

Design and Access Statement

Mill Lane

Cronton, Widnes

Rev A - May 2025

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1.0 Introduction

This Design and Access Statement has been produced by DK Architects in support of the planning application submitted for the alteration and extension to an existing dwelling and the removal of an existing light industrial unit to be replaced by 1no. additional dwelling at 1 Mill Lane, Cronton.

The document is in-keeping with planning application guidance, stating that Design and Access Statements are to accompany planning applications.

The proposal has been subject to pre-application advice, Ref: 23/00007/PREAPP.



Aerial Photo of site
(application site identified in red)

Location

The application site is located on the edge of the village of Cronton, Widnes at the intersection of Mill and Hall Lane. It has two access points with one being off Mill Lane and the other being at the intersection of Hall Lane and Mill Lane.

Context

The site is bound by Mill Lane to the South East, with an access road at the junction of Mill Lane and Hall Lane. The property has three neighbouring properties to the West, North-West and North-East with the workshop forming part of the boundary to all three sites.

The adjacent West property is a detached bungalow and to the North East is a detached dormer bungalow beyond which are a series of two-storey semi-detached

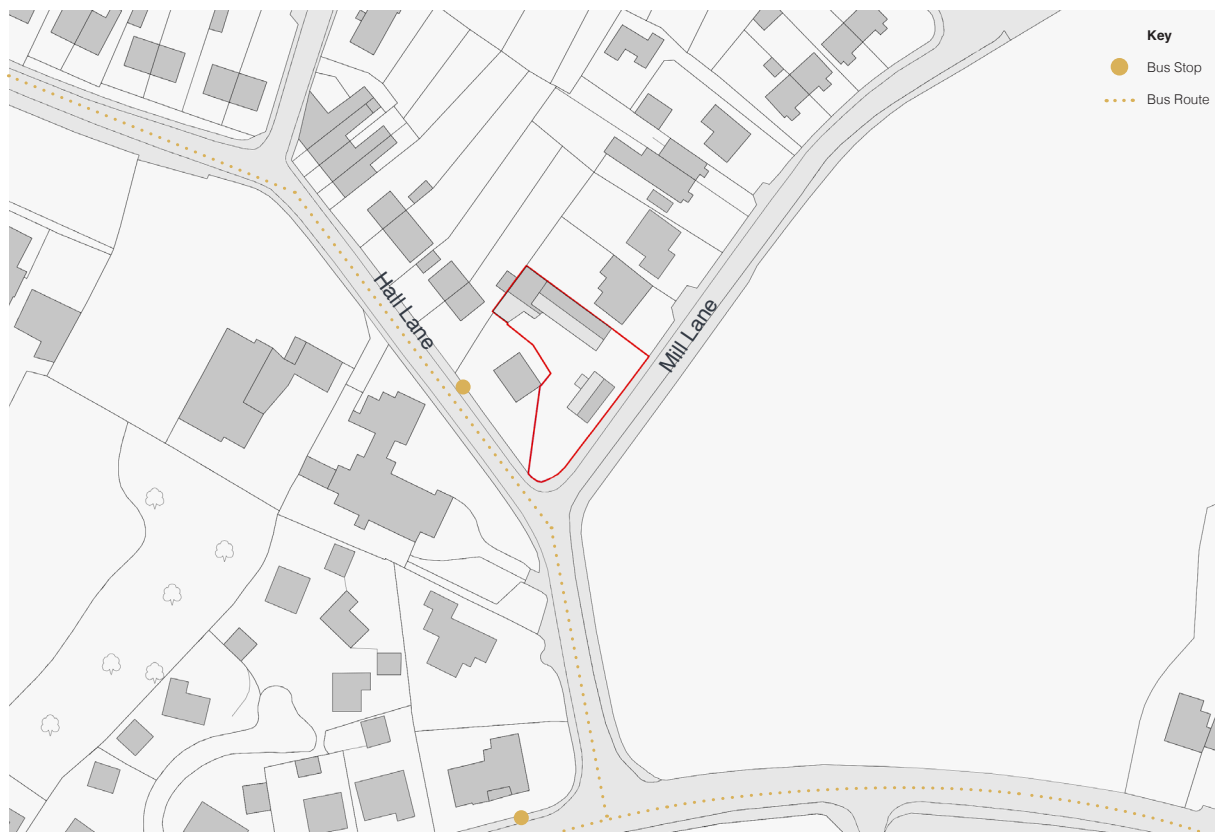
dwellings, typical of the area. The property to the North-West of the site is also a two story semi-detached property - the archetype of both Mill Lane and Hall Lane.

