

Design & Access Statement

82 Baileys Lane, Halewood

June 2025

REV B



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Introduction

This Design and Access Statement has been produced by DK-Architects in support of the planning application submitted for an 18 unit residential development in Halewood, Liverpool.

The proposal refurbishes two locally listed assets on the site - the Barn and the Farm House. Alongside retaining and reusing the existing buildings, we are proposing new, high-quality, own front door apartments that complement the style and massing of the site - creating the character of a 'farm courtyard'.

The site is situated in along Baileys Lane in Halewood, Liverpool. The land currently has 4 existing structures, a farm house and a barn - both with local listings that front onto Baileys Lane. In addition, there are 2 low quality outbuildings to the rear of the site.

The design proposal intends to create a high-quality, sustainable development with 100% affordable housing that utilises the locally listed assets as its primary design driver. The new accommodation is designed to complement the agricultural aesthetic of the site, and of a scale sympathetic to the 'main' structures that front onto Baileys Lane. It is important that the design of the proposed structures meets the high quality design aspirations set out by the local authority and contributes positively to the neighbouring area and the retained structures on the site.





Site Location and Context

Location

The site is located in Halewood, South East of Liverpool City Centre. The site is vacant and currently houses four existing buildings, two of which are local heritage assets.

The site is well connected to Liverpool and the North West as it is only a short walk (0.6 miles - 15 minutes) from Halewood Train Station. Additionally, there are frequent bus services to Liverpool City Centre running from the closest bus stop a 5 minute walk from the application site.

Baileys Lane directly leads onto the A562 providing vehicular connections to Speke Boulevard towards Runcorn and also the M62 to the wider North West.

There site is located in within walking distance of a number of local amenities such as Schools, a Leisure Centre, a shopping centre, Churches, and also large areas of public open space such as Wood Road Park and Halewood Park as shown in diagram 02.

The site is also close to three Large New-Build Housing Estates to the south and the east.

Key:

-  Halewood Train Station
-  Leathers Lane Bus Stop
-  Train Line
-  A562
-  Speke Boulevard
- Local Amenities:

 Halewood Lesiure Centre

 Women's Institute

 Finch Wood Academy

 St Mark's Primary School

 St Mark's Catholic Church

 Halewood Shopping Centre

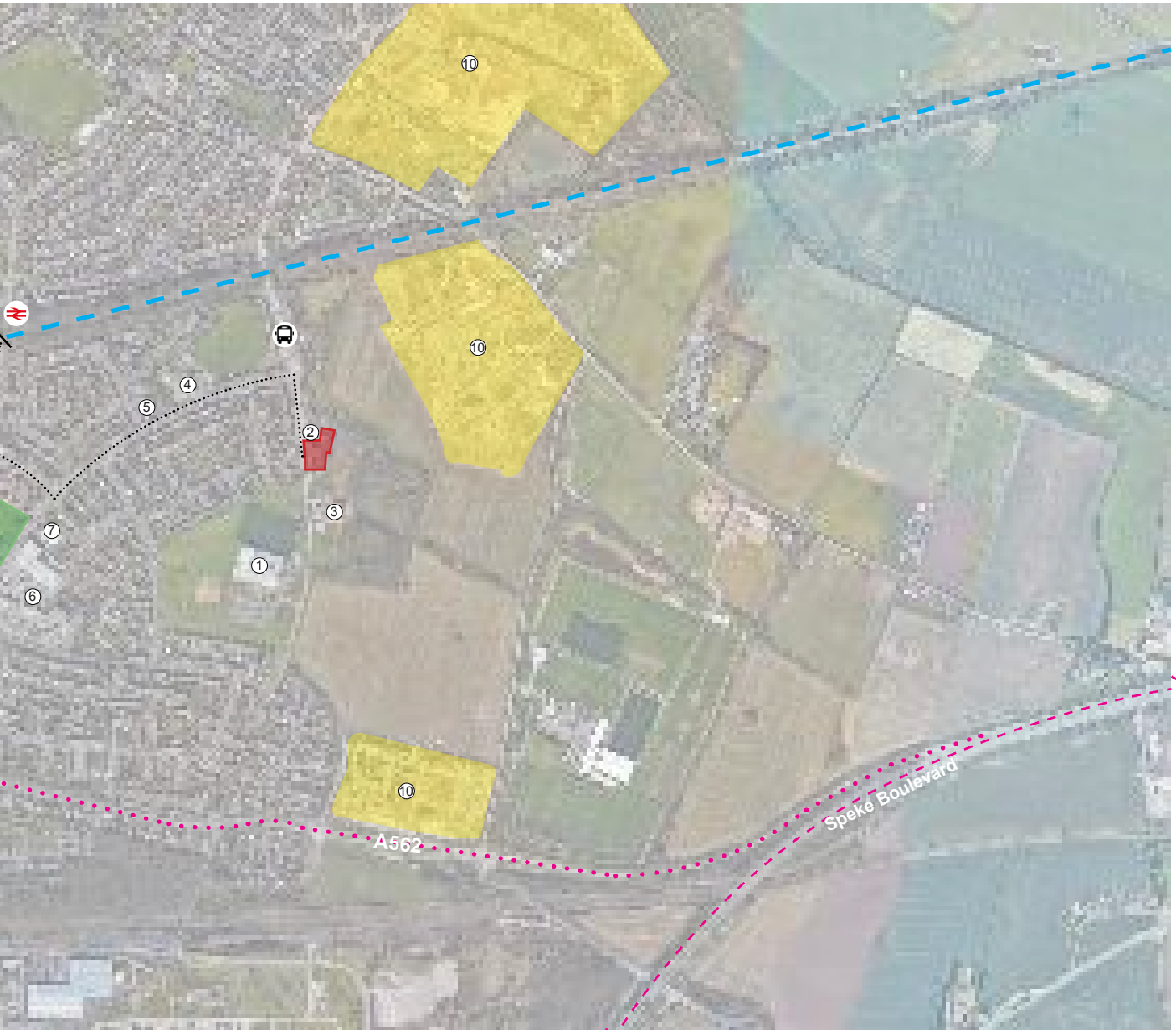
 St Marys Church

 Wood Rd. Park

 Halewood Park

 New Build Housing Estate





To Liverpool

1
N

Local Context

The surrounding area is primarily residential with a mix of use types as shown in the previous diagram. This includes: Schools, Leisure Centre, shops, religious institutions. The surrounding housing consists of primarily 2 storey semi-detached houses ranging in styles and eras. There are three New Build Housing developments in close proximity to the application site, the closest being directly to the rear of the site separated by Finch Wood.

