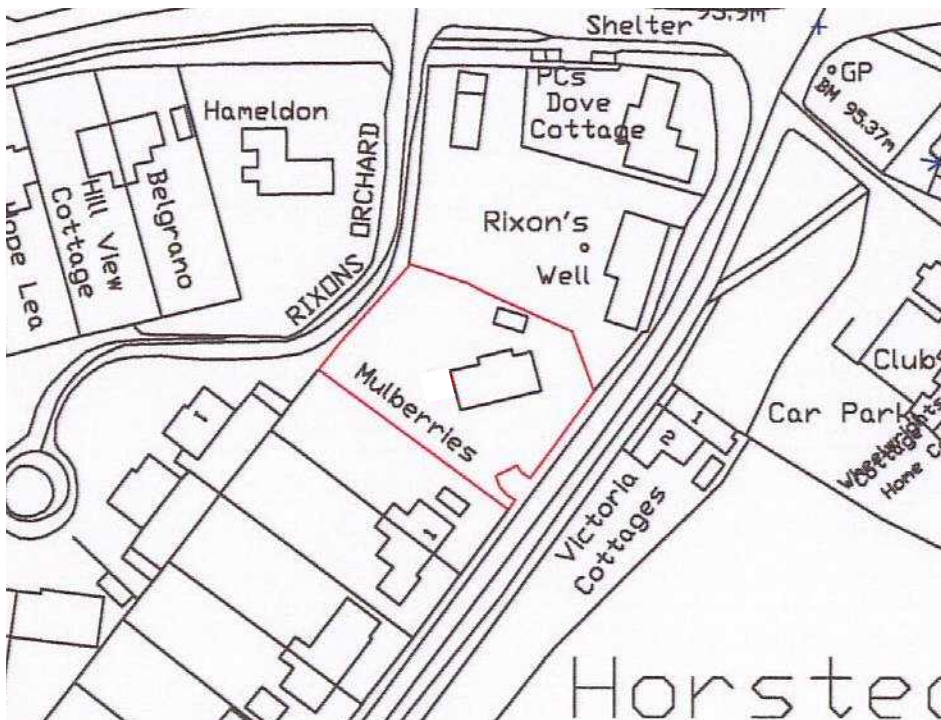


Context & History

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. The building has been extended and altered over the years, including by the addition of a flat roofed garage & carport to the east, and a UPVC conservatory to the West.



Location plan at 1:1250 scale

Site Boundary —



Mulberries Front Elevation



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

Proposal

This heritage statement supports the proposal for the demolition of an existing chimney at the above address. There are two existing chimneys on the house, one is used and the other is not. The owners would like permission to demolish the chimney that sits at the top of the cat-slide roof.

Reason for Proposed Works

The owners of the house are currently undertaking internal renovations involving modernising the kitchen/dining room which is dominated by an unused chimney breast supporting the chimney above. Structural engineers have advised that a new steel A-frame will need to be installed in the roof area in order to retain the chimney.

As this chimney is non-functional, unattractive and poorly detailed, the owners feel the expense and disruption of the design & installation of the steelwork support would be wasteful. As a decorative feature, they do not believe the chimney contributes positively to the look of the house, nor does it improve the look of Horsted Keynes as a whole. In general it is a small, unsightly, cheap looking chimney compared to those on neighbouring buildings.

We do not believe the loss of one of the chimneys would detract from the character and appearance of the building or of the wider area.



