

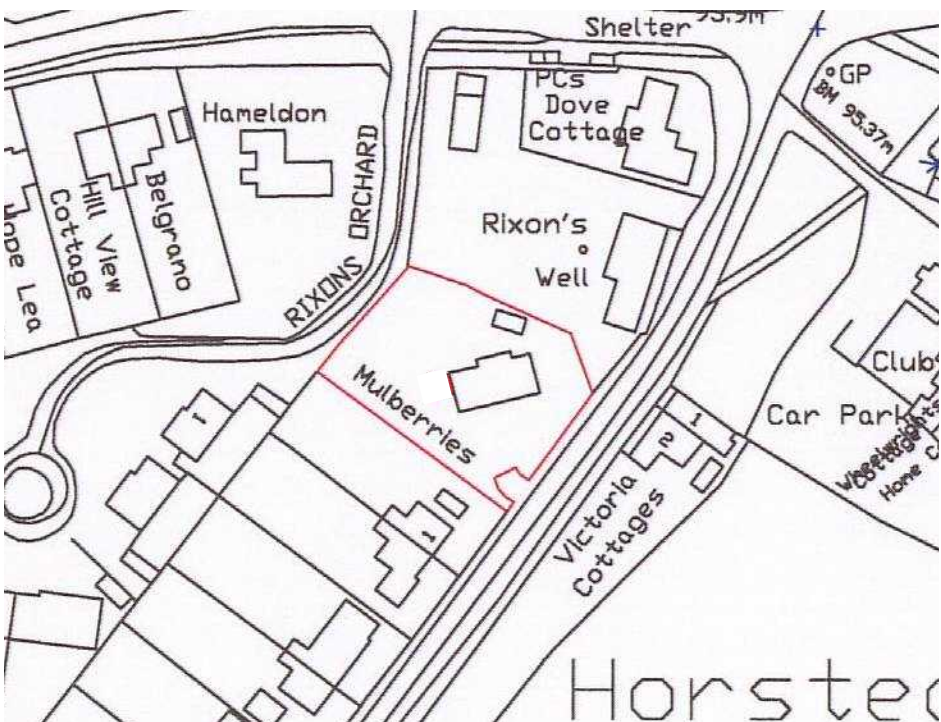
Mulberries, Lewes Road, Horsted Keynes, Mid Sussex RH17 7DP
Design, Access & Heritage Statement | July 2026

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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



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 and an oak framed front porch.

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

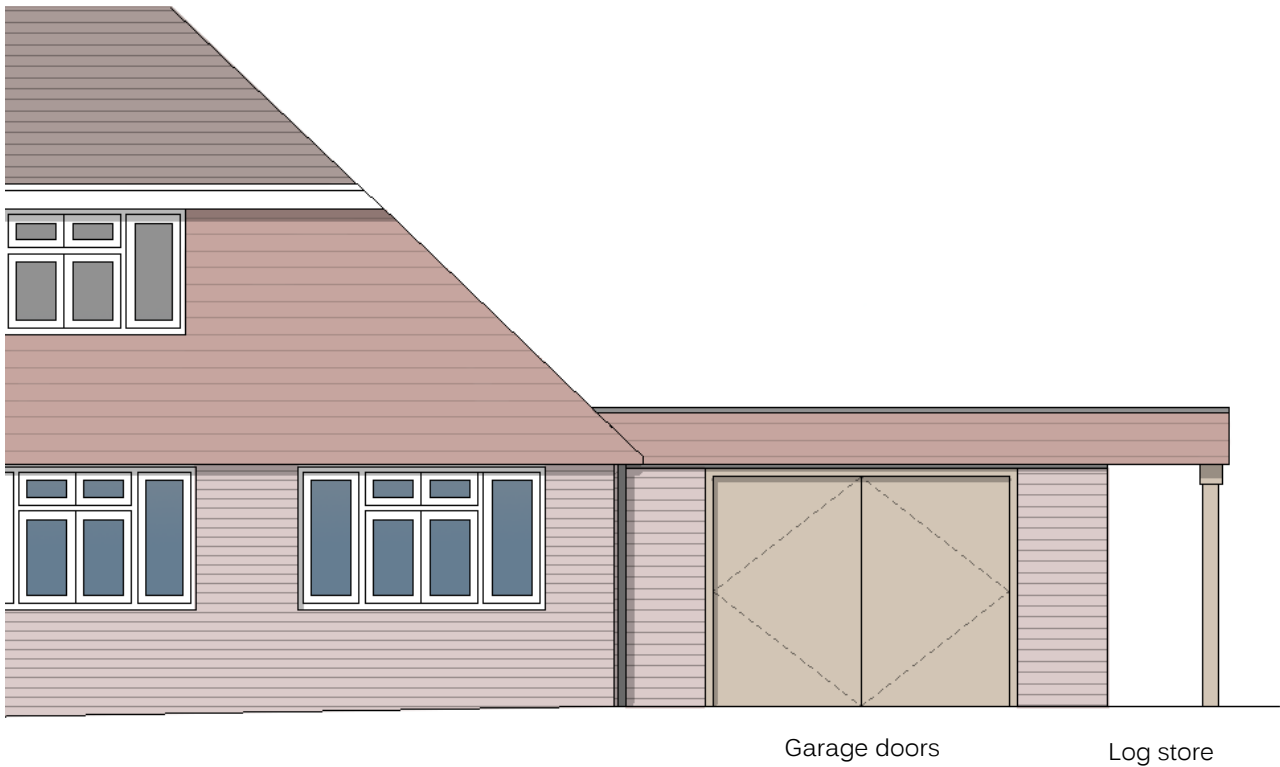
19 Jun 1987	GROUND AND FIRST FLOOR ADDITION. (NOT BUILT) Ref. No: HK/015/87 Status: Permission
06 Apr 1988	GROUND FIRST FLOOR REAR ADDITION AND CONVERSION OF GARDEN SHED TO BEDROOM WITH LINKING CORRIDOR. (NOT BUILT) Ref. No: HK/015/88 Status: Permission
27 Jun 2007	Single storey conservatory Ref. No: 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. (Not yet demolished) Ref. No: DM/25/2289 Status: Permission
20 May 2026	Two storey side extension to match previously approved planning application Ref. No: DM/25/2289 Status: Refused

