



ADS Consult, 107 Mere Grange Business Park, Leaside, St Helens, WA9 5GG.
Tel: 0151 541 4000
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DESIGN AND ACCESS STATEMENT

FOR

**PROPOSED NEW DOG TRAINING FACILITY AT
WIDNES
Norlands Lane, Prescot,
Widnes L35 6NR**

FOR

Braewood

April 2025



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The design and access principles of the proposals have been based on a four-stage assessment which can be briefly summarized as follows:

1 - INTRODUCTION

2 - ASSESSMENT

- 2.1.- SITE LOCATION**
- 2.2.- EXISTING SITE**

3 - DESIGN

- 3.1.- PROPOSED SITE PLAN**
- 3.2.- SCALE**
- 3.3.- APPEARANCE**
- 3.4.- LAYOUT**



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1.- INTRODUCTION

This design and access statement was prepared for ADS Consult to accompany a complete planning application, Norlands Lane, Prescott, Widnes L35 6NR. The request is for the creation of New Dog Training Facility.

APPLICANT

Braewood
Norlands Lane, Prescott, Widnes L35 6NR.

AGENT

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2.- ASSESSMENT

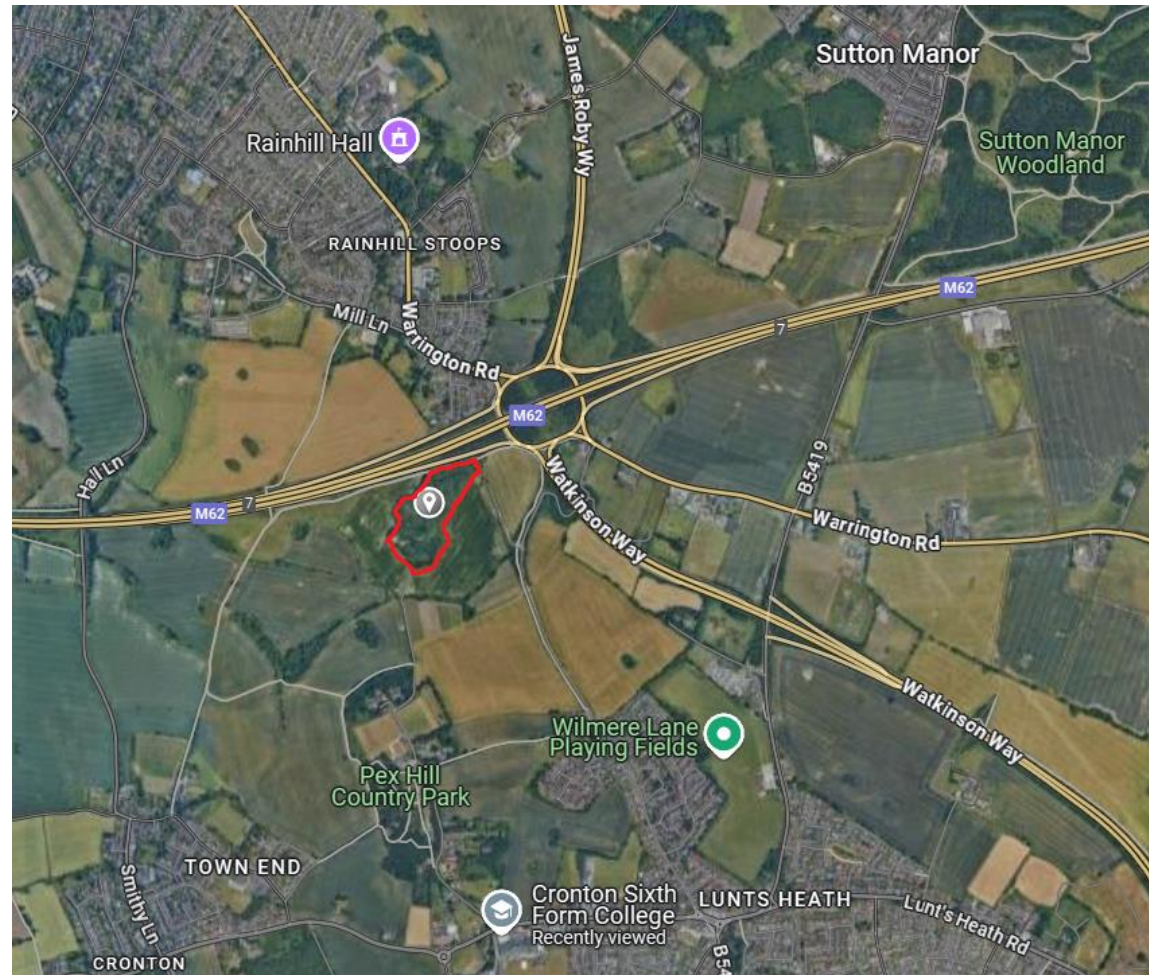
2.1.- SITE LOCATION