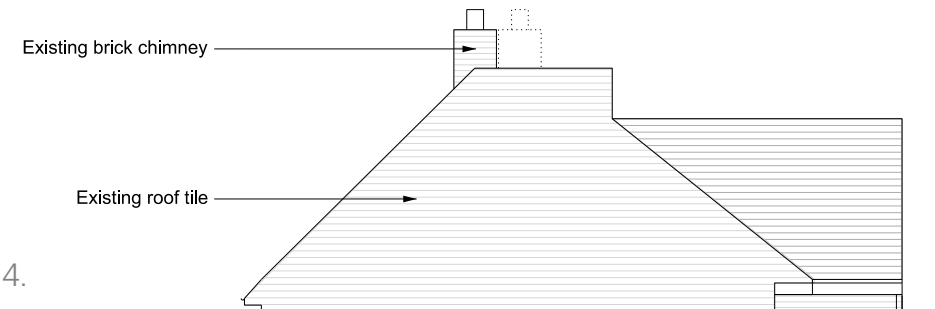
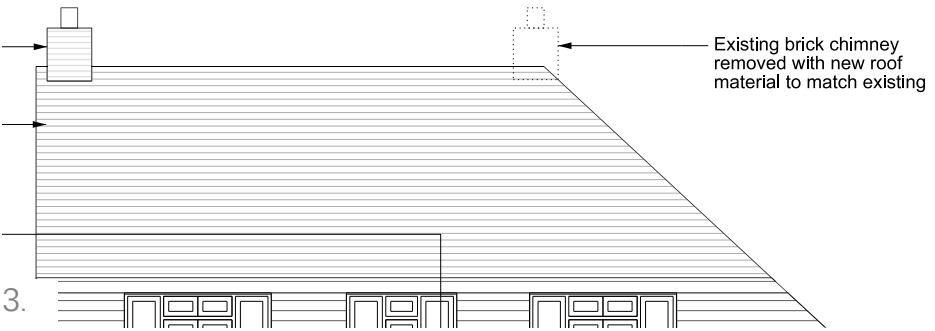
Chimney at Mulberries shows a lack of traditional details: poor flashing installation, no chimney pots and unsightly lichen growth.



Larger scale chimneys seen on 1-8 Lewis Rd showing more decorative brick detailing, traditional flashing and chimney pots



Proposed image of Mulberries with chimney removed



- 1: Existing chimney (centre of image)
- 2: Existing chimney (left of image)
- 3: Proposed side elevation
- 4: Proposed front elevation

Photographs:

The following images show viewpoints where the chimney in question is not currently visible, showing that the removal of the chimney would have no impact at all from these viewpoints.



View across the Green, showing Rixons and the row of semi-detached brick houses with chimneys beyond. Mulberries is completely concealed behind Rixons.



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



View from Lewes Road, showing Rixons on right. Mulberries is not visible.

In all of these views, the chimney in question is not visible. The chimneys beyond belong to a row of eight brick semi-detached dwellings (1-8 Lewes Rd), which feature slightly larger chimneys of higher architectural merit due to better detailing



1-8 Lewes Rd

Photographs - before & after:

The following images show viewpoints where the chimney is currently visible. We believe these photos alongside photo-edited equivalents, show that the loss of the chimney will have very little effect on the character and appearance of the wider area,



Existing (Rixons behind trees)



Existing seen behind Rixons glass gable.



Existing seen from Chapel Lane



Proposed without chimney



Proposed without chimney



Proposed without chimney

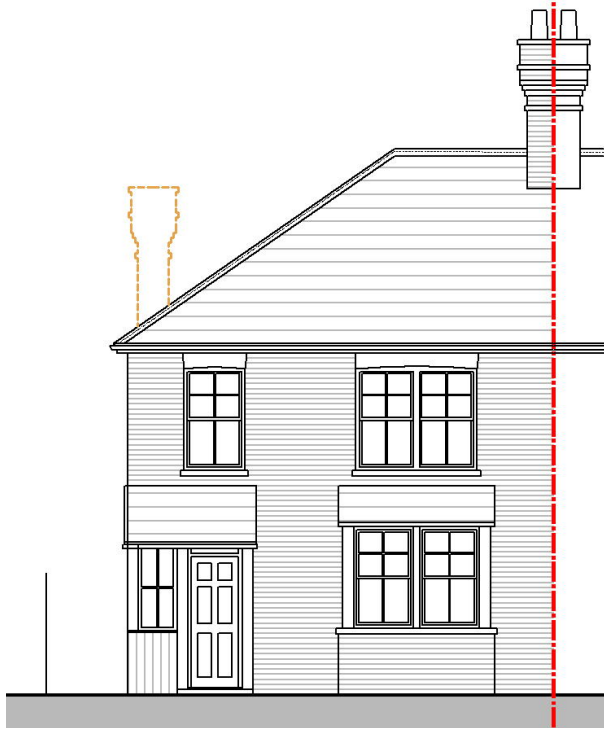
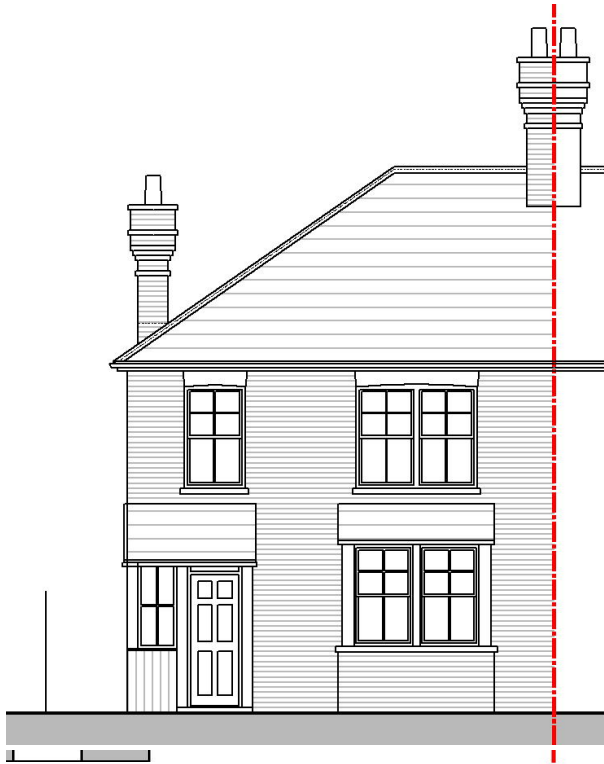
Recent precedent for similar proposals in the same conservation area