3.0 Proposal

This proposal seeks to demolish and replace the single storey flat-roofed garage addition to the side. The existing garage is too narrow to accomodate a modern car, and the structure is of poor quality. The proposed plan has a much wider single garage, with oak doors, and a covered area to the side to store logs / bins.

Proposed Appearance:

- Structure: Brick walls to match existing brickwork with some oak posts.
- Roof: Single ply (EDPM or GRP) flat roof sloping to back.
- Doors: Hinged oak garage doors
- Cladding: Hung clay tiles to edge of roof



Colour elevation showing proposed garage (NTS)



Rixon's extension glazed gable



4.0 Conservation - Policy

4.1 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.
- The proposed garage is similar in form to the existing garage to be demolished. It extends the same distance away from the house.

The proposed changes will be an improvement in the following ways:

- The proposed garage doors will be hinged oak double doors, which will be an improvement on the existing white roller shutte, and more in keeping with the conservation area.
- The fascia area above the doors will be clay tiles, which will be more in keeping with the conservation area and better match the existing house than the metal edge on the existing garage.

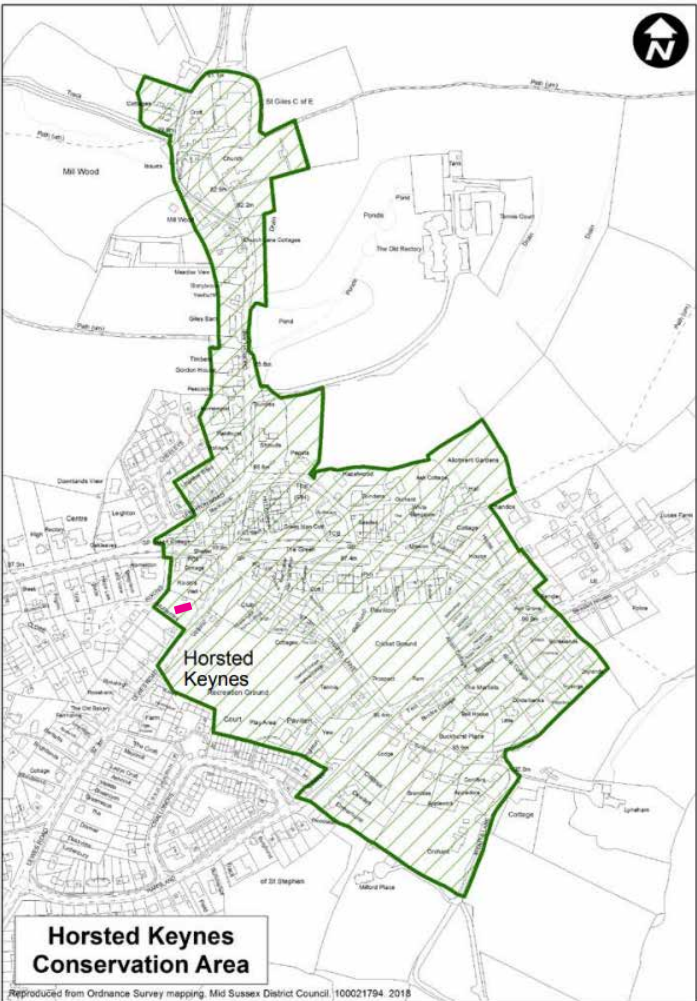
4.2 The Horsted Keynes Neighbourhood Plan states:

5.38. Designation of a conservation area requires all development proposals (demolition, redevelopment, development, alteration or extension) to preserve or enhance its special character

This proposal represents an enhancement to both the Conservation area and the immediate area surrounding a listed building. Removing the existing garage, which is arguably an eyesore and replacing it with a higher quality structure built from traditional 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 create a single car garage and log store within the same area as the existing garage and carport structure. The garage will be able to contain a larger proportioned car, with storage & access space to the sides. The log store will be able to shelter the existing bins and dry logs.