There is diversity of style and quality of surrounding built form and a varied palette of red brick and white render within the immediate street scene.

The site itself is unique within its immediate context as the existing site houses four vacant farm buildings, two of which are locally reclassified heritage assets. Building 1 is a white painted brick, 2 storey dwelling with a slate roof and black accents including porches, lintels and sills which fronts onto Baileys Lane - this was original Farm House. Building 2 is a red multi brick, 2 storey structure with hit and miss brick detailing and stone lintels - this was the original Barn.

As there is no strong unifying aesthetic in the immediate context, and due to the importance of the two original farm buildings, the key contextual driver for the development is the existing buildings on the site.



1
Application Site



2
Terraced Perimeter



3
Leisure Centre



1
N



4
New Build Housing Estate



5
Neighbouring Building
(Womens Institute)



6
Varied Contextual Housing

Existing Site Condition

The site contains several vacant farm buildings including a farm house and barn both of which are local heritage assets. There is also a large barn to the North of the site and a small barn central to the site which are both in poor condition. A large portion of the site, around the central barn building, is laid to tarmac with the main existing biodiversity to the site edges.

The external walls of the farm house are constructed of white painted brick with decorative black timber features and a slate tile roof. There is a low quality single storey conservatory to the rear of the building which will be removed.

The barn building is a red multi brick with diamond detailing, stone lintels, timber accents and a slate roof. The existing structure of the barn will be restored and the decorative elements used as precedent for the proposed structures to tie in the new and the old.



1
Application Site -Street
Scene



2
Existing Brick Barn



3
Existing Farm House



4
Tarmac Courtyard



5
Low Quality Existing Barn



6
Brick Barn rear and side access

Opportunities

01 Existing Buildings - Heritage Assets

The site contains a brick-built barn and farm house that are heritage assets having been on the site since the 1800s. This provides potential to re-purpose these buildings and use their positioning on the site to create a sensitive site response connected to the agricultural history of the site.

02 Urban Form

Using the existing heritage assets to frame the site, an addition of a series of agricultural-like built forms will enclose a 'farm courtyard' and mirror the urban form seen opposite the site.

03 Green Courtyard

The neighbourhood green opposite the site can be mirrored within the 'farm courtyard' created between the built forms on the site

04 Biodiversity

Removal of low-quality over-growth and introduction of bio-diverse planting

05 Views / Existing Trees

Views to the adjacent green open space can be maximised through the removal of low-quality self-seeded trees and replaced with high-quality bio-diversity rich planting within the site.

Constraints

01 Existing Buildings - Low Quality

In addition to the heritage assets on the site there are 2no. low-quality buildings in poor condition.

02 Highways Access

Site access is from Baileys Lane - there is currently one primary access to the north-eastern corner and a secondary access opposite the farm house.

03 Site Shape

The site is an awkward shape, with almost half of the site area set in a narrow patch to the rear of existing residential properties.

04 Interfaces

Respecting interfaces to the existing properties is a requirement.

05 Views / Existing Trees

Existing low-quality self-seeded trees to the rear of the site block views from the site to the Green open space to the east.



Pre-Application

An original layout was submitted for pre application advice in June 2023 by a different architects. The scheme did not retain the two non-designated heritage assets and proposed two blocks of apartments. The response from Knowsley Local Authority highlighted a number of planning issues which were considered "high risk". These included; Highways, Design and Layout and Heritage issues. Moving forward, this pre-application advice was utilised to address all prior local authority concerns.

Initially a pre-application process was conducted by DKA with Knowsley Local Authority where the two locally listed buildings were not retained. There was then a follow up meeting on 08.08.2024 with the Local Authority based around a revised layout that retained the two locally listed buildings.

The feedback from this follow up meeting was positive regarding the site layout and overall design intent including the change of approach for the site. As discussed during the meeting, the design aims to complement the heritage assets and the general setting of the site, and creates an attractive residential development in this sustainable location off Baileys Lane. The combination of massing and design proposes a farm courtyard feel rather than a typical residential character – to suit the semi-rural edge condition.

The accommodation itself is planned to create a set of residential apartments in two clustered groups. Importantly these are all own-front-door apartments designed to result in no internal communal areas (thereby removing aspects subject to a service charge for maintenance and management - which are barriers to affordability) and provide more activity and sense of ownership for the homes at street level compared to a typical apartment block.

- The barn is retained and converted into three apartments (with a small extension to the rear).
- The farmhouse is retained and converted into two apartments (small extension to the rear).
- Two new buildings are proposed; one to wrap around the back of the farmhouse/barn and another to replace the more modern barn at the rear of the site.

The own-front-door approach means first floor apartments have a direct front door off the communal courtyards. Each of the ground floor own-front-door apartments have private external amenity space (with the exception of the barn units) and there is communal external space for the first floor apartments.

Additional comment was received from the Highways officer regarding the access into the site. It was noted that one point of access was preferable due to the location of the proposed access to the neighbouring properties. In addition it was noted that parking requirements need to be met of 1:1 parking for 1 Bed units and 1:2 Parking for 2 Bed units.

The design was updated following this pre-application advice to propose a single access point off Baileys Lane and to address all comments towards overall parking provision, RPAs and biodiversity.

Our approach and design is shown on the following pages/diagrams.



Original pre-application plan - produced by previous architects

The character of the eastern side of Bailey's Lane comprises predominantly detached and semi-detached dwellings within generous plots.

The proposal comprises a high density development of two blocks of two storey apartments which would not be in keeping with the site's immediate surroundings.

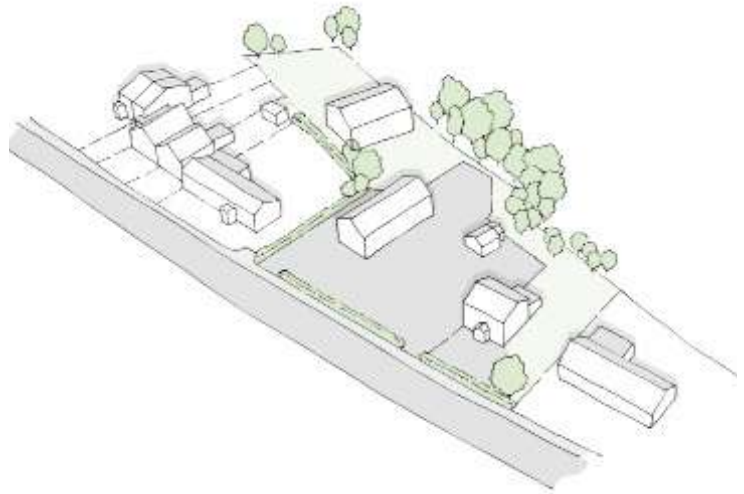
For any planning application we would require a heritage statement to be submitted as a supporting document. This statement should explore the history and significance of the site, and the impact of the proposed development on that significance. For schemes involving loss of some or all of the heritage of the site the benefits of the development would need to be weighed against the loss. (The large barn tucked away at the rear of the site is a more modern structure and its removal would likely not be controversial.)