Norlands Lane in Rainhill is in the North West region of England. The proposed is located at the address Norlands Lane, Rainhill, Prescott, L35 6NR, and the neighbourhood in which it farms.

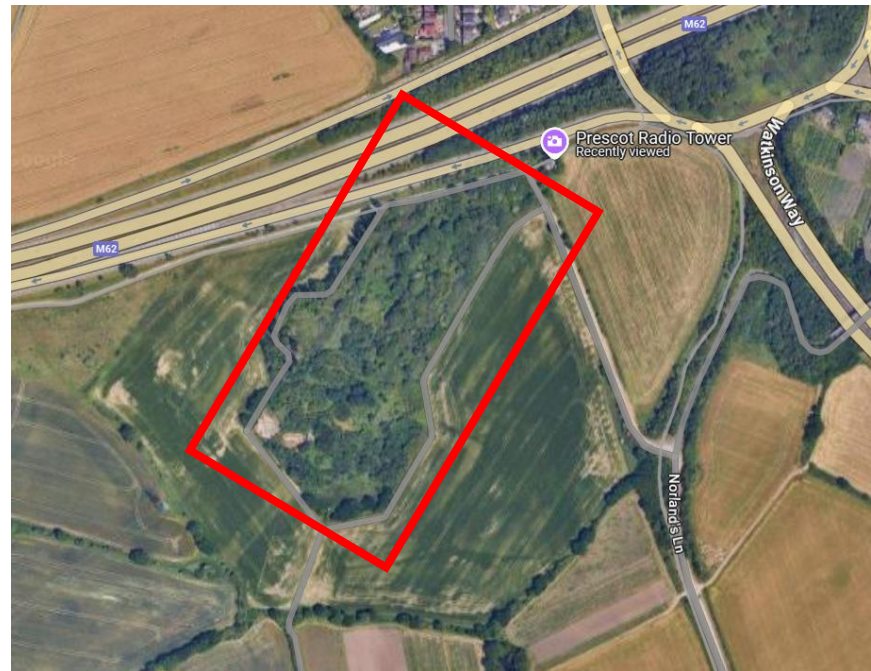
Widnes is situated on the north bank of the River Mersey. The whole town is low-lying with some slightly higher areas in Farnworth and Appleton. To the south of the town a spur projecting into the river forms the West Bank area of Widnes; together with a spur projecting northwards from Runcorn these form Runcorn Gap, a narrowing of the River Mersey. Runcorn Gap is crossed by Runcorn Railway Bridge, carrying the Liverpool branch of the West Coast Main Line, and the Silver Jubilee Bridge, carrying the A533 road which then curves in a westerly direction towards Liverpool becoming the A562. The density of housing is generally high but there are some open green areas, including Victoria Park in Appleton and two golf courses which are geographically near the centre of the urban development. Most

of the chemical and other factories are close to the north bank of the River Mersey. A second road bridge, the Mersey Gateway, opened in October 2017, carrying a six-lane road connecting Runcorn's Central Expressway with Speke Road and Queensway in Widnes.



Site Location with the red marker on the map above.

