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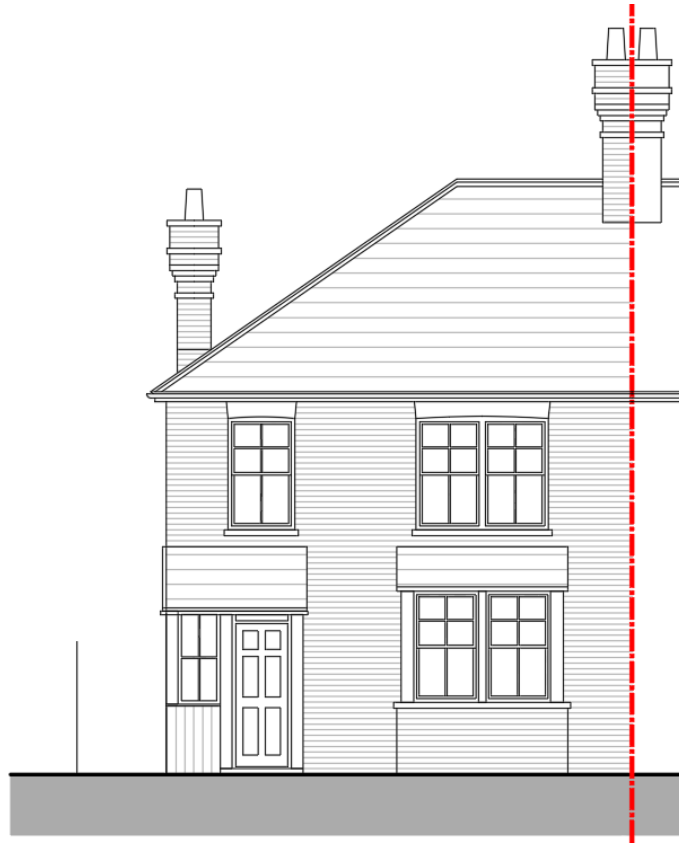


Planning Statement with Design, Access & Heritage

Removal of side chimney

At;

Hurst Cottage, The Green, Horsted Keynes



Revision A - December 2024

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This document is to be read in conjunction with all other submitted plans and documentation.

Introduction:

The proposal seeks permission to remove an existing chimney to a property located within the Conservation Area of Horsted Keynes.

Previous owners have made internal alterations to the property that would appear to be unsatisfactory in terms of Building Regulations compliance. This now leaves the current owner in a position of having to undertake remedial works to make safe, by removing a side chimney to her property.

Location & Heritage:

Hurst Cottage is a semi-detached cottage of traditional design and built, presumably in the latter part of the 19th century or early likely 20th. The property is not shown on the 1888-1915 OS maps, suggesting the latter.

The cottage is one of three pairs of semi-detached houses in 'The Green', in the small village of Horsted Keynes. Originally, the properties and land that they site on, appear to have been part of the existing green space located to the west but built in the early twentieth century when there appears to have been a boom in building in the area, likely with the arrival of the nearby trainline and expansion of nearby Haywards Heath. Plus road connections to Lewes and East Grinstead & Crowborough.

The village has continued to grow through the last century and includes a variety of architectural styles and types. The original heart of the village around the green and the village pub, The Crown now falls under the Conservation Area.

Built with three bedrooms at first floor with two reception rooms, Kitchen and ancillary wing, coal, WC, they are fairly typical of the age. Modern tastes for large rooms and sanitation have required insertions of bathrooms and in the case of Hurst Cottage, a knock through in the Kitchen/Dining and lean-to rear additions.

The property is unlisted.

Amount:

Through its history, it would appear that previous adaptations have been undertaken to Hurst Cottage to facilitate the removal of the ground floor Kitchen walls and also the full removal of the chimney breast at ground floor. Rather precariously, it appears that the loading of the chimney and first floor chimney breast is currently being taken onto the first floor which is not an advisable solution. Structural investigations have been undertaken by Engineers to establish that previous methods taken to support the chimney are insufficient and would not meet Building Regulations. If further remedial works are not undertaken to the chimney, it could pose risk of movement and potential collapse. It would be challenging to try to support the chimney internally and the preferred solution would be to remove the current loading from the remaining stack above.

Scale & Appearance:

The existing property is a traditional house of brick faced elevation with contrasting quoins, string course and headers. With some original sliding sash windows and some replacement double glazed upvc units. The roof is covered in natural slates with crown roll hips and ridges in matching colour.

The dominant shared chimney stacks (stack 1 on drawings) on the Party Wall of each pair in this row of semi-detached cottages are well detailed and remain as strong architectural features to the street

scene. There is also a secondary stack (referred to as stack 2 on drawings) to the side of some of these properties. These served the rear Kitchen and bedroom fireplaces. Whilst these are built in a similar, albeit smaller format to the main, they are secondary in comparison to the main chimneys.

The adjoining neighbours at Trevor Cottage, and also the more prominent corner property at Apple Tree Cottage have no side chimney stacks, presumably removed in the past for similar reasons. It is not considered that their losses are of detriment to the appreciation of the street scene. The main features that are appreciated with this collection of buildings is the relatively unspoilt front elevations with original windows, feature brickwork and the central main chimney to each pair.

Access:

Access remains unaffected by works to the house. The removal of the secondary side stack would not have implications for access, other than for a temporary period of scaffolding during the works.

Conclusion:

Whilst it is never optimal to remove chimneys from buildings in the Conservation Area, this application seeks to remove a secondary side chimney, for reasons of safety from an unlisted building. The removal is deemed to be a relatively minor demolition with the Horsted Keynes Conservation Area and as such is presented for your consideration.

Photographs:

kindly supplied by applicant.



01 – View of front of property. Main chimney stack taking visual dominance.



02 – Front of property taken from across road. Side chimney just showing.



03 – View of side elevation with chimney under application visible above eaves line.



04 – View from rear south corner – chimney to be removed is on right hand side.



05 – View from rear of property – chimney to be removed is on right hand side.



06 – View from rear of property. Note adjoining neighbour's secondary chimney is already removed.

S.Harvey – December 2024