The scheme as submitted involving the loss of all of the existing heritage assets is considered to be unacceptable and would result in an objection on Heritage grounds.

Key High Risk Comments from Knowsley Local Authority regarding the original pre-application submitted by a previous architect, relating to Density and Massing, and Heritage.

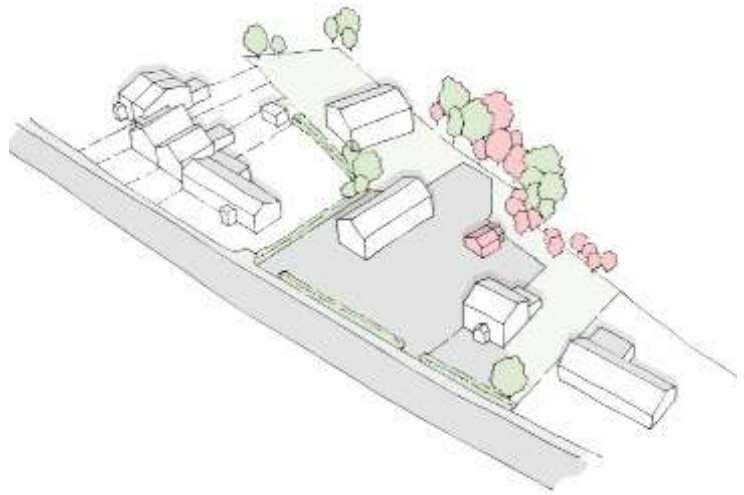
Design Development

01 Existing Site



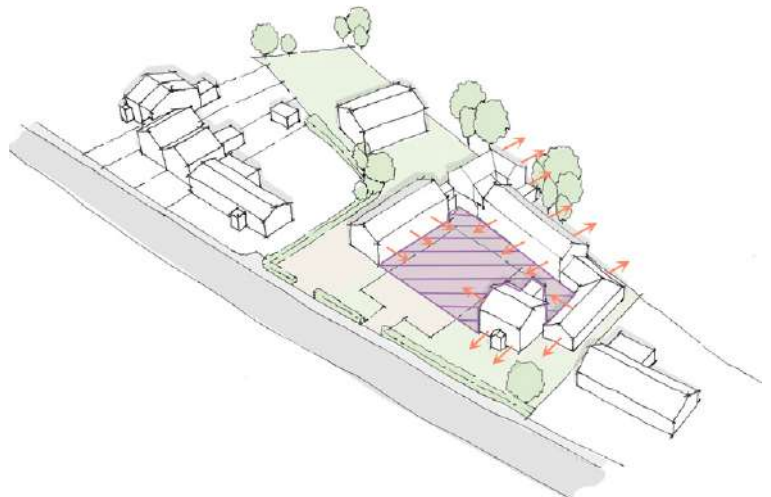
02 Site Preparation

- Removal of low-quality stable building
- Clearance of low-quality, self-seeded trees
- Maintenance and protection of retained trees



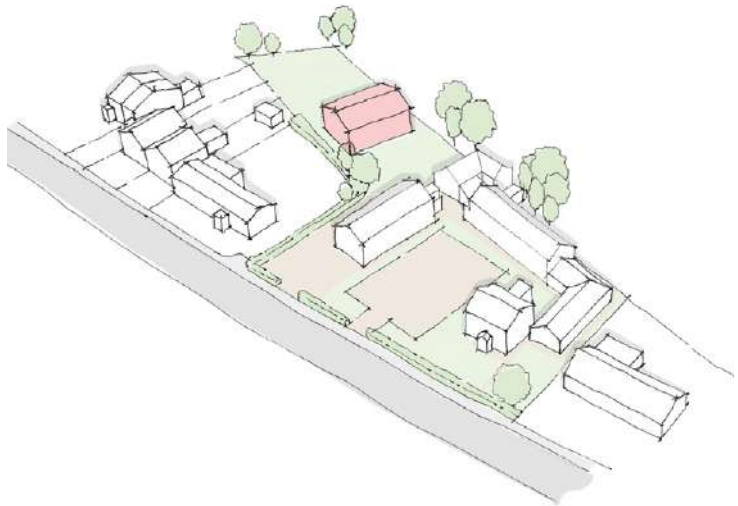
03 Farm Courtyard

- Create enclosure of the farm courtyard through the introduction of complementary, but subservient 1-2 storey buildings wrapping around the rear of the site, set-back from the heritage assets.
- Create central green courtyard, mirroring the neighbourhood green on the opposite side of Baileys Lane.
- Create active frontages around the site whilst respecting interfaces



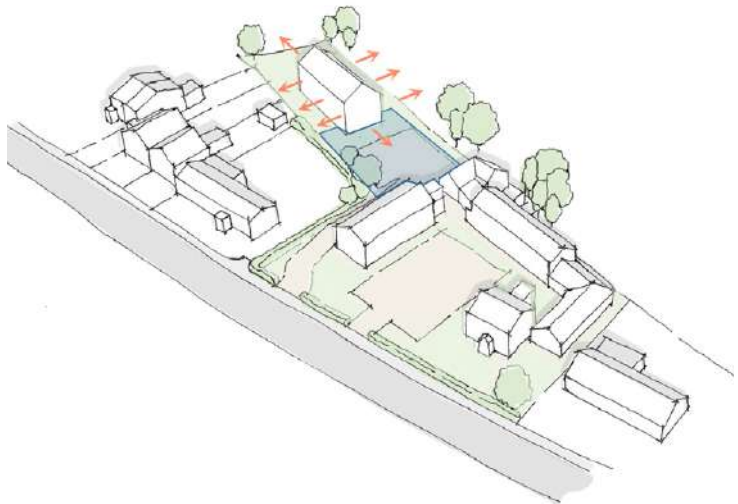
04 Secondary Courtyard

- Create a secondary courtyard through the removal of the low-quality barn to the rear of the site.