2.2.- EXISTING SITE

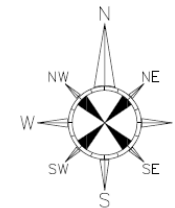
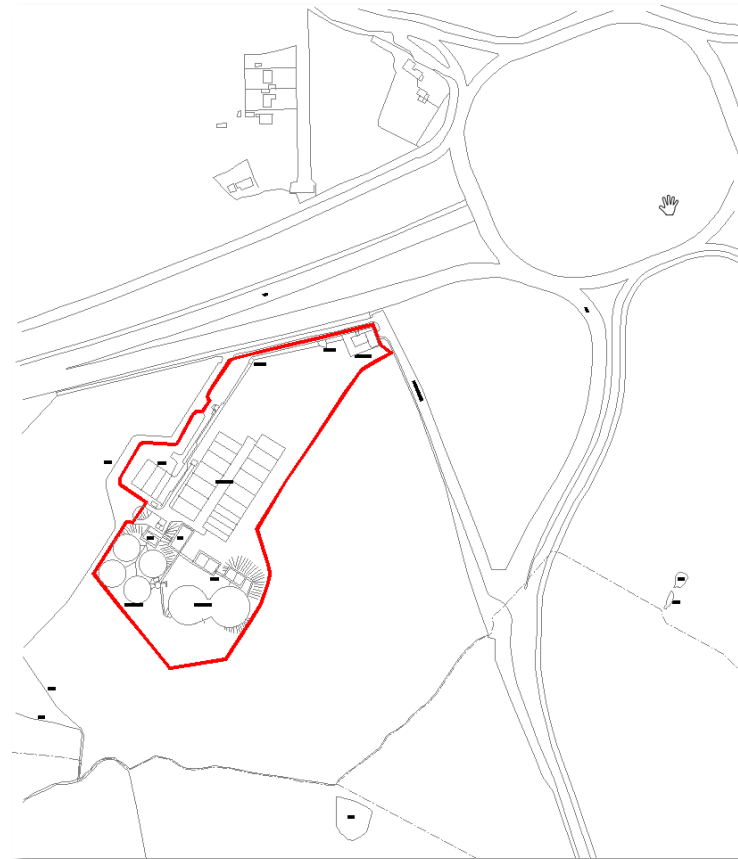


Red Lion is marked in red in the aerial image above.

The current site is currently predominantly an agricultural area. Residential use is available on a small area. The main access to the site is via Norlands Lane.

3- DESIGN

3.1.- SITE PLAN





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3.2.- SCALE

The overall scale of the development is consistent with the character of the property and the surrounding area.

The proposal involves commercial use through the establishment of a kennel, incorporating small-scale structures that will not compromise the visual integrity or environmental quality of the conservation area.

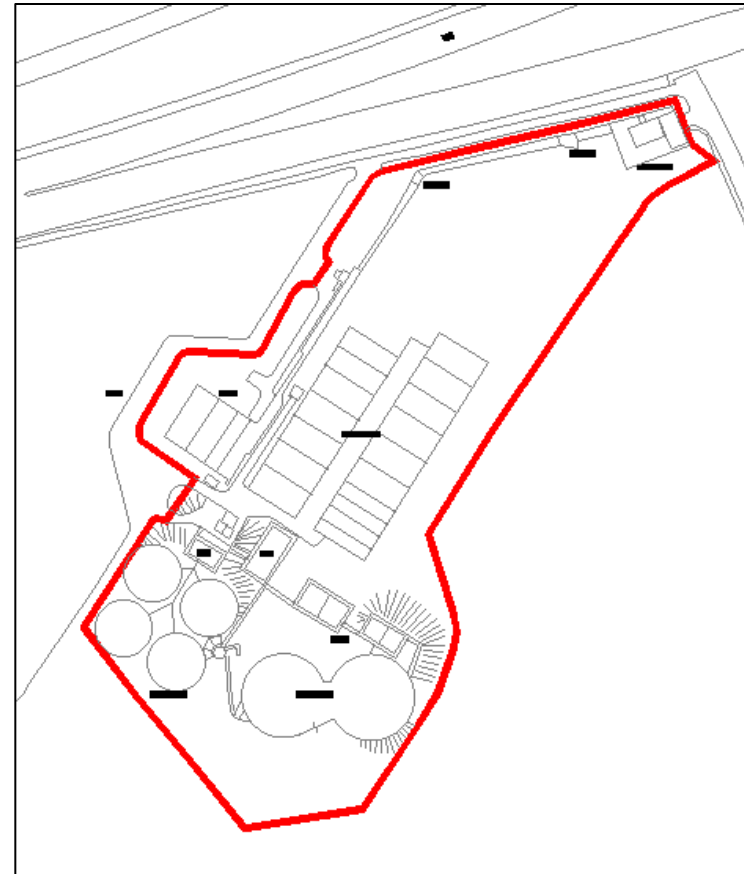
3.3.- APPEARANCE

The materials will be carefully selected for the development in order to minimize visual impact on the area and preserve the natural character of the site.