The outlook from the site is across an open field surrounded by a wide verge with hedgerow.

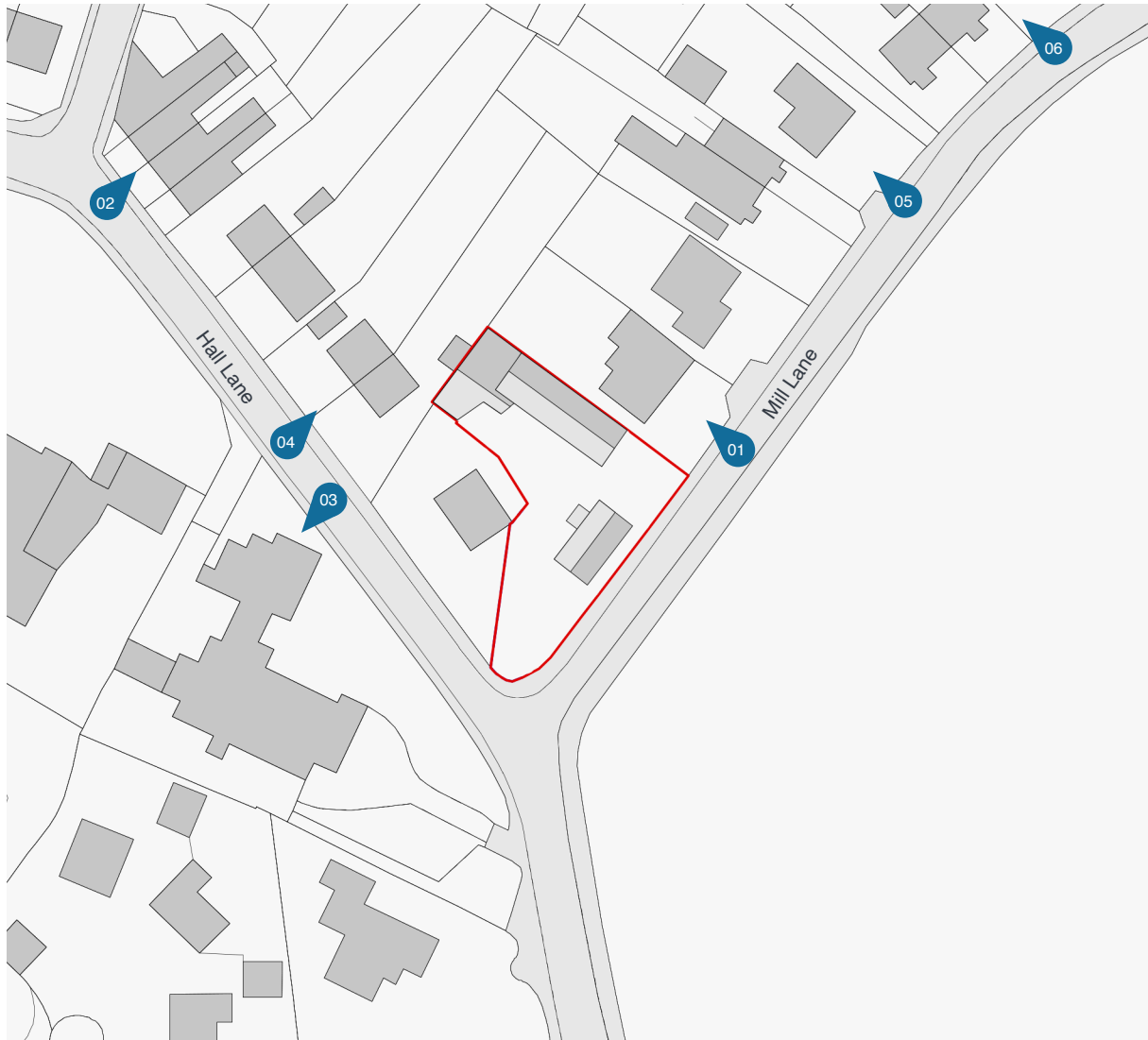
Access

There are two bus stops close to the site. Stop 1 is on Cronton Road which has routes to Liverpool and Old Swan with Stop 2 being on Hall Lane which has routes to Widnes and Hough Green. Both are within approximately 50m of the site.

Whilst Cronton offers a few amenities, the nearest shop is on the edge of Widnes which is approximately 1 mile away and can be accessed on foot within 20 minutes.



2.0 Appearance and Materiality in the Local Area



The surrounding properties on Mill Lane and Hall Lane are a mixture of one, one and a half, and two storey buildings in detached and semi-detached arrangements. In-keeping with settlements like Cronton, the properties within the area are of a mixture of different ages, and include early Victorian and early 20th century architecture, through to more modern construction. The mix of property types and varied building massing provides precedent for a range of potential design responses.

The materials used in these properties comprise a mix of brick, render and stone with both slate, and concrete tiles. This creates a varied appearance to this area of Cronton with no predominant defining architectural style or character.

The quality of these houses are mixed with a predominant use of uPVC windows and doors.