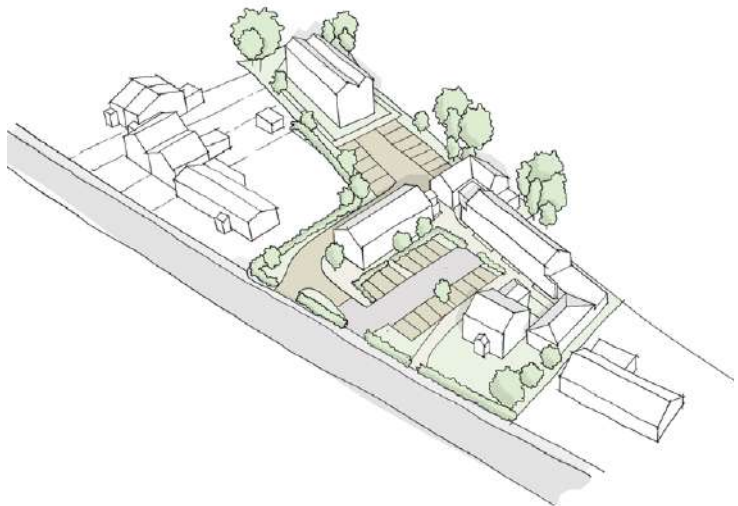
05 Barn Courtyard

- Perceived as a subsidiary block to the main farm, the introduction of a barn block surrounded by high-quality bio-diverse rich green space with a shared surface block paved courtyard area to the front.
- Views to the adjacent open green space with each proposed unit provided with a area of defensible/amenity space.
- The positioning of the block and limited first floor windows respect existing neighbouring properties.



06 Proposed Massing

- Landscaping appropriate to the rural-edge condition of different types providing private and semi-private amenity, access and servicing.
- High-quality materials, massing and form taking cues from the retained heritage assets.
- Retained heritage assets form the centre piece of the proposal.



Proposed massing

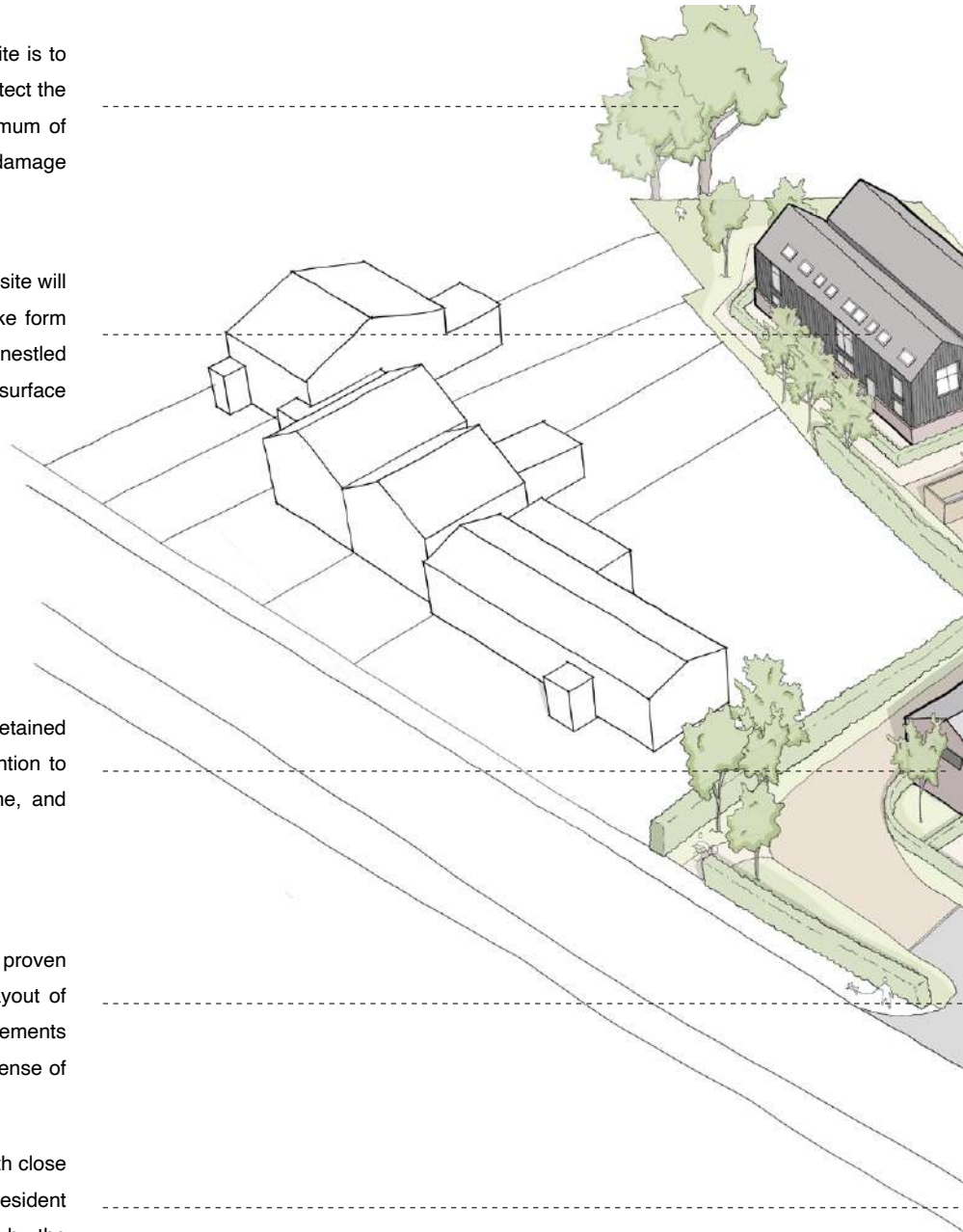
The large mature tree to the rear of the site is to be retained, measures will be taken to protect the tree during the development with a maximum of 10% of the RPA impacted to ensure no damage to the tree.

The low quality existing outbuilding on the site will be demolished and replaced by a barn like form providing 6 no. own front door apartments nestled in the sites geometry serviced by a shared surface driveway.

The primary elevations of the two retained heritage assets will have minimal intervention to preserve their impact on the street scene, and general character.

The site access has been tracked and proven suitable for the proposed quantity and layout of units, whilst ensuring that the highway elements are visually suitable - allowing a greater sense of character for the development.

