Design Access Statement

The Roost, New Hall Lane, Henfield



October 2026

frost.LOMAX

Project Name The Roost

Location: Land at Crows Nest
New Hall Lane
Small Dole
Henfield

Client: Steve Campbell

Issue	Date	Author	Checked	Notes
-	03/08/2026	GE	BH	Planning Issue
A	06/10/2026	GE	BH	Building footprint relocation

Introduction

This Design and Access Statement has been prepared by Frost Lomax Architects, as part of a set of documents, submitted to assist in the consideration of a new planning application for the construction of a new dwelling within the land north of Crow's Nest, New Hall Lane,



Henfield.

Following a pre-application there were no fundamental concerns with the design put forward at the time, which, has meant the design and massing have developed further since but remained consistent with the design principles set out in the original pre-application.

"There are no fundamental concerns in respect of the plot sizes or the design approach for the proposed dwelling."

From PE/23/0256

Site Location & Analysis

The site is accessed via a new service road that runs alongside the existing property at Crow's Nest, from New Hall Lane. The site is then bounded on all four sides; to the east, south and west by the rear garden boundaries of properties along New Hall Lane. The most northern boundary is tree lined border to a fallow field.

The existing site is predominantly flat with significant width to ensure the proposal sits comfortably between the existing trees at the site's edges and of little impact to the neighbouring properties.

A comprehensive tree survey has been undertaken and there are several mature trees on the site including two English Oaks to the western border. In each case the design of the house has been developed around the root protection zones of these trees.

Design Strategy

A key influence on the development has been the appreciation of the qualities of the existing landscape in and around the development site. The proposals have endeavoured to protect worthwhile landscape and build on the typical characteristics found locally, to create a development with a strong sense of place, rooted in the context of the local urban and rural character.

The concept is based on several principles:

- To be subservient to the existing 'Crow's Nest' property to the south.
- To respond positively to the Chalet Bungalow of the Downley neighbour in the east.
- Materials to be congruent with the existing Crow's Nest to produce a harmonious development across the whole site.
- To preserve the available open space as much as possible and provide a substantial garden area both front and back.
- The Roost's orientation should be angled towards views of the downs and respond to the Downley Chalet.

Use & Amount

The proposal is for one new dwelling on the site, and the creation of a covered parking area for the new property.

The GEA and plot area for each of the new elements are illustrated in the below table.

The Roost [GEA]	Ground Floor (m^2)	125
	First Floor (m^2)	105
	GEA Total (m^2)	230
Parking Area	Area (m^2)	68
Overall Site Area (Red Line Boundary)	Area (ha)	0.267

Surface water drainage is captured in a (to be designed) attenuation tank located near the new driveway to the front of The Roost (illustrated on our Proposed Drainage Strategy drawing 26493-FLA-ZZ-00-DR-A-013) and then discharged into the newly proposed drainage ditch that runs along the eastern and northern borders of the site to the Woods Mill retention lake north of the plot.

Waste treatment for the property (also shown on drawing FLA-ZZ-00-DR-A-013) is facilitated through connection to the existing foul drainage system on the site to the existing Crow's Nest.

Layout

The proposed development sits to the centre of the site, just south of the mid-point and angled to provide oblique elevations to the downs and views out in all directions. Nestled between groups of existing trees the layout seeks to develop an aesthetic of a structure in harmony with the naturally developed vegetation that already exists.

The generally flat topography of the site means that the house's one and a half storey is not directly visible from New Hall Lane (with Crow's Nest obscuring its view)

Counterpart to the house is the new garage port just east of the main house that announces the transition from the new access into the ownership of The Roost.

An existing temporary structure is currently located along the path of the new access road to The Roost. As part of the completion works to Crows Nest and the anticipated construction of The Roost, this will be removed to provide a route to the new property.

Scale, Form & Appearance

The new house is to have a vernacular look and form, responding directly to the existing Crow's Nest property to the south. The gabled front and rear roof structure is designed to be functional, in providing space at the upper floor and creating a robust, classic silhouette.

The one and a half/two storey look of the proposal is in keeping with the scale of buildings found locally and the adjacent property to the east. Large sloping and hipped chalet roofs are prevalent in the area and dormers to the north and south seek to replicate the informal language seen on neighbouring properties.

The buildings materials will look to complement the existing house to the south, focusing on a red brick finish, with clay tiles to the roof. Dormers will be tile clad. All windows will be double glazed and to match those found on Crow's Nest.

Detailed further within the landscape section, the driveway and access road will be a stabilised gravel surface.

The proposed carport will also have a half-hipped tile roof with traditional horizontal timber boarding to enclose it on three sides.

Main building façade materials include:

Wienerberger 'Kassandra' blend bricks	
	
Sandtoft - Alban 'Sussex Blend' roof tile	Sandtoft 'Humber' tile hanging
 	 

See below an artist's rendition of the proposed property and carport.



Access

The access to the site is made by way of a new, 3.8m wide track access road that runs past the existing Crow's Nest from New Hall Lane.

Currently, there is a concrete hardstanding that terminates in a temporary structure to the west of Crow's Nest. For the development of the site, this structure is to be removed and the hardstanding marking the transition to the new access road surface.

Sufficient space is allowed on the site for parking and for emergency/delivery vehicle turning, and is laid out in a way, that is practical but in keeping with its semi-rural location.

A zone for refuse collection and bin storage is located at the end of the road, available from New Hall Lane.

Landscaping

The design of the landscape strategy is to be a light touch to the site. The house is located to respect the existing high value trees on either side of the site. Where the new property intersects with three existing, low value (Category C), trees, the specimens are to be relocated to an area just south of the new carport, and north out of the zone of construction but still within a natural grove of trees.

A semirural location, the boundary conditions are designed to work with the natural environment to enhance local biodiversity, through trees and hedges, and the preservation of mature planting, providing wildlife habitats as well as colour, shade and shelter. Additional native species of fruit trees and hedging are to be planted along the bordering edges of the site, complimenting the already robust planting and enhancing privacy to the plot.

Along the access road north, the boundary to the Homeland neighbouring property will be a combination of hedgerow and post & rail fence. To the private garden of Crow's roost there will be a vertical close boarded fence.

The access lane itself will be constructed of a stabilised gravel and denote the transition from Crow's Nest to The Roost by the change of material from a hardstanding at the roads entrance off New Hall Lane.

Sustainability

The construction of The Roost aims to be built with a Fabric First approach. A design strategy that prioritizes the performance of a building's physical envelope, such as its walls, roof, windows, and airtightness, over the installation of complex mechanical systems. By focusing on high-quality insulation, strategic orientation, solar gain, and natural ventilation, this method significantly reduces a building's overall energy demand at the outset. This reduction not only minimizes the project's carbon footprint and the risk of a performance gap between design and reality but also creates a more comfortable, stable, and healthy internal environment that requires smaller, more cost-effective heating and cooling equipment.

In addition to the fabric first approach, a PV array (to be designed) is proposed to the north of the plot to provide renewable energy on site.