5.2 Scale

The proposed width of the garage & log store will match the existing width of the structure. The depth will be 1m deeper than the existing garage to provide the flexibility to accommodate a larger modern car.

5.3 Amount

These proposals will add 5.5sqm to the footprint of the garage area.

5.4 Appearance

The existing garage extension is poorly built with cheap corrugated metal roof and unattractive roller shutters. The proposed garage seeks to remedy this by replacing it with a better quality garage. All materials will be chosen to match with the existing house.

The roof will be an EDPM single ply flat roof, which will not be visible from ground level. The brickwork to walls will match existing, and the proposed oak doors will complement the recently built oak porch,

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

The garage will improve vehicle access to the house. The current enclosed garage and carport are both very narrow, which means getting in and out of the vehicle can be difficult, as there is limited space to open doors. Modern cars have grown in size which means these parking spaces are particularly unsuitable for newer models.

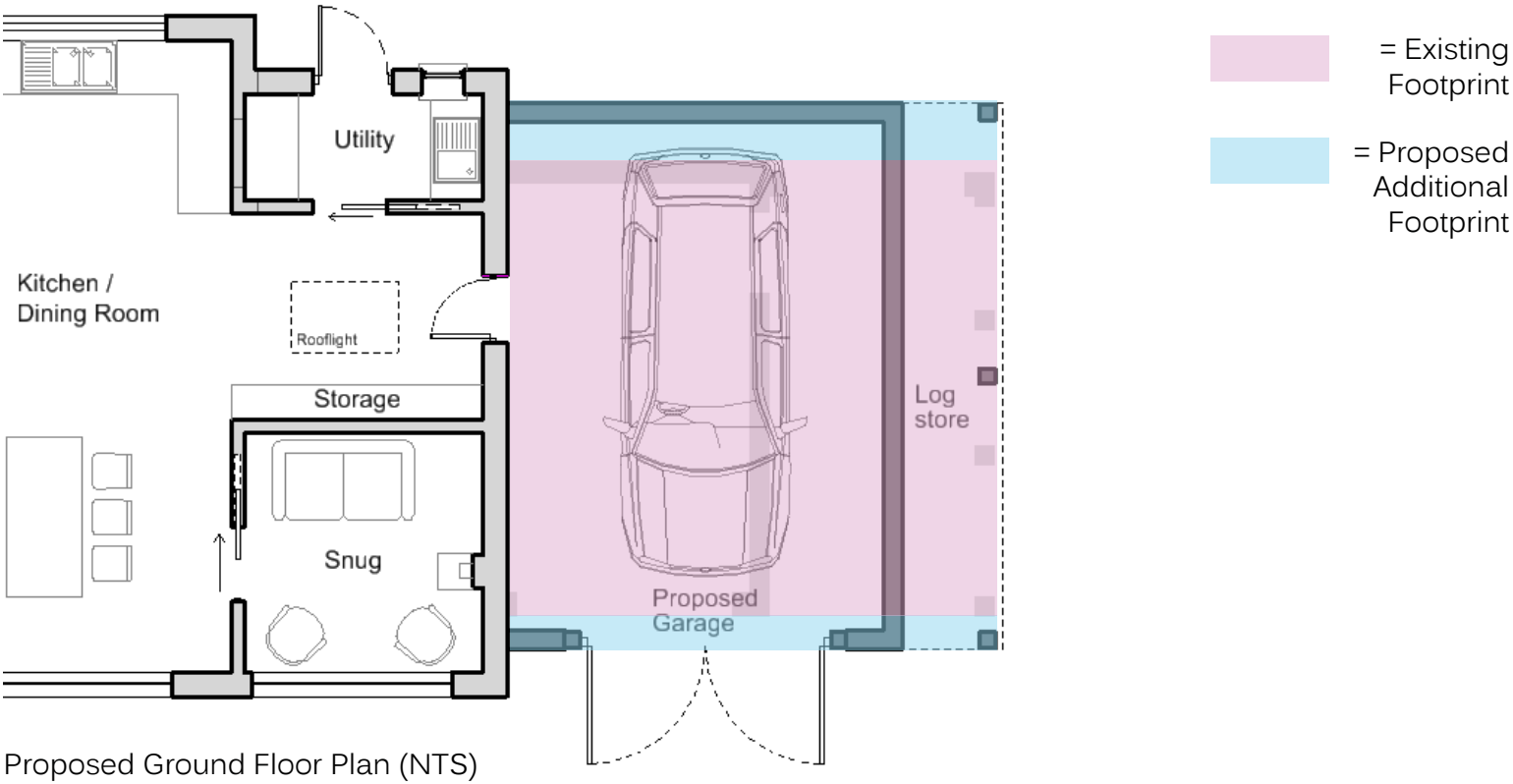


Photo showing existing garage and carport (prior to addition of approved porch)

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