Very similar works to those proposed have recently received consent under DM/24/3128 and DM/22/1640. One of the properties is located within the Horsted Keynes conservation area and both are of greater historic significance than Mulberries, each being of Victorian origin and built to a higher level of quality.

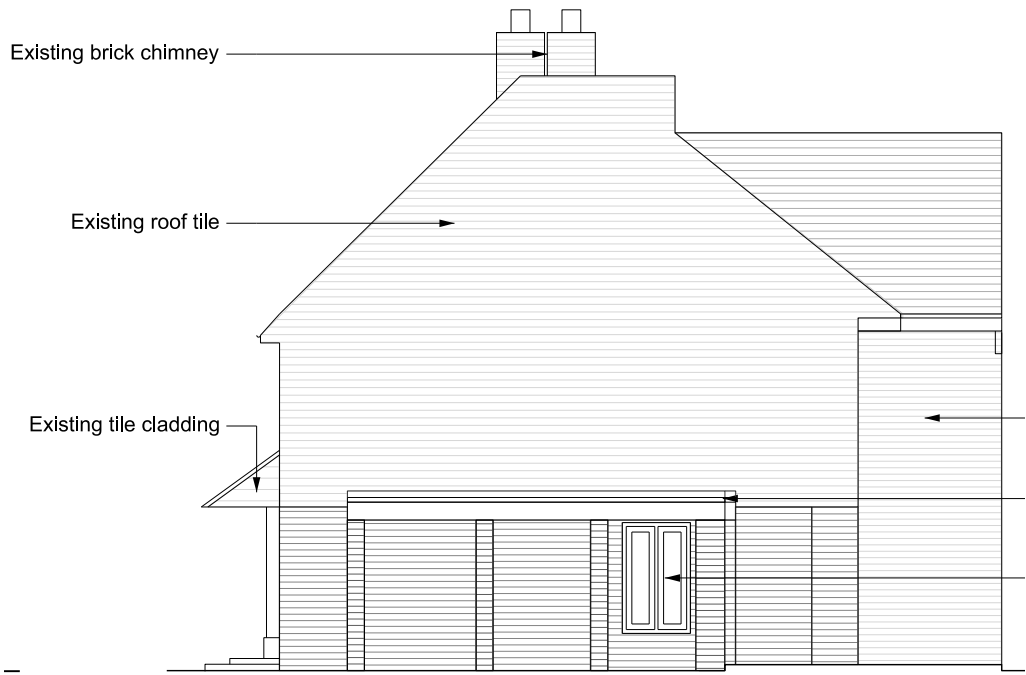
Looking in more detail, the chimneys approved for demolition in each case were, in themselves, also higher in quality than that proposed for demolition at Mulberries - refer to the direct comparison below. It is therefore our belief that there is a strong precedent for similar works within the same conservation area and for buildings of greater historic significance.



