
RED HOUSE FARM - CRONTON

Design and Access Statement



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Introduction

Baltik Architecture & Design

At Baltik Architecture, we design spaces that feel timeless, considered, and distinctly individual. Our work is shaped by a respect for context and a passion for creating architecture that enhances the way people live, work, and play. Imagine. Shape. Build. – this simple ethos guides every project we take on.

We work across projects of all scales – from private homes and residential extensions to larger multi-unit developments – always with the same dedication to detail and clarity of vision. Alongside our residential work, we are also growing a portfolio of leisure projects, including padel and sports clubs, where architecture becomes a backdrop for connection, wellbeing, and community.

Founded in Liverpool's Baltic Triangle – a district known for its creativity, industry, and cultural energy – our name reflects the place where the practice first began. That spirit of innovation and collaboration continues to define how we work today.

As a practice, we work closely with clients, listening first, then guiding with clarity and purpose. Whether we're transforming a home or shaping a new sports facility, we approach each project with the same commitment: to design spaces that feel as good to live and play in as they are to look at.

Summary

This design and access statement has been prepared by Baltik Architecture & Design on behalf of Alex James in support of a full planning application at Red House Farm, Prescott Road, Cronton, WA8 5PS. The proposed works include the replacement of an existing farm house with a 3 storey self-build home. This document includes details of access, layout, landscaping, scale, and appearance for the new self-build dwelling.

The application is accompanied by the following plans and documentation:

Site Location Plan

Existing Site Plan

Proposed Site Plan

Proposed Dwelling Plans

Proposed Dwelling Elevations

Masterplan

Site Context

Existing Site

The site is a rectangular plot located in the rural village of Cronton. The site covers an area of approximately 0.36ha and sits within the Merseyside and Greater Manchester Green Belt.

Cronton is a village and civil parish within the Metropolitan Borough of Knowsley, Merseyside. Over the county border in Cheshire, Widnes town centre is 2.3 miles (3.7 km) to the south-southeast.

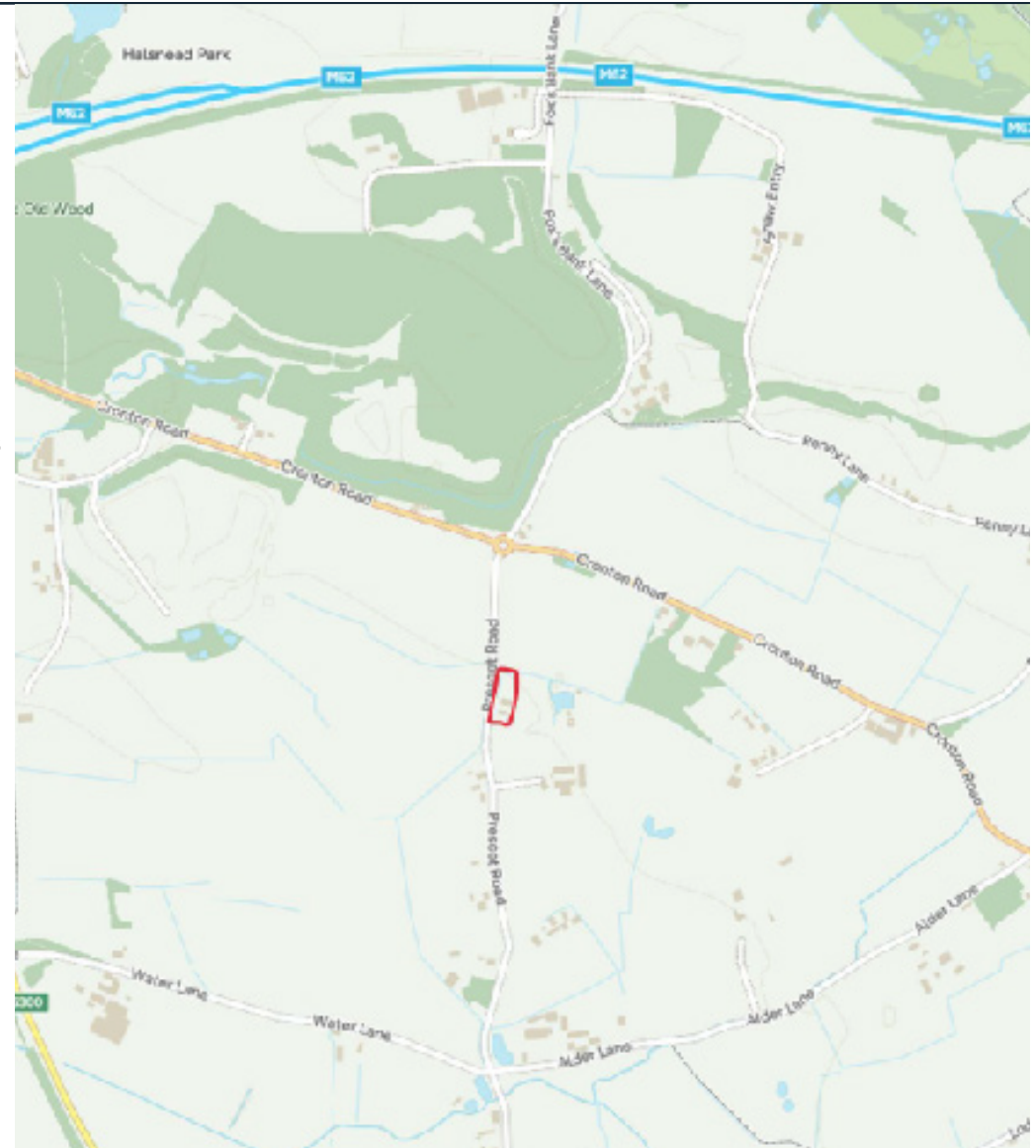
The site currently has an existing dwelling, and existing buildings present which are single-storey outbuilding and a storage units. There is a mixture of boundary treatments including mature hedgerows and post and rail fencing.