Provision of bins and bikes is designed with close proximity to Baileys Lane to ensure resident ease of use. This area is to be screened by the proposed landscaping to the site boundary for security purposes and to minimise impact on the proposed street scene.





The existing Barn is retained and restored to provide 3 no. own front door apartments. The restoration will improve the energy performance of the building. The design is sympathetic to the existing structure ensuring the character is retained.

An enclosure of the farm courtyard is created by the proposed subservient 1-2 storey buildings wrapping around the rear of the site, set-back from the heritage assets. The brickwork base is designed to complement the detail of the existing barn, with the standing seam first storey mimicking a traditional agricultural language but in a contemporary form.

Parking is provided in a central permeable block paved courtyard, each space is provided with an EV charger to align with Local Policy. Soft landscaping is introduced to soften the boundaries and provide defensible space for the units and ensure the parking for not dominate.

The existing Farm House is retained and restored to provide 2 no. own front door apartments. The restoration will improve the energy performance of the building. The design is sympathetic to the existing structure ensuring the character is retained.

Massing of the wrap around 'Stables' block reduced in height to appear subservient to the existing farmhouse and the neighbouring bungalow to the south of the site protecting the amenity of the existing surrounding buildings.

Proposed Design: Site Plan

The scheme has been designed to provide increased, yet contextually appropriate interest along Baileys Lane. The new development blends in with the existing to enhance the identity of the site and create a cohesive residential scheme. The design respects the existing local assets of the barn and farmhouse by a proposed sensitive massing and form that retains the existing units prominence in the street scene.

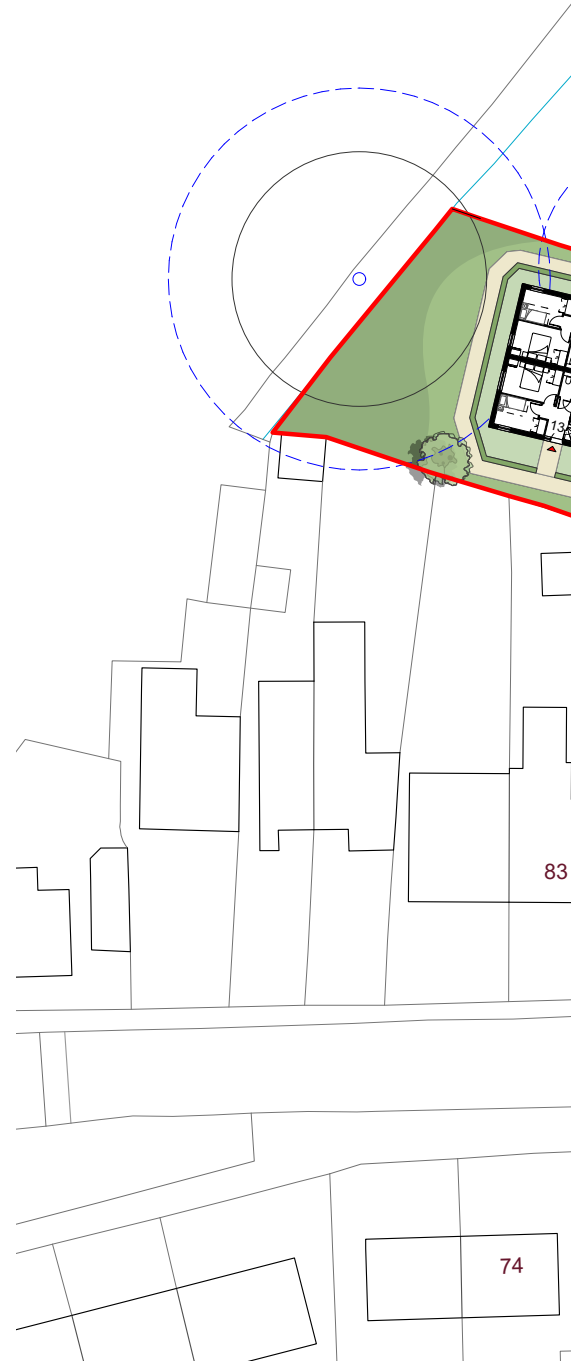
The layout is influenced by the complex geometry of the site, existing mature trees and existing buildings, however the careful massing and positioning ensures that each unit is not constrained and has a desirable outlook.

The built composition has been informed by the adjacent housing that surrounds a central courtyard, the proposal utilises this form to provide secure off street parking with natural surveillance that is softened by planting. Highways and access comments have been addressed within the developed design.

A number of considerations have influenced the site layout, including:

- Street scape design
- Natural surveillance
- Visual activity
- Residential amenity
- Security
- Management, including refuse strategy

The layout responds to the character of the area, and aspires to create a sense of distinction to the wider and immediate context. A green frontage has been retained and enhanced to Baileys Lane to provide a buffer between the street and the built form. This improves the visual amenity and BNG by retaining an existing hedgerow.





Proposed Design

Architecturally, this development seeks to create a unique sense of place that acknowledges and relates to the original rural setting and existing structures. The key design driver for the appearance of the scheme is to provide a strong design with a high quality aesthetic throughout. The language is contemporary whilst using traditional forms and contextual detailing in keeping with the heritage assets on the site.

Key Principles are:

- To respond sensitively to the existing brick barn and farmhouse in an appropriate and contemporary fashion
- To utilise a restrained palette of high quality, hard wearing and appropriate materials, which will age gracefully and feel appropriate to the wider context
- Provide a safe and secure access and parking to both the central block of units and the proposed barn to the north of the site.
- To provide a range of own front door units that cater for a wide range of needs including M(4)3 accessible units.

