



**PROPOSAL FOR AN ERECTION OF AN
AGRICULTURAL STORAGE BARN FOR
PERSONAL USE**

Mr & Mrs Jones

Dragon House Farm, 370A Cronton Road, Widnes, WA8 5QD

Full Planning Submission
Design and Access Statement
February 2021

LK
ARCHITECTURE

INTRODUCTION

This Design and Access Statement supports the proposal for a Full Planning Application for the Erection of an Agricultural Barn at Dragon House Farm, 370A Cronton Road, Widnes, WA8 5QD.

OS grid reference: SJ 49097 88236

The site is situated between the Village of Cronton and the North west Widnes. The site is under the Knowsley Metropolitan Borough Council's Authority.

The application site is situated in the Knowsley Green Belt Land area (Under the parcel ID of K072 in the Knowsley Green Belt Study). According to mapping data, the Greenbelt area is the only restriction on or around the site boundary.

The report explains the existing site location and the proposed design principles. It demonstrates considerations in relation to its context within Widnes and it's surroundings.

The design aims to deliver a proposed development of merit within the current rural setting.

The following supporting information has been included within the Full Planning submission and should be read in conjunction with this report:

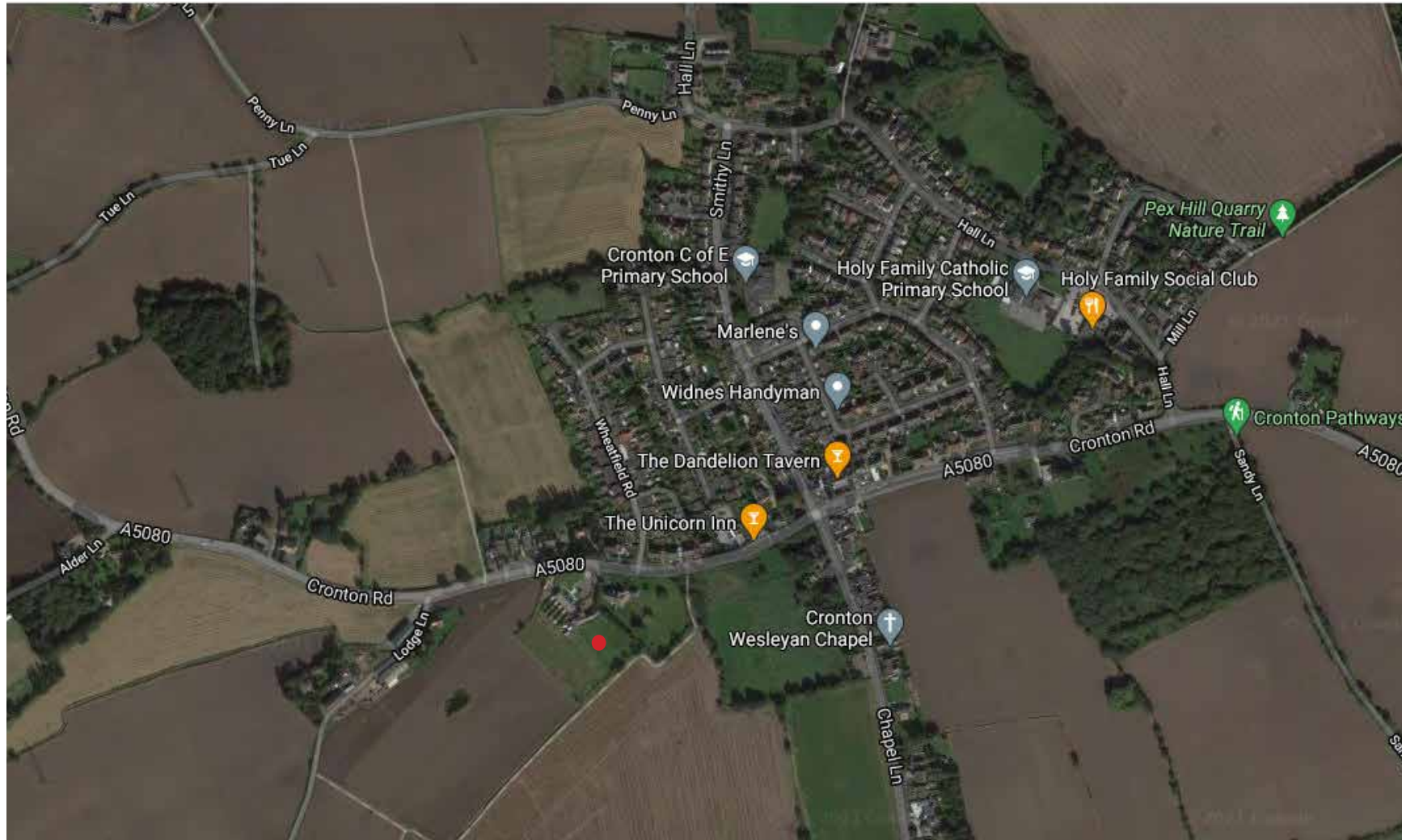
Application Drawing List;