Surrounding Context

The areas surrounding the site boundary comprise of predominantly agricultural and equestrian uses, with residential clusters dotted throughout.

Planning History

The site currently has planning permission for a residential dwelling. Most recently, there has been an approved application for a new access and erection of an agricultural grain building (REF 22/00378/AGR).



Design Proposal

The scheme

Planning approval is sought for no.1 custom and self build replacement dwelling.

The proposal does not result in any unacceptable adverse effects on the amenity of neighbouring premises with respect to daylight, privacy or overbearing impacts, as it will be of the same volume as the existing dwelling.

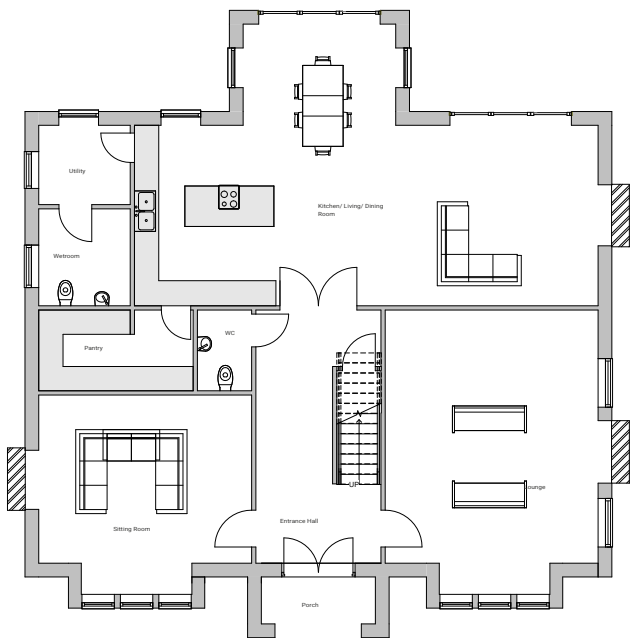
Materials

The proposed dwelling will be constructed with a red facing brick finish with sandstone surrounds, complemented by traditional materials such as timber-framed windows and a feature brick chimney. These elements reference the local vernacular and help the building sit comfortably within its rural countryside setting, where homes are dispersed and typically display a mix of natural materials. The overall design adopts a contemporary approach, incorporating striking triangular glazing within the feature gables to create light-filled interior spaces and a modern architectural character. The pitched roof forms are designed to reflect the proportions and rooflines of nearby dwellings, ensuring that the proposal remains sympathetic to the surrounding rural context while introducing a distinctive family home.

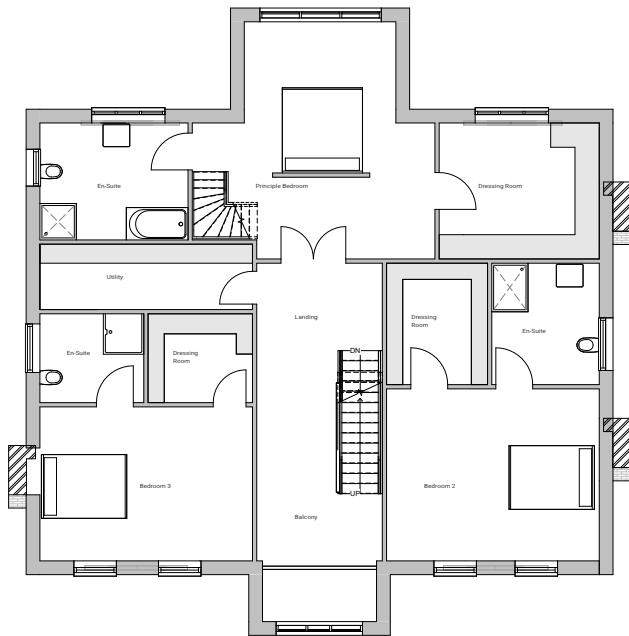
Volume

Existing bungalow - 488 m³
Proposed dwelling - 634 m³
total increased volume - 29.2%

