ABIR Architects

Dunstalls, Windmill Lane, Henfield



Design and Access Statement

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1.00 Existing Context

1.01 Introduction and Summary

Dunstalls is a Grade II listed C17 or earlier timber-framed cottage, located on Windmill Lane in Henfield (NGR: TQ2095215347).

Historic England Listing: 11931333

The cottage was granted Listed Building Consent and Planning Permission (DC/16/0182) in 2016 for the "proposed refurbishment, repairs, regularisation and replacement conservatory to Listed Building demolition of sub-standard parts".

Whilst the former conservatory was removed the permitted replacement conservatory was not implicated at that time. Evidence of the former conservatory can be seen on the facade, indicated by a horizontal chase (1) below the cill line of the first floor windows and vertical paint lines (2).

This Design and Access Statement (and accompanying Historic Building Assessment by Maggie Henderson) sets out the context and rationale for a revised proposal for the replacement conservatory.

Supporting drawing register:

0775.EXG.001 - *existing plan, section & elevations*
0775.PL.001 - *proposed plan, section & elevations*
0775.PL.002 - *existing and proposed details*
0775.PL.003 - *proposed 3D visualisations*
0775.PL.004 - *existing location plan and proposed block plan*

1.02 Existing Site Photographs



Rear (South) Elevation



Evidence of former conervatory on facade





Existing brick, window and threshold details

1.03 Existing 3D Model



South West View



South (Rear) View



South East View

2.00 Proposal

2.01 Description of Works

The proposal is for a replacement conservatory that does not require any works, alteration or fixing to the existing cottage. This rationale has led to a contemporary 'light touch' solution, in contrast to the architecture of the listed cottage.

The conservatory structure is self-supporting and completely independent of the cottage, with new foundation pads being set away from the cottage wall so as not to disturb or apply loads to any substructure or soils at the base of the cottage wall. By supporting the structure on 4 small concrete pad foundations a greater proportion of the existing terrace sub structure can remain undisturbed.

The new galvanised steel structural frame and posts are supported off four concrete pad foundations, with the steel framework cantilevered from the steel supports to allow the structural vertical posts, floor beam and roof support beam to be positioned close too but not touching the cottage external wall.

Where the previous conservatory roof abutted the cottage wall, a horizontal chase was cut into the brickwork to allow for the insertion of a lead flashing. The proposal is to utilise this existing chase for the insertion of a new powder coated aluminium flashing.

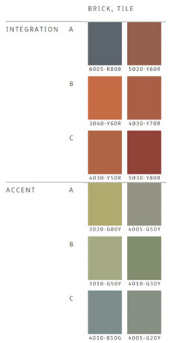
The vertical posts are to be clad externally and internally with a purpose made powder coated aluminium cover piece that touches the cottage wall but is not fixed to it. Vertical expanding tape is applied to the timber packing piece and structural post to prevent moisture ingress between the cottage wall and conservatory (the tape expands when wet).

2.02 Use

A new conservatory in place of a formerly consented conservatory under planning permission and Listed Building Consent DC/16/0182.

2.03 Appearance

The proposed conservatory is of a contemporary 'light-touch' design that is structurally independent from the listed cottage. The proposed frame is finished in a bespoke soft/"Weald" green colour, adopted from the 'High Weald Character Area Developed Palette'.



2.04 Layout

The proposed conservatory is located in the same position as the former conservatory, respective to existing paint lines and horizontal chase.

2.05 Amount and Scale

GIFA: 9.6m²
The monopitch roof ranges from 2.3m to 2.75m high.

2.06 Access

The conservatory can be accessed internally via the retained timber door, or externally from a stepped patio area.

2.07 Proposed 3D Visualisations



Proposed View from South West



Proposed View from South