

Foxhill Farm Farmstead Foxhill Lane Halewood Knowsley L26 4XG

Design and Access Statement



The existing site Context

The site is a consists of a group of Farm buildings with a planning approval for part of a larger part of the site for proposed scheme development that is currently being considered under the application 20/00470/OUT. The Proposal is for outline planning permission for the demolition of some of the barns and the existing bungalow on the remaining area of the site, which does not benefit from planning permission.

The site is surrounded by open fields with dense hedges. To the south of the site there is a dense group of trees. On the edge of the field there are mix of houses and barn conversions. The houses have very limited views of the site and apart from the approach road the site is only visible from the public road at one point.

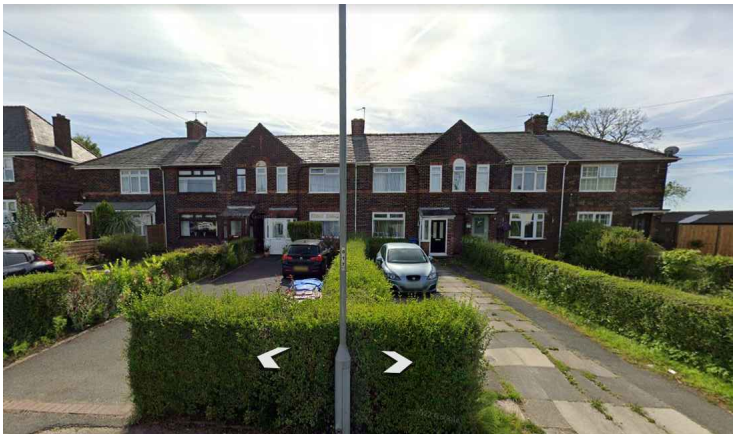
-  Open Fields with dense hedge borders
-  Dense wooded areas
-  The Site (Including adjacent approved development)



Surrounding Context - Houses

The Houses surrounding the site are of various finishes, combinations of terraced detached or stand alone houses styles. The surrounding architecture is generally non vernacular or traditional to the area. Key houses to note are the existing farm building on the site, (please see image - Houses 7). The old barn styled house with white render finish developed by two storey extension to the site and single storey extension as on the picture.

Other large mansion on the approach to the site, and the group of houses to the north of the site.



Houses 1



Houses 2



Houses 3



Houses 4



Houses 5



Houses 6



Houses 7



Houses 8



Surrounding Context - Barns

There is a large number of barns and converted barns in the vicinity of the site. Typical features include: large expansive roofs, 4.5-5.5m eaves, and terraced conversions.



Barns 0 Onsite



Barn 1



Barn 2



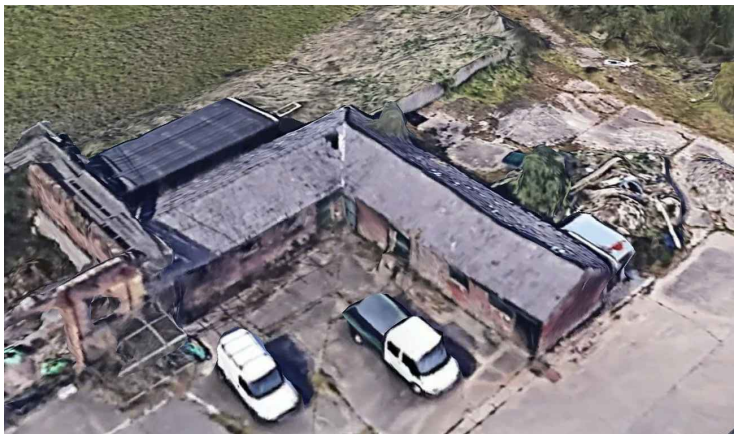
Barn 3



Barn 4



Barn 5



Barn 6

Surrounding Context - Views

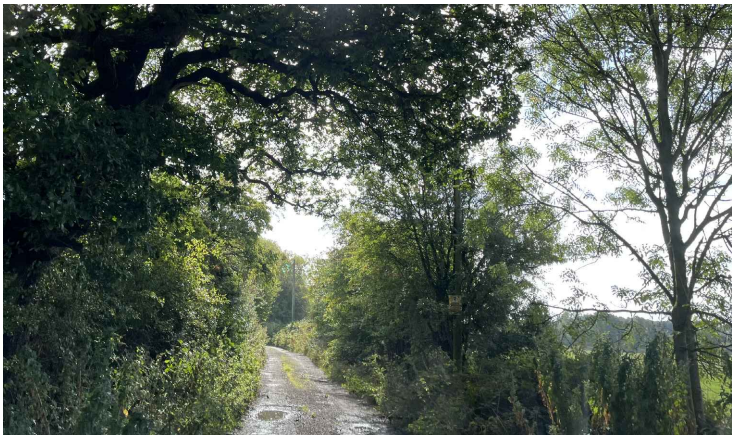
Views on to the site are limited. The bungalow site will be the first building you see when approaching the site.