1284_01_01 Proposed

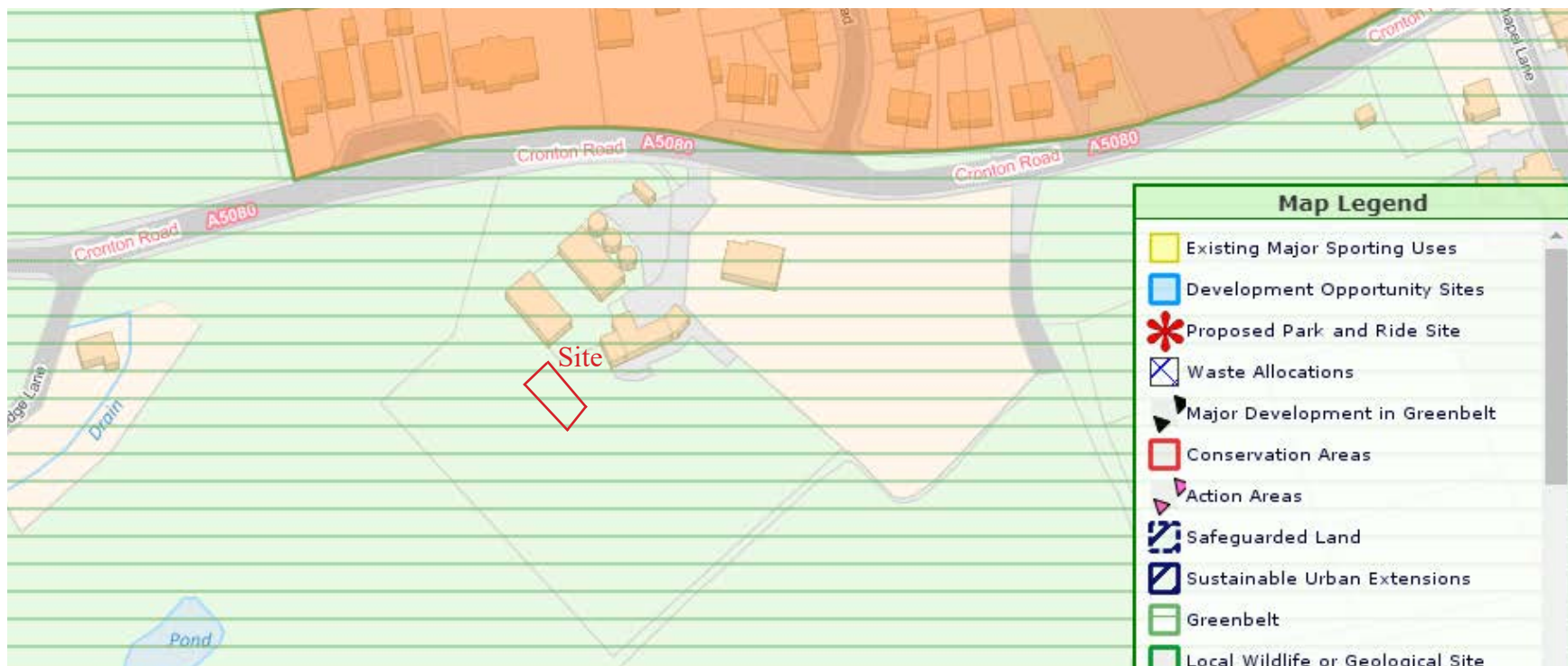
1284_02_02 Site Plans

1284_03_01 Supporting Statement

SITE LOCATION MAP



Map of Cronton. demonstrating the location of Dragon House Farm proposed development site.