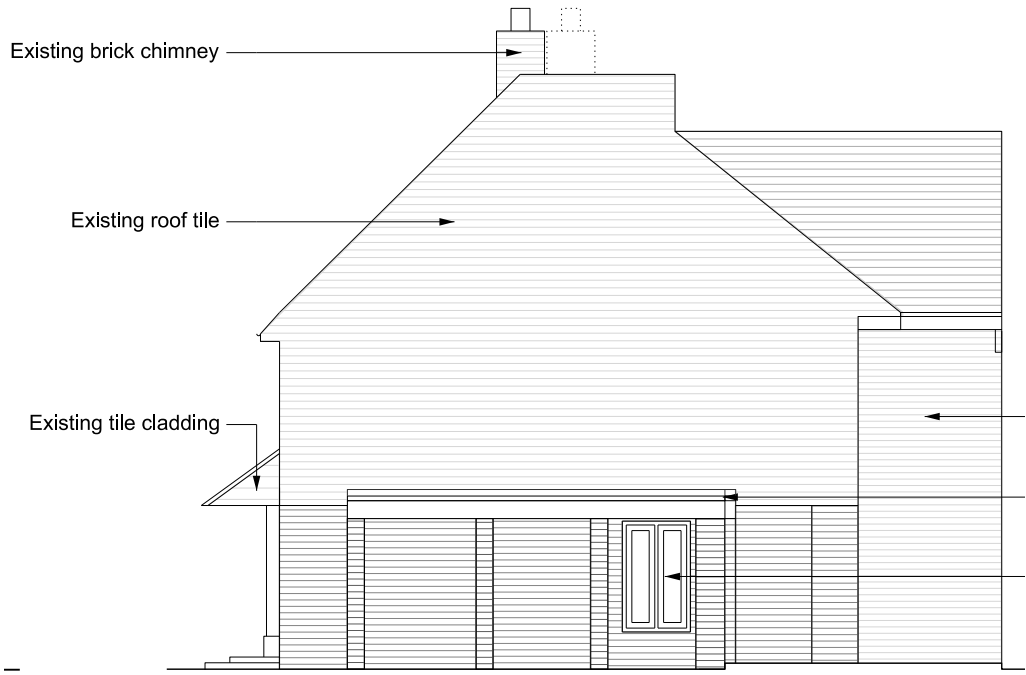
DM/22/1640 Existing and proposed street-facing elevations
(c) S.Burrows



DM/24/3128 Existing and proposed street-facing elevations
(c) Simon Harvey Designs Ltd.