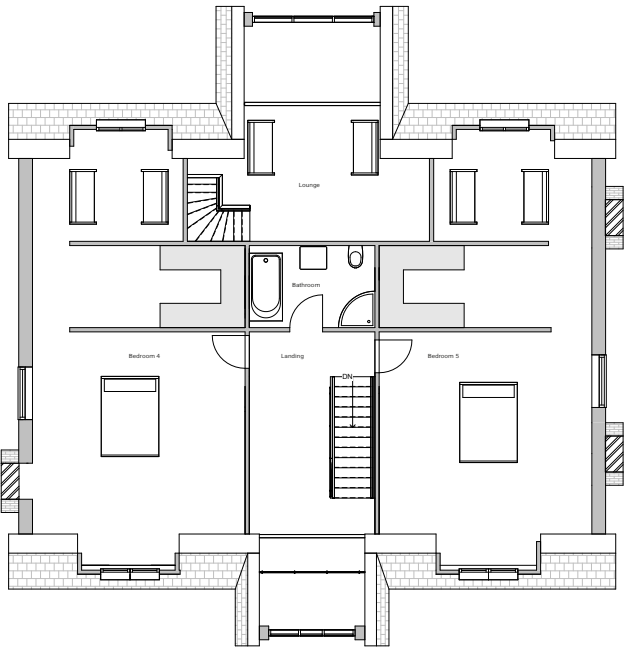
Design Proposal



Proposed Ground Floor



Proposed First Floor



Proposed Second Floor

NOT TO SCALE

Design Proposal



Front Elevation



Rear Elevation
1 : 50

Access, Parking, Flooding & Archaeology

Access

The existing access and driveway are to be retained. It is considered that there would be no adverse effects on highway safety or capacity.

Parking

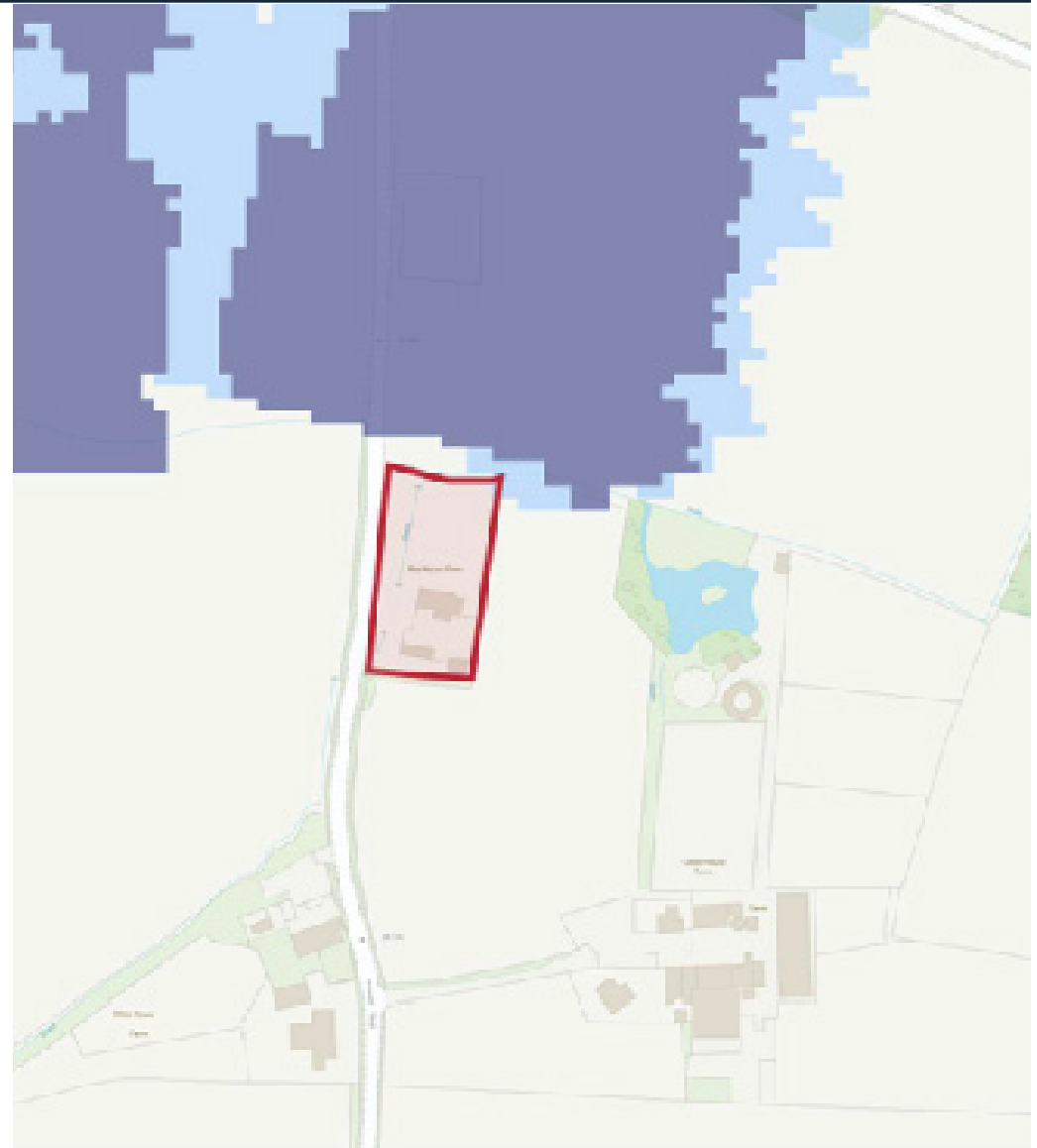
Sufficient parking can be provided on the site in order to accord with the Council's minimum residential parking standards.