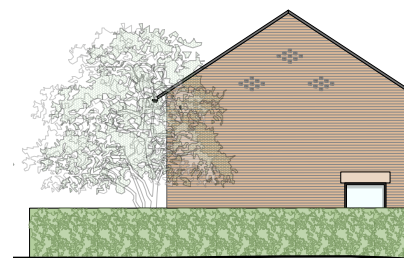
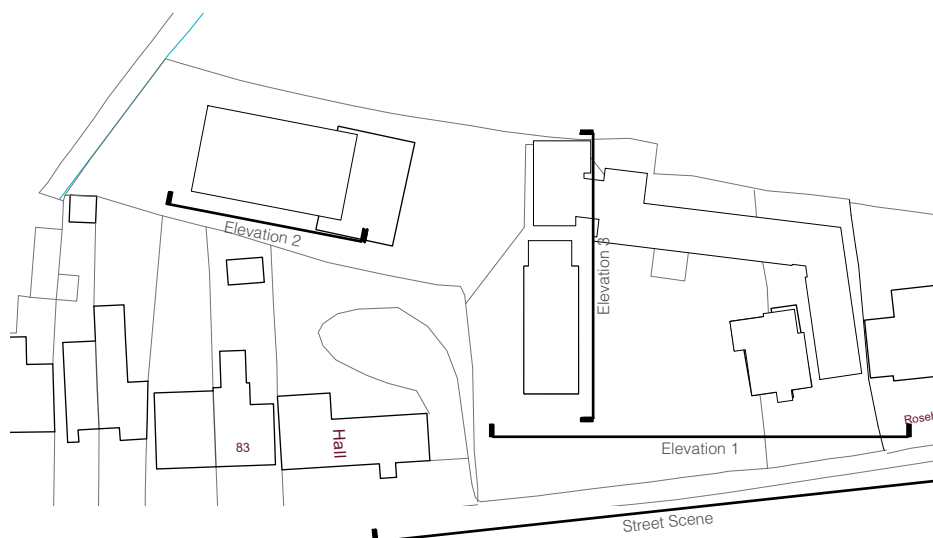
Scale

The proposal features a maximum of 2 storey massing to respect the existing units, reducing down to single storey to the southern boundary to respect the neighbouring bungalow unit, and to ensure dominance of existing built form.

Amount

The proposed development is for 18no. own front door apartments 9no. 1 bed 2 persons and 9no. 2 bed 3 persons accommodation.

10% of the accommodation provided will be M4(3) compliant which equates to 2no M4(3) apartments with all other units meeting a minimum NDSS area.





Landscaping

The development provides an opportunity to build on the mature planting on site and introduce appropriate and complementing planting variety to bring the surrounding rural greenspace into the site. This approach informs a planting strategy that will help define character and provide an uplift in biodiversity above the statutory requirements.

Through the planting design, consideration has been given to the use of native species. Overall the species selection has been designed to reflect a range of shapes and forms with varying seasonal interest. Further information can be found within the Landscape design documents which has been informed by Amenity Tree Care.

A significant portion of green space to the perimeter of the development has been allocated for wildflower and other biodiversity rich planting. This will be incorporated into a metric supplied by the ecologist and provide sustainable, low maintenance planting softening the architecture.

The hard and soft works are shown on the drawing on the adjacent page. The proposal provides well defined defensible space and a natural green buffer to Baileys Lane creating a soft and inviting streetscene.



PLANTING SCHEDULE

12180_PLANT SCHEDULE_r7

NO.	TREE PLANTING	NO.	GRTH cm	%	HEIGHT cm	TYPE	DENSITY per m2	NOTES
1.0	TREE PLANTING							
T1	Acer campestre Baronne	4	18-20	NA	400-450	RB	NA	Underground geyed / GreenMax - AshMax & AquilMax Sys
T2	Betula pendula	6	16-18	NA	400-450	RB	NA	Underground geyed / GreenMax - AshMax & AquilMax Sys
T3	Fagus sylvatica Danwck.	11	18-20	NA	400-450	RB	NA	Underground geyed / GreenMax - AshMax & AquilMax Sys
T4	Araliancher lamarckii	2	12-14.	NA	400-450	RB	NA	Underground geyed / GreenMax - AshMax & AquilMax Sys
2.0	PROPOSED NATIVE HEDGES							
2.1	Corpinus botulus.	435	NA	100-125	100	BR	5 per Lm.	Planted in a double staggered row @ 5 Per Lm.
	Underserved with Emnorgate EH1F Hedgerow Mix.							
3.0	SHRUBS & ORNAMENTAL GRASSES							
S1	Ceanothus cornea.	166	NA	NA	20-30	3L	3	
S2	Eunomyia Fortune Silver Queen.	169	NA	NA	15-25	3L	4	
S3	Eunomyia japonica Paloma Blanca.	422	NA	NA	15-25	3L	4	
S4	Lanadula intermedia Phenomenal.	96	NA	NA	15-25	3J	4	Planted in single rows 3 per Lm, rows 500mm apart.
S5	Potentilla Fairy Tails.	58	NA	NA	20-30	3L	4	
S6	Silpa tenuissima.	45	NA	NA	20-30	3L	4	
S7	Verbena bonariensis.	14	NA	NA	NA	2L	NA	Plant in groups of 2,3.
4.0	NATIVE SCRUB PLANTING							
NSP01	Betula nana.	12	NA	15	100	BR	15	2/m2 Rabbit spiral protection.
	Ceanothus monogyna.	32	NA	40	150-175	BR	15	2/m2 Feathered / Single low stake / rabbit spiral p
	Corylus avellana.	12	NA	15	100	BR	40	2/m2 Rabbit spiral protection.
	Prunus spinosa	8	NA	10	100	RB	10	2/m2 Rabbit spiral protection.
	Prunus arbut.	4	NA	15	100	BR	15	2/m2 Rabbit spiral protection.
	Ilex aquifolium	3	NA	5	50	BR	5	2/m2 Rabbit spiral protection.
	Rosa anemiss.	4	NA	5	50	BR	5	2/m2 Rabbit spiral protection.
	Rosa canina.	4	NA	5	50	BR	5	2/m2 Rabbit spiral protection.
NSP02	Betula nana.	9	NA	15	100	BR	15	2/m2 Rabbit spiral protection.
	Ceanothus monogyna.	24	NA	15	150-175	BR	15	2/m2 Feathered / Single low stake / rabbit spiral p
	Corylus avellana.	9	NA	40	100	BR	40	2/m2 Rabbit spiral protection.
	Prunus spinosa	6	NA	10	100	RB	10	2/m2 Rabbit spiral protection.
	Prunus arbut.	3	NA	5	100	BR	15	2/m2 Rabbit spiral protection.
	Ilex aquifolium	3	NA	5	50	BR	5	2/m2 Rabbit spiral protection.
	Rosa anemiss.	3	NA	5	50	BR	5	2/m2 Rabbit spiral protection.
	Rosa canina.	3	NA	5	50	BR	5	2/m2 Rabbit spiral protection.
	Areas to be:							
	1) 80% planting							
	2) 2 Plants per m2							
	3) 20% Open space.							
	4) Open spaces to be seeded with Emnorgate Seeds EG10 Tussock Grass Mixture.							
5.0	AMENITY LAWNS							
	Rotavate Medialio Turf or similar approved.							
6.0	WILDFLOWER							
6.1	Emnorgate EW1 Woodland Mix.							
7.0	MULTI STEM SHRUBS							