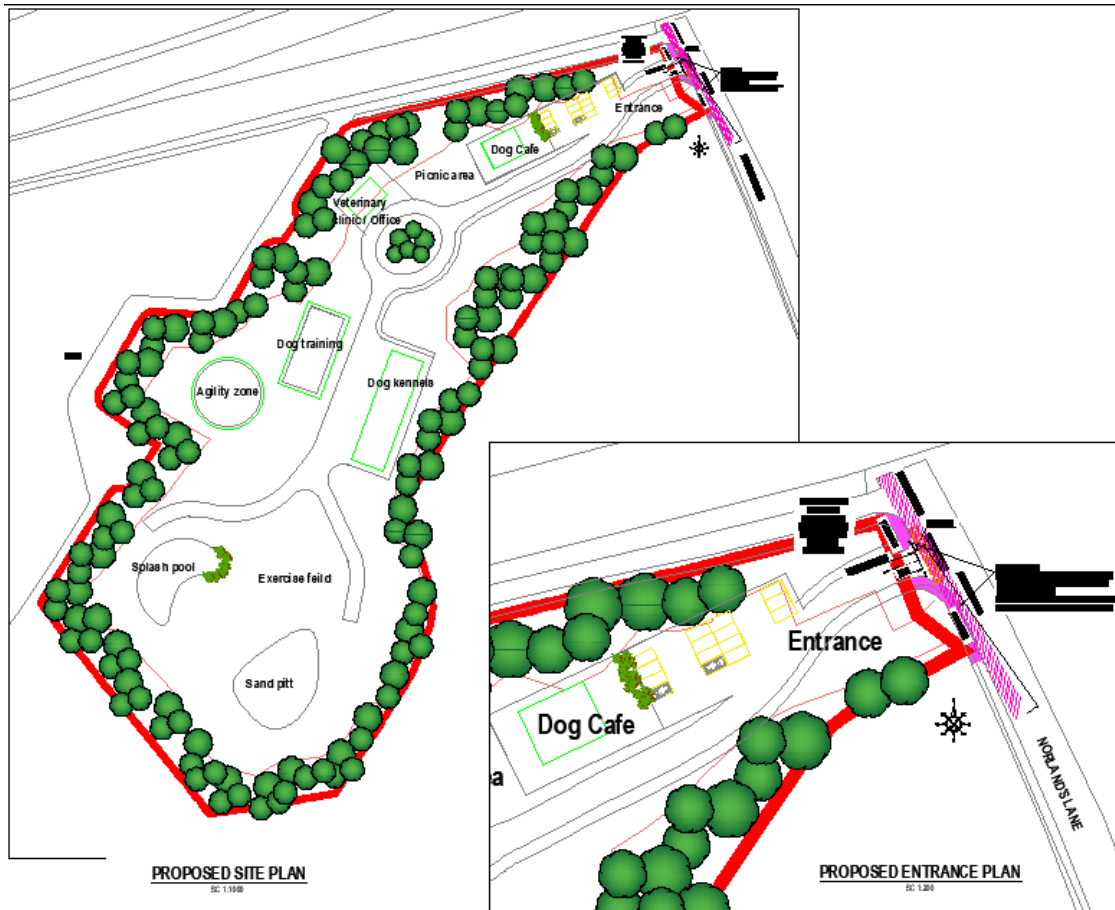
3.4.- LAYOUT

EXISTING PLAN

The site is currently not in use, but it was previously operated as a water treatment facility. Its existing infrastructure provides a foundation for repurposing the area in a way that respects its environmental context.



PROPOSED PLAN



The proposal aims to repurpose the area without compromising its natural character. The intended use is for a dog training and care facility—that is, a kennel—designed to operate in harmony with the site's environmental features.



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CONCLUSION

The details of the proposal, together with this design statement, demonstrate that the proposed changes will not detract in any way from the existing area.

The existing property will not undergo any significant alterations that could harm the space. The materials used will correspond to the local character, ensuring that there is no damage to the character and appearance of the environment.