Flooding

The flood risk assessment (FRA) carried out by ADS consult in January 2025 concludes that any surface water flood risk will be mitigated by the raising of levels on site and the use of active drainage. Other secondary flood risks including groundwater, reservoir and sewer flooding have been assessed and the site is at low risk. Please refer to FRA for more information.

Archaeology

An archaeological report written by Allen Archaeology dated March 2025 states a building known as Red House occupied the site from at least 1786, likely replaced in the late 19th century and expanded in the early 20th century. Following mining-related subsidence, the site was cleared and the existing bungalow constructed around 1983. Successive redevelopment phases are likely to have truncated any surviving archaeological deposits, and the potential for remains from earlier buildings is therefore considered low. Please refer to the archaeological report for more information.



Ecology

Ecology

The ecological value of the site has been assessed through comprehensive preliminary ecological appraisal (PEA) carried out by ASCERTA in January 2025, in accordance with current best practice and relevant legislation.

The surveys identified that the site comprises primarily improved grassland and hardstanding, with limited ecological interest. It is considered that there would be very limited impacts on the local ecology as a result of the proposal.

In report it is considered that an impact on birds, badger and hedgehog are likely to occur in relation to the proposal for the site. The report concludes that as long as the recommendations are followed, there will be no unacceptable impact on protected species resulting from the development.

Please refer to PEA for more information.

BNG

Small-scale custom and self-build projects, defined as no more than 9 dwellings on a site under 0.5 hectares, are exempt from the mandatory Biodiversity Net Gain (BNG) requirement.



Trees

Existing trees

A Tree Survey and Arboricultural Impact Assessment (AIA) have been carried out by ASCERTA in December 2024, in line with BS5837:2012. The site contains 7 individual trees, 1 group and 3 hedges are located on site. Please refer to AIA for more information.

The layout has been designed to retain high- and moderate-quality trees, with Root Protection Areas (RPAs) fully respected. The proposal only requires the removal of 1 tree and a section of hedge. This is limited to low-quality specimens (Category C/U) and will be offset with replacement planting as part of a landscape strategy for the site in line with local plan requirements and to integrate the development into the surrounding landscape.



Drainage

Existing drainage

The existing site and buildings have foul drainage that discharges into a septic tank. There is an unnamed watercourse runs through the site. It's assumed that existing surface water system is discharged to the watercourse.

Proposed drainage

The flood risk assessment (FRA) carried out by ADS consult in January 2025 concludes that any surface water flood risk will be mitigated by the raising of levels on site and the use of active drainage. Surface water and foul drainage can be managed sustainably on-site.

Surface water

There will be no alterations to the existing surface water network as a result of the proposals. There will therefore be no change to the volumes and flow rates discharging from site.

Foul drainage

Foul water will be connected to the existing septic tank if deemed suitable for additional capacity.

Conclusion

The scheme

Planning approval is sought for one custom and self-build replacement dwelling. The proposed design is sympathetic to the surrounding context and local vernacular. The development will not result in any unacceptable impact on highways or archaeology. Supporting reports confirm there will be no adverse effects on trees, ecology, or habitats. All surface and foul water will be managed on-site, ensuring no impact on the surrounding area.

Prepared by Baltik Architecture & Design
Studio M, Baltic Creative Campus, 49 Jamaica Street, L1 0AH
info@baltikarchitecture.co.uk | 0151 662 0590
www.baltikarchitecture.co.uk

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