Map above taken from Knowsley Council Interactive Mapping System showing the proposed development site in the Greenbelt.

CRONTON VILLAGE

Cronton is a village and a civil parish located North of Widnes. Widnes town centre is located 2.3 miles to the South-Southeast.

The parish has a population of around 1324 (based on the 2019 census). It covers around 4.66km². There are two schools, a colliery, a church and two pubs. It is also the home of Cronton Villa F.C who play in the Warrington and District league

Cronton village is and ancient village surrounded by Green Belt Land.

DESCRIPTION

Dragon House Farm is a residential farm house that contributes towards part of a pre existing working farm. The rest of the land is agricultural fields that are regularly farmed.

My clients Mr & Mrs Jones have purchased Dragon House Farm, which sits within 0.45 hectares of agricultural land.

The location of the proposed development site is 105 sqm and is situated in the field to the West of the existing farm house, adjacent to the boundary of 372 Cronton Road.

We are applying for Full Planning Permission to construct a 7m x 15m timber clad storage barn for the storage of; Animal feed, tools, equipment and the tractor used for maintaining the land. All of which need to be kept in a cool, dry and secure place.

The site will be as far into the corner of the field to West of the farm house as possible where there is a continuous timber fence around the perimeter of the boundary, dividing the land from the immediate surrounding neighbours. There are no trees or hedges within the proposed application site area.

There are no flood risk or nearby water courses, ruling out the need for an Ecology Report or Flood Risk Assessment.

The land is flat so we have omitted a Topographical survey.