Approach View 1



Approach View 2



Approach View 3



Approach View 4



View 2



View 1



View 2 Wide View



Existing farmhouse



Approach View 3



Approach View 2



Approach View 4



Bungalow



View 2



View 1



View 2 Wide View



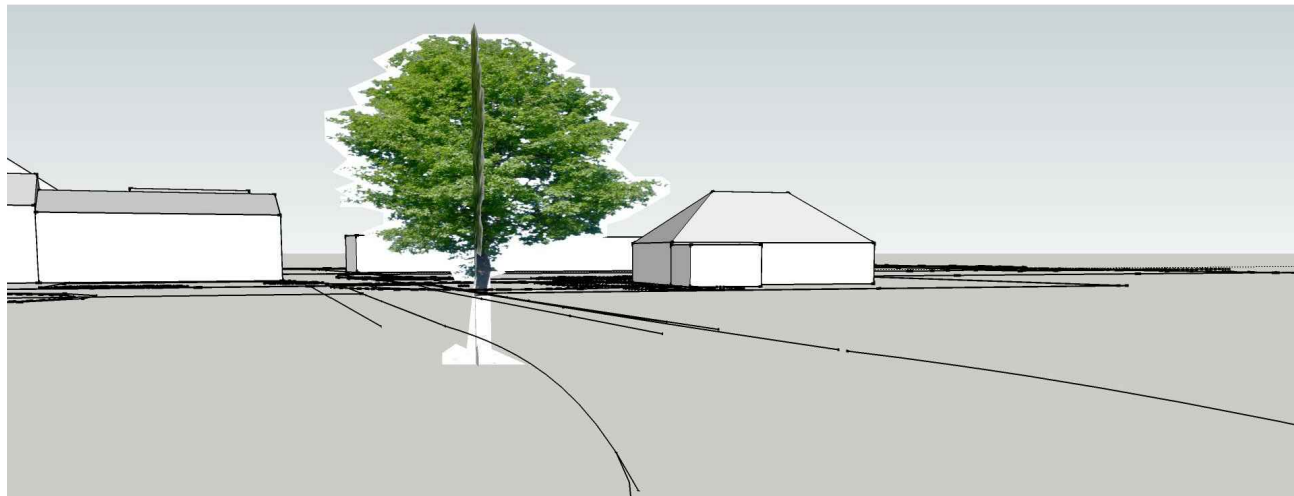
View 2



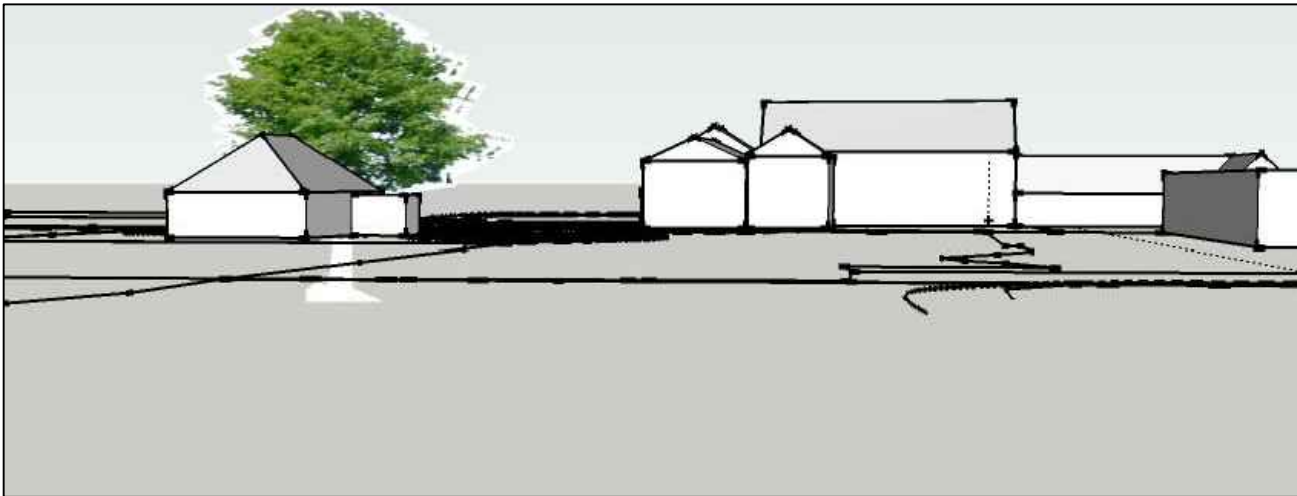
Photo approach to site



Photo approach to site



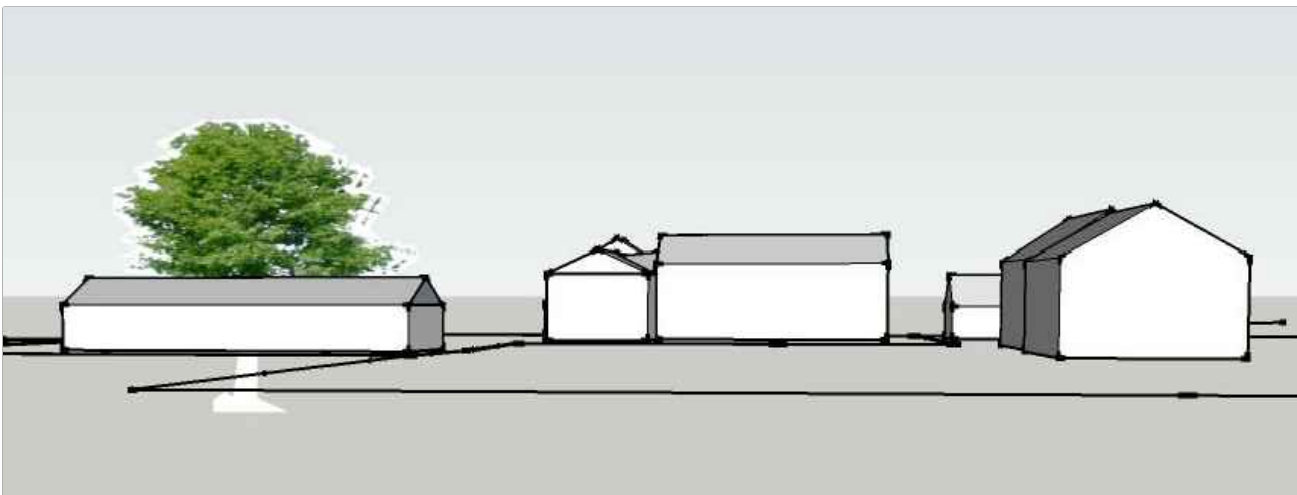
Existing 3d Model



Existing 3d Model



Proposed 3d Model



Proposed 3d Model

GL432 Foxhill Farm Farmstead Foxhill Lane Halewood Knowsley L26 4XG

Introduction

This statement is to be read in conjunction with the planning statement and where information differs the planning statement should take president.

Use

The current site is an agricultural development. The proposal is for the erection of new dwellings to replace the existing buildings and also for amending the existing dwellings on site.

Surrounding the site there are a large number of agricultural buildings which have been converted over years. The neighbouring site has also had outline planning permission approved for the demolition of the existing agricultural buildings and erection of new dwellings in lieu of them.

As the existing buildings no longer form a viable business the proposed development of the site as dwellings is the most suitable use for the site.

Further justification of the use of buildings is in the supporting statement provided by the planning consultants

Amount

There are currently three dwellings on the site and a large partially demolished barn. The Existing buildings on the site occupy a footprint of approximately 497.5m².

The proposal is for 5 dwellings with a total footprint of approximately 419m².

The northwest part of the site:
consists of a large barn and two Dwellings. The proposal is to demolish the existing barn and part of one of the Dwellings and direct two new Dwellings. The proposed development will form a lower footprint than the existing.

The Southeast part of the site:
is occupied by 1 bungalow. The proposed development of the Southeast of the site will have a similar paw print to the existing I'll be for one Welling

Overall the amount of development on the site will have less impact on the greenbelt than the permitted amount of existing development.

Layout

Through the site a road provides access to the previously approved application.

On the northwest part of the site:
There is a large barn which is at the rear of the two dwellings. The proposal is to replace the existing barn with two dwellings and partially demolish part of one of the dwellings. The two new dwellings will be set forward from the position of the existing barn to allow for garden space to the rear. This will involve the demolition of part of one of the dwellings. An indicative internal layout shows how the internal arrangement can work with minimal work to the existing buildings.

Car parking will be located to the front of the two new dwellings. The layout of the parking may relate to the way that agricultural vehicles will be parked around agricultural buildings. Additional parking spaces will be provided on the other side of the road also relating to how vehicles park around agricultural buildings.

On the south east part of the site:
There is an out of character bungalow which is awkwardly positioned on the site. The proposal is for a long and thin bungalow which will be set back to have a reduced impact when entering the site than the existing building.

Scale

On the Northwest part of the site:
There is a large dilapidated barn. This will be replaced with two new dwellings with part of one of the existing dwellings demolished. The scale of the replacement dwellings will be smaller than the existing barn however larger than the other buildings on the site in reference to the barn that will have historically been there.

On the Southeast part of the site:
The northwest part of the site is occupied by a hipped barn which is an incongruous form to the surrounding buildings and locality. The proposal is for a low ground hugging building with gabled ends. This will be more sympathetic to the surrounding area and the agricultural history of the area.

Appearance

The Appearance is not concerned as part of this application; however it is presumed that the buildings will be for a local agricultural vernacular.

Access

Through the site a road provides access to the previously approved application.

On the Northwest part of the site:

The Existing Farm house 1 will have parking and access to the front.
The Existing Farm house 2 will have a rear garden and can be accessed from the car parking area to the front of plots 1&
Plots 1&2 will have parking provision to the front. This has been laid out in a similar manner to the way that agricultural vehicles will be parked around agricultural buildings.

Refuse

Bins will be located at the rear of each property and generally taken to the front around the side of the dwellings. The bins to plot two will be accessed via a ginnel.