02 SIDE ELEVATION



02 SIDE ELEVATION

Current application existing and proposed street-facing elevations

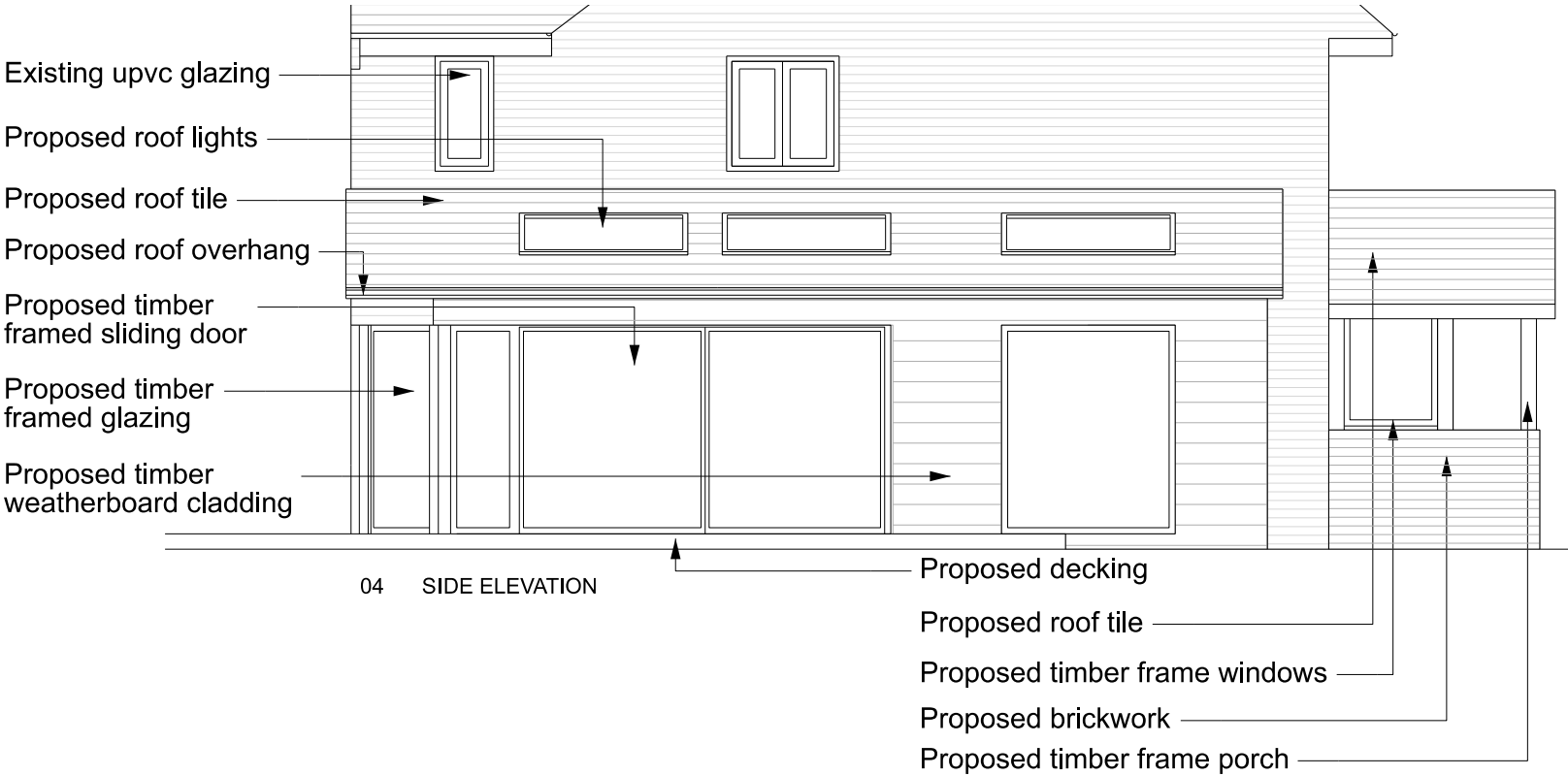
Applicant’s broader justification for the alterations

We purchased Mulberries as a ‘forever home’, and are hoping to remain in Horsted Keynes for as long as we are able. The village is delightful and ideally suited to our needs. It is close to Ardingly College where our nine year old daughter goes to school, and where we hope she will complete her secondary education and A-levels. We purchased Mulberries in a state of some disrepair, and have invested over £200,000 in the property over the last two years. Like many homes built in the sixties and seventies, the basic infrastructure - including the heating system, drainage, wiring, roofing and exterior groundwork - required a complete overhaul to bring them up to modern standards. Having now completed that phase, we would like to make the house more attractive and essentially blend in with its surroundings better than it does currently. We have employed Andrew Paine, who also lives in Horsted Keynes, as our architect for this project – not least because of his understanding of the specific conservation area in which Mulberries is located. Andrew has produced designs that incorporate features that compliment the surrounding buildings. The oak framed porch and future garage extension for example have been designed to mirror similar extensions to Rixons – a neighbouring 17th century farmhouse whose land originally included the plot on which Mulberries was built. We believe Mulberries has the potential to be elevated from its less than attractive current form to a beautiful property in a vernacular style. The wrap-around garden and unusual angle of situation on the plot are characterful features, and our plans are focussed on bringing these attractive elements to the fore. Doing this requires significant investment and implies that the interior space should be similarly enhanced to match that of the exterior. Whilst some reconfiguration is required in order to achieve this, our architect has gone to great lengths to ensure that the impact of these changes are minimal. It is our belief that maintaining the character and aesthetic of any village relies heavily on the its residents making continual investment in their properties – often in excess of the value they are adding. We therefore feel that conservation must accommodate change where necessary, providing those changes result in a clear and obvious overall improvement.

Frank Marckus, 04.11.25



Recently approved oak-framed porch, currently under construction



Recently approved rear extension, currently under construction