CURRENT SITE

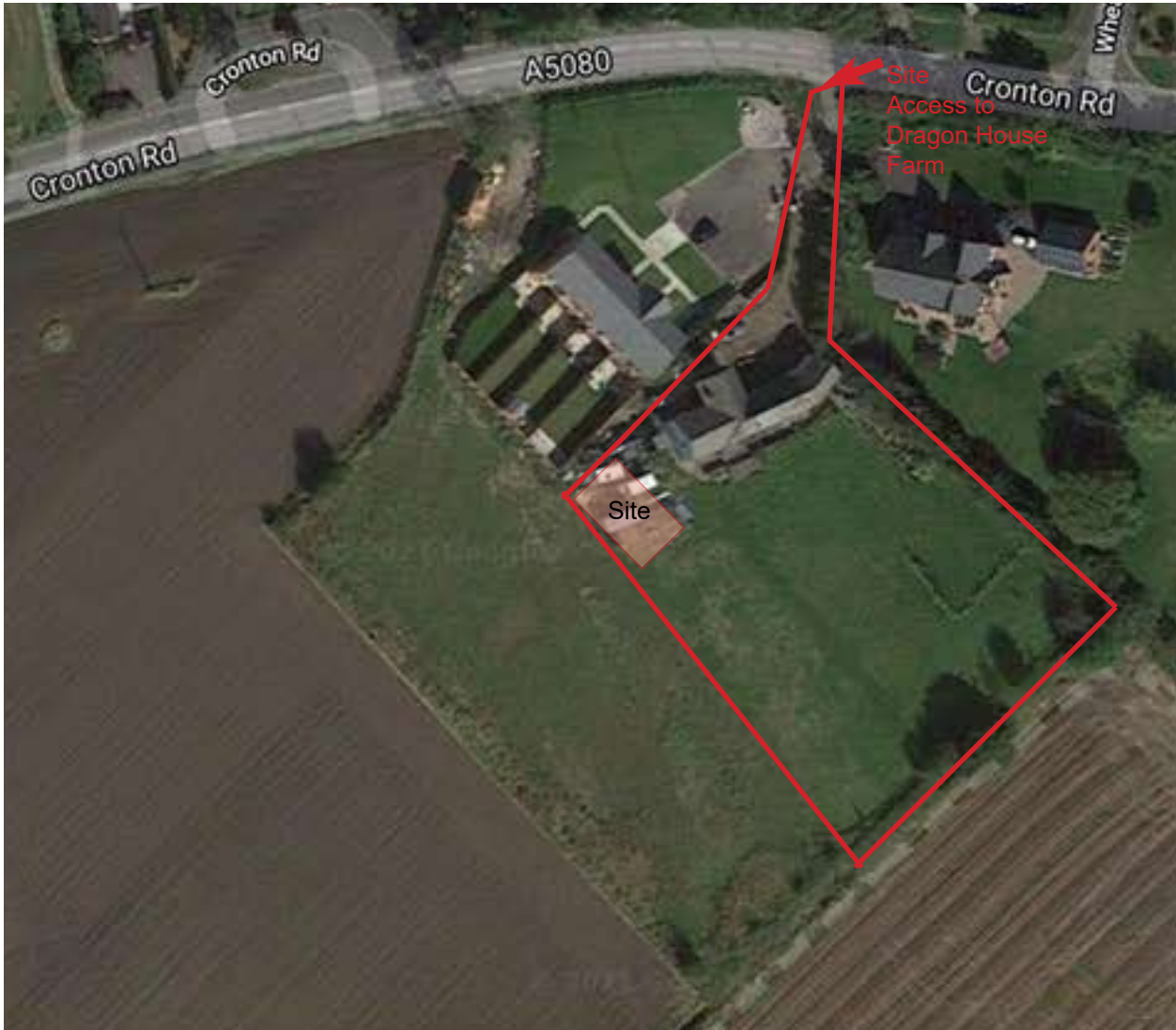
The proposed development site is currently an open field utilised for agricultural purposes. It is surrounded with hedges and trees on the Eastern side of the property. The site requires a storage space for my client to store their tractor and agricultural equipment safely.

PROPOSED STRATEGY

Planning permission is sought for a 15 x 7m tractor storage barn.

The remainder of the field will continue to be agriculture land that my client privately owns. No commercial use will be permitted at this development, it is only for the private use of my client's personal possessions.

The barn will have direct access route from the sites access via Cronton Road.



Location plan showing proposed development site and entrance



Photograph showing the boundary fence of the site that would sit behind the new proposed barn.



Photograph showing the South corner of the site.

Site Photographs



Photograph towards the North of the site showing the neighbouring properties.



Photograph towards the North-East showing the client's land.