01 - Converted Bungalow, Mill Lane



02 - Old Terrace, Hall Lane



03 - The Priory, Hall Lane



04 - Semi-Detached Houses, Hall Lane

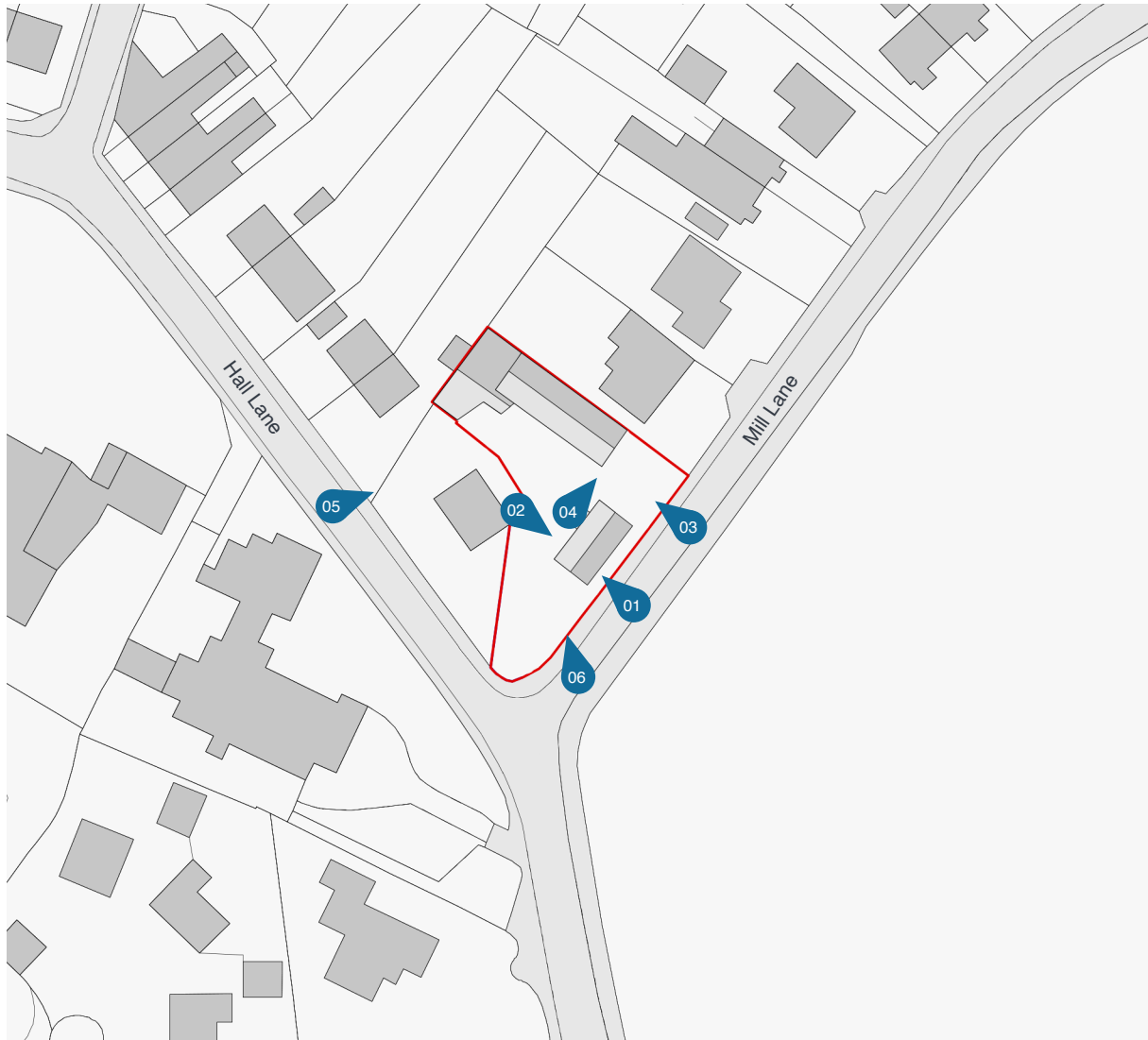


05 - Recent House, Mill Lane



06 - Semi-Detached Houses, The Roundabout

2.1 Existing Site Condition



The site has an existing cottage and large workshop which are both in a poor condition and detract from the amenity of the area. The majority of the site is laid to tarmac with very little biodiversity potential. The site is currently open to the road - and prominently visible from the corner of Mill Lane and Hall Road. As such the overall appearance of the site is poor.

The existing cottage is estimated to be Victorian however features an extension to the rear. The external walls of the cottage, extension and its chimney are

constructed of brick whilst its pitched roof has slate tiles. The cottage provides limited accommodation with one bedroom, one bathroom, living space and small kitchen. The property has no private outdoor space.

The large workshop is a steel framed industrial building clad in green painted timber with a partial brick skirting and a corrugated asbestos roof. The workshop sits hard against the boundary of the neighbouring property both creating a negative boundary whilst also casting shadows over their garden and rear windows.