o. MS01



SCALE 1:200
0 10 20 m

KEY

- RETAINED TREE**
- TREE PLANTING**
REFER TO PLANT SCHEDULE FOR DETAILS
- MULTI-STEM/FEATURE SHRUBS**
REFER TO PLANT SCHEDULE FOR DETAILS
- NATIVE HEDGE**
REFER TO PLANT SCHEDULE FOR DETAILS
- SHRUB AND ORNAMENTAL GRASSES**
REFER TO PLANT SCHEDULE FOR DETAILS
- AMENITY LAWN**
REFER TO PLANT SCHEDULE FOR DETAILS
- PROPOSED NATIVE SCRUB**
REFER TO PLANT SCHEDULE FOR DETAILS
- RETAINED HAWTHORN SCRUB 187m2**
REFER TO PLANT SCHEDULE FOR DETAILS
- WILDFLOWER**
REFER TO PLANT SCHEDULE FOR DETAILS

Roseheath

BAILEYS LANE

Materials

The building has been designed to be an attractive, contemporary addition that is sensitively integrated within the existing setting. The materials selected have been chosen in response to the following considerations;

- To be contemporary yet responsive to the rural nature of the site.
- To be robust, requiring minimal maintenance and to weather gracefully over time.
- To be attractive, uplifting and complementary.

Architecturally, this development seeks to create a unique sense of place that complements the surrounding built form.

Through careful material choices, the proposed building responds to and complements the character of the local area and the existing local heritage assets on the site. Brick detailing is introduced to match that on the existing brick barn.

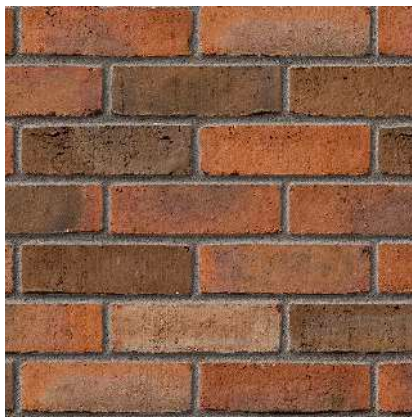
The overall appearance is softened through the use of landscaping to the front boundaries and the proposed tree planting scheme across the development.



Fibre Cement Slate roof Tile - Cedral Birkdale Slate in Blue Black.

Roof Tiles

A fibre cement slate roof tile is both high quality and durable. The Birkdale slate has distressed edges which add an element of texture to the smooth tile providing the traditional aesthetic of a natural slate.



Red Multi Brick - Shown is Ibstock Birtley Barrowdale Blend to complement existing Brick Barn

Facing brick

Brick is the dominant material for buildings along Baileys Lane and is seen on the existing barn on the site. The use of brickwork will help to root the new building within the local context whilst offering a building material that is robust, attractive, requires minimum maintenance and will improve over time. Brick detailing has also been proposed in key areas to mirror the features of the barn and to add depth and texture to the external envelope.



Fibre Cement Cladding to mimic Traditional Timber Barn



Composite Windows providing energy efficiency and a slim profile, contemporary finish.



Lindab Galvanised Steel Gutters

Cladding

The proposed brickwork forms a ground floor plinth creating a robust base, where two storey elements are introduced a vertical fibre cement board cladding is proposed to mimic a traditional timber stable block. In addition to the contextual relevance, the introduction of a lightweight material allows the first floor of the proposed buildings to appear as subservient to the existing buildings on the site, thus respecting their local importance.

Windows

A timber effect window will provide a low maintenance, contemporary aesthetic while maximum natural daylighting and have a high quality finish to the interior. This will be introduced on both the proposed buildings and to replace the windows on the existing barn and farmhouse to improve the efficiency of the existing structures.

Rainwater goods

A Lindab Galvanised Steel System is proposed for the Rainwater goods. The gutters, downpipes and brackets are all proposed as the Lindab system to provide a durable and low maintenance system which complements the aesthetic of the existing structures.

Access & Management

All units are designed to meet the national space standards (NDSS) with two units designed to comply with Approved Document M(4)3 of the Building Regulations providing accessible apartments which can cater for all.

Each apartment is designed with its own front door to enhance the units privacy and security, whilst also removing the need for maintained communal spaces.

Each unit is provided with parking in line with Knowsley "Ensuring a Choice of Travel" SPD with EV charging. Secure, communal bike stores are introduced to promote sustainable modes of transport in line with Local Authority requirements. This provision is in addition to the sites optimal location to public transport links including the local bus and train network.

Parking for the site is provided to respond to the two development zones, this allows for resident ease.

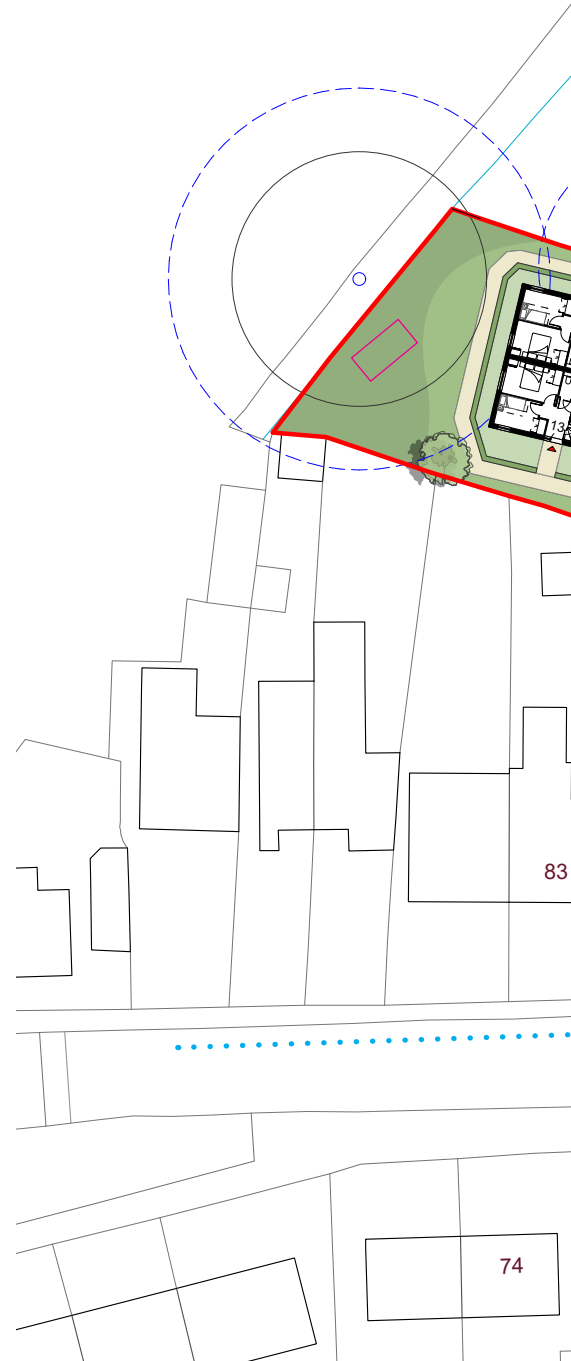
27 no. Car Parking Spaces **27 no. Secure Cycle Spaces**