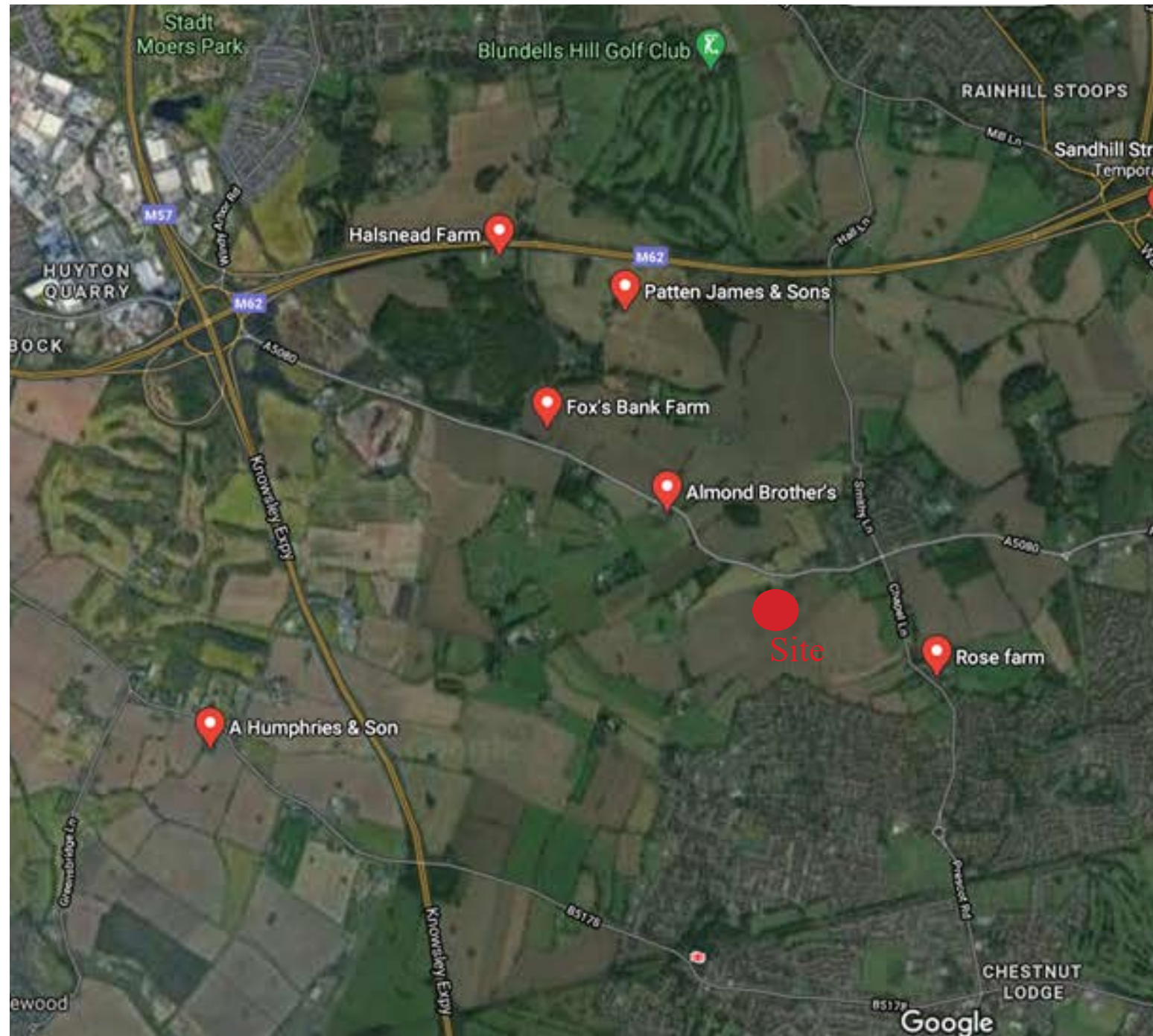
Photograph showing the extent of the land to the rear of the farm house.



Photograph of the existing farm house on the site.

SURROUNDING CHARACTER APPRAISAL

The surrounding properties demonstrate a consistent trend of farm houses and agricultural facilities. Some are larger than others but all contain live stock and crops therefore need agricultural storage barns as a minimal requirement.