01 - Cottage Front Elevation



02 - Cottage Rear Elevation



03 - Workshop Front Elevation from Mill Lane



04 - Workshop Site Elevation and Yard

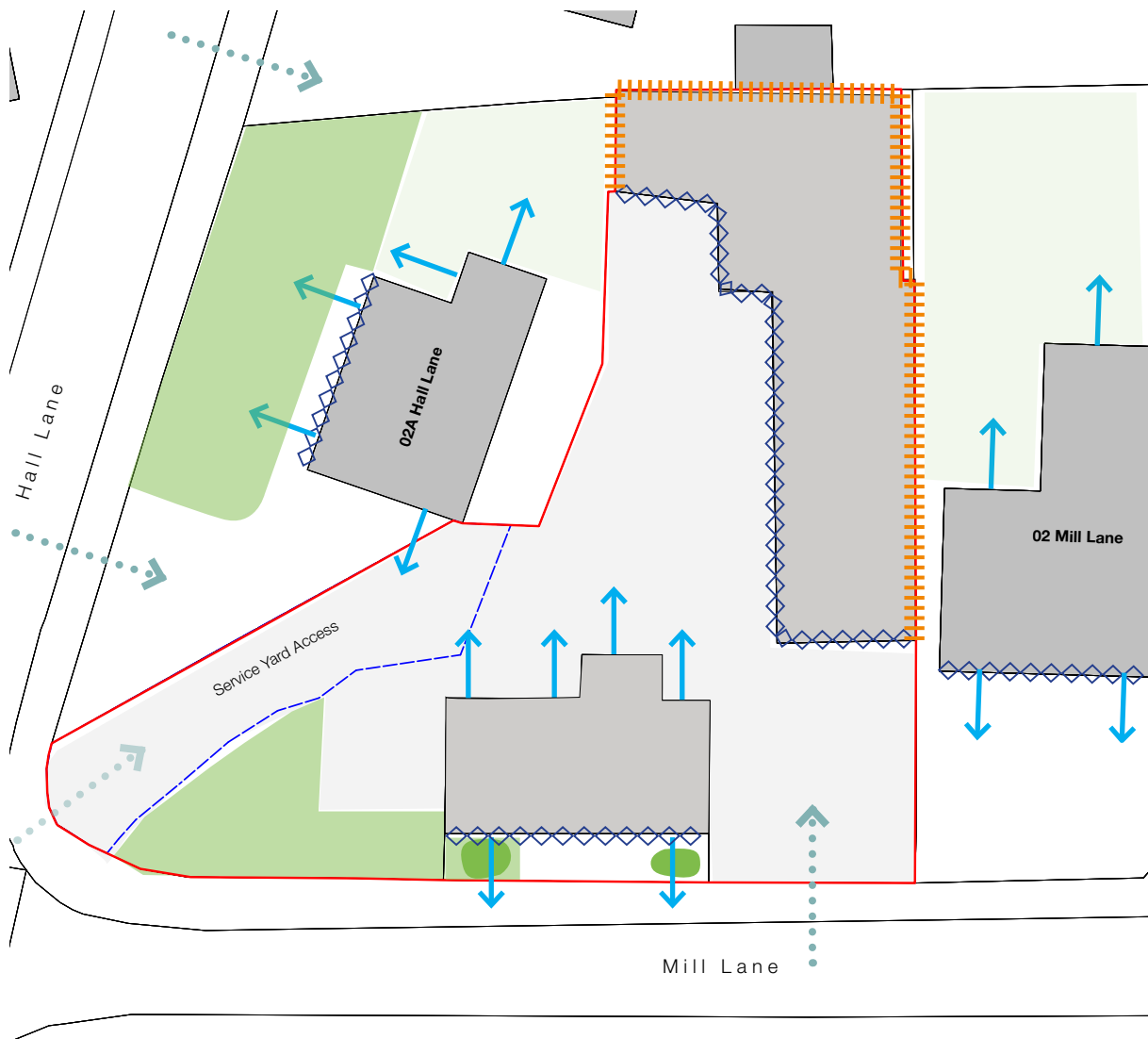


05 - Side of Workshop From Hall Lane



06 - Corner of site Including Easement and Petrol Pump

2.2 Existing Site Plan



Key

- | | |
|---|--|
| — Site Outline | Negative Boundary Interface Treatment |
| Building | ◇◇ Active Frontage |
| Hard Landscape - Tarmac Finish | ➔ Habitable Room Outlook |
| Trees and Shrubs | ⋯➔ Vehicular Access |
| Soft Landscape - Grass | |
| Private Garden Space | |

Aims & Objectives

Improve the quality of the local built environment.

Objective 01

Create positive boundaries between the site and properties on Mill Lane and Hall Lane.

Objective 02

Use high-quality materials that respond to the local vernacular.

Objective 03

Increase the amount of soft-landscaping with high-quality, low-maintenance planting in gardens and frontages.

Objective 04

Create spaces for bin and bike storage that are not street fronting.

Improve the sustainability of the site.

Objective 01

Provide energy-efficient dwellings

Objective 02

Reduce the quantity of hard standing and contribute to bio-diversity.

Objective 03

Provide off street car parking with electric vehicle charging points .

