

HALSNEAD FARM

Widnes, UK

Visual Impact

Old Halsnead & proposed lighting
4th December 2025

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01 Introduction



01 Introduction

Background & Methodology

Residential development is proposed at Halsnead Farm, beyond the rear garden boundary of Old Halsnead, a grade II listed building described by the official listing as:

“1680. Stuccoed stone, stone roof with centre chimney, 2 storeys. A 2-storeyed gabled porch has a round-arched entrance with keystone and imposts, and a 3-light window above, and an armorial crest in gable. A 5-light window on each floor to right of porch, and 2 5-light windows on each floor to left of porch all with chamfered stone mullions and leaded panes (mostly non-opening).”

This report considers the interface between Old Halsnead and the development site, in particular the introduction of external lighting and effectiveness of the proposed green buffer.

A broader consideration of the impacts on visual and landscape receptors is documented in a separate report by Layer.studio.

In order to appraise the extent of change, a series of “verified views” have been produced to enable comparison before and after development, both during the day and at dusk. The first viewpoint looks south west towards Old Halsnead and the second looks north east towards new residential properties. These positions are illustrated overleaf.

As well as demonstrating the degree of visual change, verified views are also used as a design tool. Photorealistic views can identify impacts from visual receptors that may not be highlighted by 2D plans alone. The visualiser can help the design team adjust their proposals to mitigate impact from visual receptors. In this instance, following issue of draft views, the positioning of new trees was adjusted within the planting plan to plug gaps in vegetation and minimise visual permeability between the development site and grounds of the neighbouring listed building.

A full methodology regarding production of verified views is appended to this report.

01 Introduction

General Arrangement



02 Viewpoint Photography

HALSNEAD FARM



02 Viewpoint Photography
Viewpoint Location Plan



KEY

 Application Boundary

 Viewpoint location

02 Viewpoint Photography

Viewpoint 1: Baseline - day

Halsnead Farm



Viewpoint 1

This view is located in the adjoining field to Old Halsnead, approximately 50m north east of the property's rear garden boundary. The foreground comprises short managed grass grazed by horses stabled at Halsnead Farm. The field is bounded by a low timber post and rail timber fence which crosses the width of the mid distance view. Beyond this fence, mature woodland belonging to Old Halsnead and Halsnead Villas creates a backdrop of deciduous vegetation.

The photo was taken in November meaning that trees have dropped the majority of their leaves. There is some visibility through the vegetation but the density of planting means that views of existing buildings are limited. More specifically, the roof and chimney of Halsnead Villas is partially visible centre left of view. Old Halsnead is not visible but this may change in mid winter when all leaves have been shed.

During the summer, when vegetation provides more effective screening, it is expected that views of existing buildings will be very limited.

02 Viewpoint Photography

Viewpoint 1: Proposed - day



Viewpoint 1

On completion, land use has changed and the view is framed by new homes. To the right by a three storey townhouse and to the left by a smaller two storey house. At low level, the foreground comprises road, driveways, front gardens and roadside amenity planting.

New tree planting creates a layer of vegetation between new homes and the established backdrop of mature vegetation, thus helping to restrict views towards Old Halsnead. New evergreen feathered pines and understorey planting plug the vertical gap below the canopy of established trees.

Over time, as newly planted trees mature, they will “fill out” and create a more comprehensive green buffer to the site boundary.

02 Viewpoint Photography

Viewpoint 1: Baseline - dusk

Halsnead Farm



Viewpoint 1

At dusk, the sillouhette of mature trees is prominent. The roof and chimney of Halsnead Villas is more difficult to identify.

02 Viewpoint Photography

Viewpoint 1: Proposed - dusk

Halsnead Farm



Viewpoint 1

Lighting columns illuminate the road and highlight new trees in the foreground. Existing mature trees belonging to Old Halsnead and Halsnead Villas create a tall backdrop of vegetation. Luminance levels reduce with distance from the camera.

02 Viewpoint Photography

Viewpoint 2: Baseline - day

Halsnead Farm



Viewpoint 2

Taken from within the rear garden of Old Halsnead, this view looks north east towards the development site.

The foreground comprises lawn and play equipment with the white rendered house and garden trees framing the right of view. The garden is bounded by mature trees which present a wooded backdrop across the width of the mid distance. Trees are deciduous with high canopies meaning that there is visibility through trunks towards the development site. A shrub understorey creates a low level green edge to the garden and helps create a sense of enclosure in addition to the formal timber fence that marks the plot boundary.

Visibility to the neighbouring field will vary through the seasons as trees gain or lose leaves.

02 Viewpoint Photography

Viewpoint 2: Proposed - day

Halsnead Farm



Viewpoint 2

The upper parts of proposed houses are partially visible between tree trunks and the gap between ground level understorey and tree canopies. During the summer, these buildings will be less visible as trees gain leaves.

Over time, as newly planted trees mature, they will “fill out” and create a more comprehensive green buffer to the site boundary. This will mean that new housing becomes less visible as the years go by.

02 Viewpoint Photography

Viewpoint 2: Baseline - dusk

Halsnead Farm



Viewpoint 2

Similarly to viewpoint 1, at dusk, the silhouette of mature trees is prominent. The white render of Old Halsnead helps the listed building to be seen as darkness falls.

02 Viewpoint Photography

Viewpoint 2: Proposed - dusk

Halsnead Farm



Viewpoint 2

As darkness falls, the colour of new houses becomes less perceptible but the roof line can still be identified.

Street lighting illuminates some elements of the proposed development but points away from Old Halsnead, therefore preventing glare.

Interior lighting creates a degree of glow from new windows but this is predominantly screened by intervening vegetation of the new green buffer and established woodland edge. The screening properties of new trees will increase as vegetation matures and “fills out”. Buildings will also be less visible in the summer when trees gain leaves.

03 Appendix



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