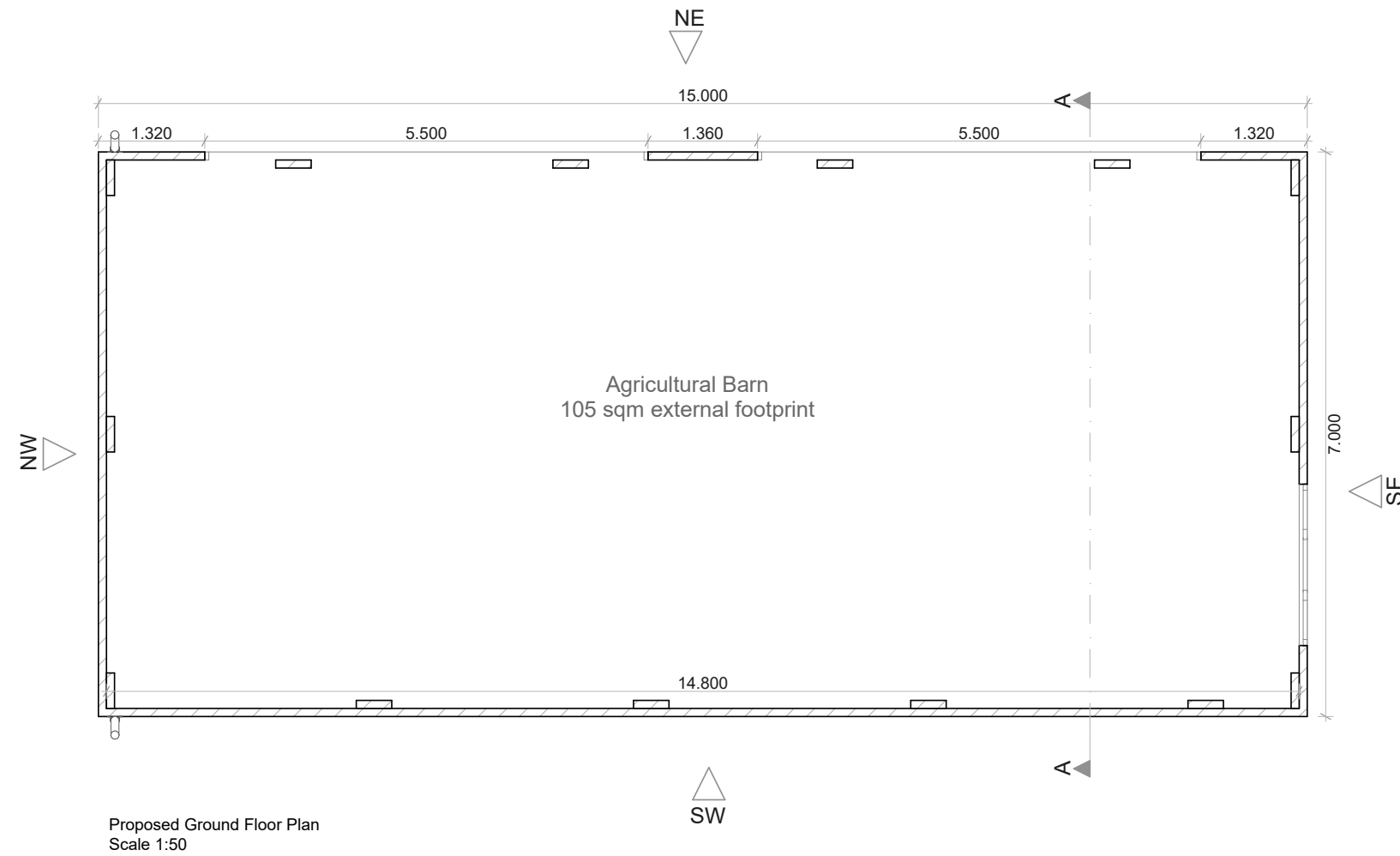


Map showing surrounding farm houses and agricultural facilities. This map does not include private facilities in which there are many of in the immediate area of the site.

PRECEDENT PLANNING APPLICATIONS, KNOWSLEY

- 18/00557/FUL | RETENTION OF 1NO AGRICULTURAL BARN AND ERECTION OF 1NO AGRICULTURAL BARN | Tray Ash Farm Ash Lane Tarbock Green Knowsley WA8 8JS-
APPROVED
- 07/00741/AGR | APPLICATION FOR AGRICULTURAL DETERMINATION FOR THE ERECTION OF A STORAGE BARN | The Forestry Yard Knowsley Park Prescott Knowsley L34 4AJ
APPROVED
- 06/00443/AGR | AGRICULTURAL DETERMINATION FOR ERECTION OF A BARN. | Carters Cottage Pinfold Lane Knowsley L34 9EL
APPROVED

GROUND FLOOR PLAN



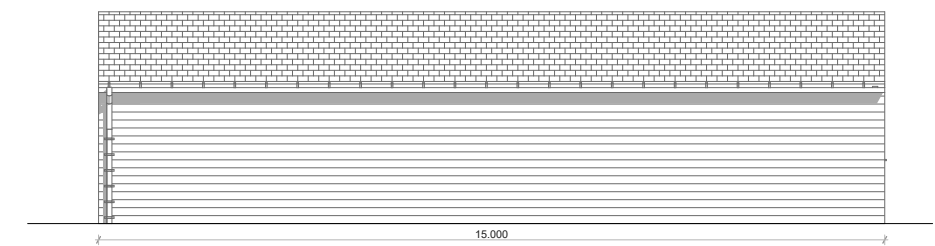
Drawing above showing Ground Floor Layout (nts) Please refer to drawing 1284_01_01 Proposed