Bin stores have been located in accordance with the distances set out in Approved Document H and a designated collection point is provided. The management strategy for the site is such that the Bin wagon will not enter the site as approved in the pre-app.

The adjacent diagram shows the access and management of the site including cycle provision and refuse locations

Key:

-  M(4)3 Unit
-  Communal Bin Store
-  Waste Vehicle Route
-  Collection Point
-  Communal Bike Store





Street Scenes

The design responds positively to the neighbouring agricultural setting and the existing buildings on site through the use of high quality materials and respectful massing.

The overall aesthetic of the street scene is consistent with the existing buildings on the site and references the rural setting with key features such as brick detailing, traditional gable forms and appropriate window sizes. As the sketch visual indicates, the proposed development is design as such to ensure the existing local heritage assets remain the primary focus of the site from Baileys Lane.



Existing View along Baileys Lane



Proposed Sketch View along Baileys Lane

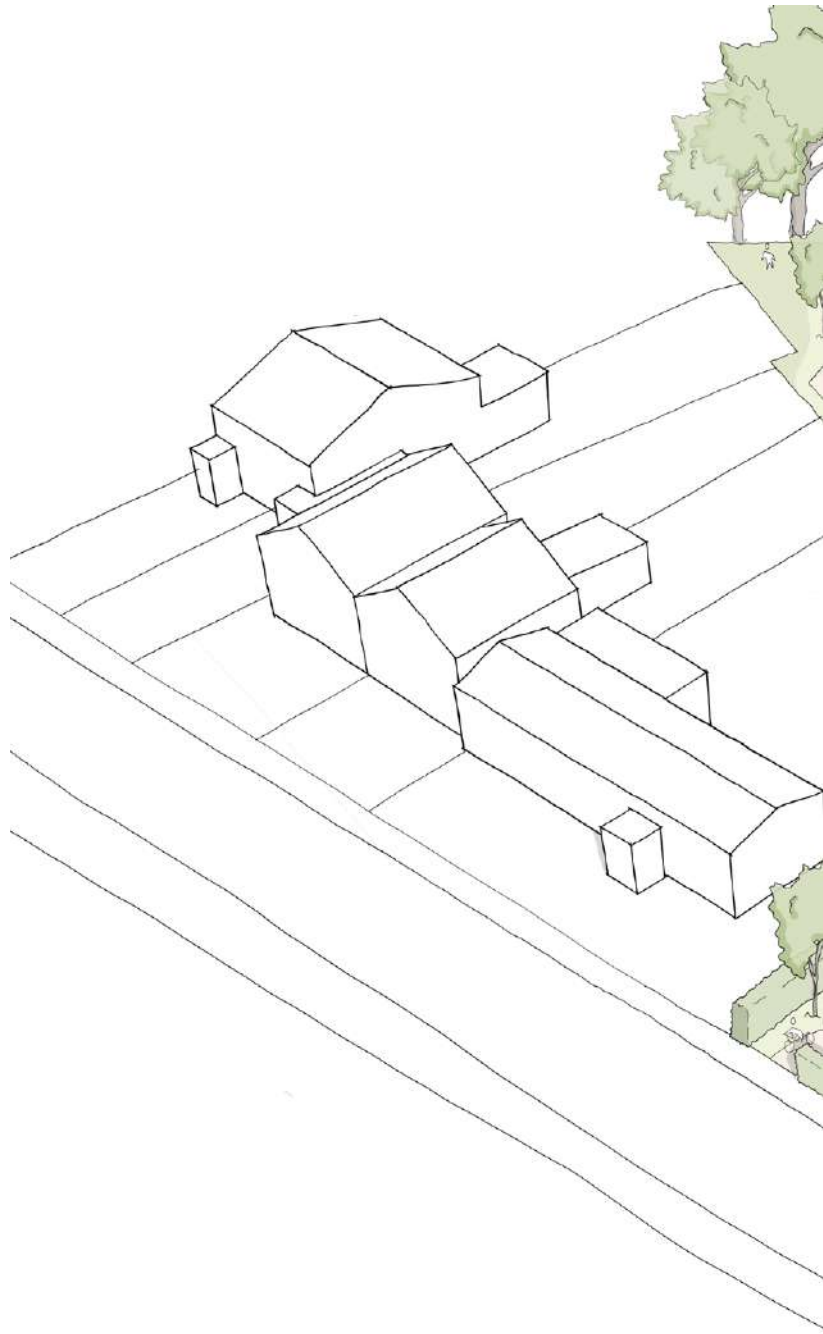


Conclusion

The proposed development represents an opportunity to provide high-quality contextually sensitive own front door apartments that will contribute to and compliment the character of the area and the existing buildings on site. Through careful design development and consideration, the proposal offers a contemporary design response, sensitively integrated into the existing context.

The proposal aims to positively contribute to the local area by:

- Providing 18no. High quality social and affordable houses on a brownfield site - making best use of existing opportunities to deliver new housing
- Protecting the existing buildings on site and enhancing their character and quality whilst respecting their status as locally recognised heritage assets. This is in alignment with **Strategic Objective 5** of the Knowsley Local Plan and aligns with prior responses during an initial pre-application exercise.
- Using contextually appropriate details that will contribute to the local aesthetic
- Improve and promote biodiversity on the site by preserving the high quality existing planting and introducing new indigenous trees, hedges and other planting, specified by an ecologist. Aligning with **Strategic Objective 8** of the Knowsley Local Plan.
- Creating bespoke units designed around the existing buildings and site geometry.





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