PROPOSED GROUND FLOOR LAYOUT

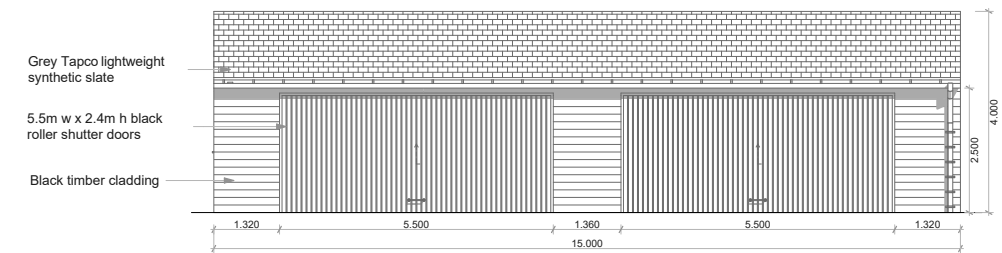
Total development coverage 105 sqm

The barn will be use to store a tractor, animal feed and agricultural equipment. Two large roller shutter doors for large vehicle access into the barn. One window to the South elevation for natural light.

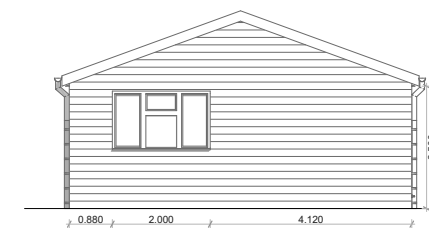
ELEVATIONS BELOW NOT TO SCALE



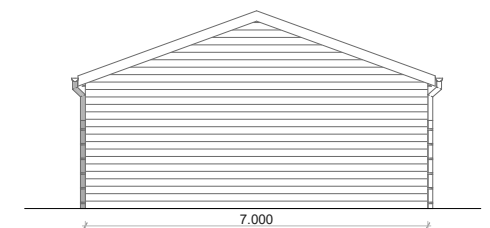
Proposed Rear (SW) Elevation
Scale 1:100



Proposed Front (NE) Elevation
Scale 1:100



Proposed Side (SE) Elevation
Scale 1:100



Proposed Side (NW) Elevation
Scale 1:100

PROPOSED SITE PLAN (nts)



Please refer to drawing 1284_02_02 Site Plans for true scale

ACCESS & PARKING

- The access to the field sits at the Northern end of the site with immediate access to parking at the front of the farmhouse.
- The proposed site will allow direct access to the barn. **No trees will need to be removed.**
- Pedestrian access is from the same road as existing.
- The existing set up currently provides for adequate management of vehicles eliminating the need to back out onto main roads.
- The proposal does not affect any footpaths or public right of ways.

EXTERNAL APPEARANCE/MATERIALS

A modern architectural approach to achieving sustainable development using black Timber Cladding, Grey Tapco roof slates, anthracite aluminium windows and anthracite roller shutter doors.

This natural material selection has been chosen to compliment the surrounding rural properties. Where appropriate locally sourced materials are to be derived.

Material list:

Roof - A grey Tapco synthetic slate to be used at 20 degree roof pitch. Eaves 2.5m high.

Drainage - Guttering- Half round black plastic with down pipes.

Walls - Single concrete block skin 100mm 7n dense 440x215x100mm with buttresing no more than 3m apart

Cladding- Black timber to match various different parts of the main house.

Door- 2.4m h x 5.5m w secure steel anthracite roller shutter garage doors

Windows - Aluminium farmed windows



Grey Tapco Roof Tiles



Black Timber Cladding



Roller Shutter