Create quality family homes

Objective 01

Provide appropriate private outdoor amenity space.

Objective 02

Follow best practice when designing indoor space and meet NDSS guidance.

3.0 Pre-Application Process

A Pre Application submission was made on 08/03/2023 for 3no. dwellings to replace the existing dwelling and light industrial workshop.

The proposal sought to demolish the light industrial unit and cottage and replace the industrial unit with a pair of semi-detached units (of an overall mass less than that of the barn) and pulled away from the adjacent properties to reduce impact on their amenity space.

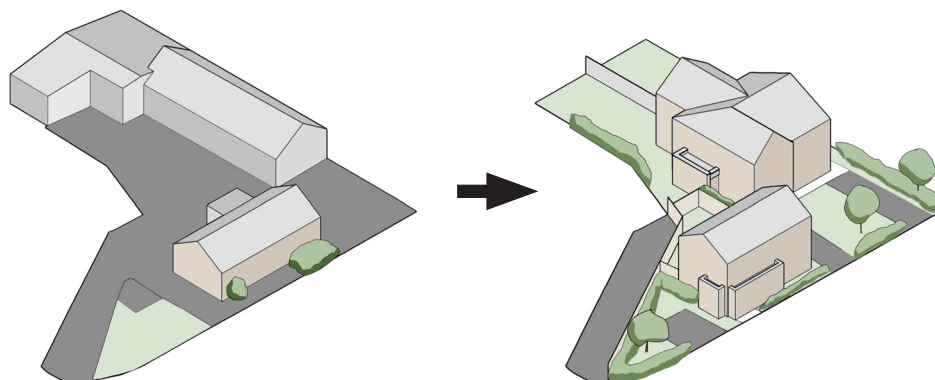
Due to the limited accommodation within the existing bungalow, the proposal sought to replace this with a modest 2-storey dwelling with rear private garden and realigned to address the junction and provide a 'gateway' condition.

The proposal also reduced the amount of site area occupied by building from a current of 268m² to 174m² enabling the 'greening' of the site and improving biodiversity.

A response to the pre application was received on 07/07/2023 whereby the principal of residential development on the site was deemed acceptable subject to design and amenity issues together with policy compliance.

Comments however were made on the following:

- The number of proposed dwellings - suggested that 2no. dwellings in total would be more appropriate.
- The scale and setting of the detached dwelling closest to Mill Lane - suggested that any proposal should not encroach any closer to the junction than the existing dwelling.
- The close proximity of the semi detached dwellings to 2A Hall Lane.
- The number of parking spaces required and EV Charging Point requirements.



Existing site

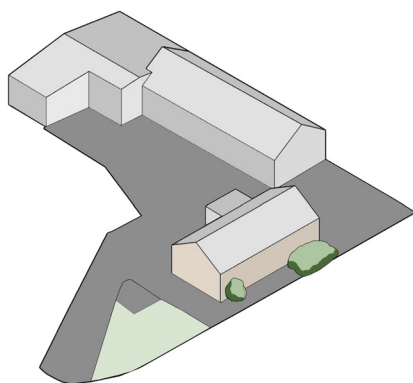
Design development 01

A revised scheme was submitted for review addressing concerns raised previously as follows:

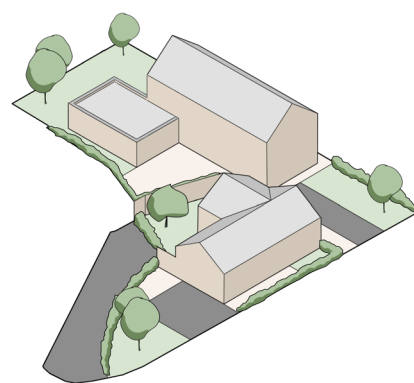
- The number of proposed dwellings reduced from 3 to 2 - the existing dwelling is retained within this total.
- Existing dwelling retained and extended to the rear to provide additional living accommodation.
- Any potential impact on 2A Hall Lane mitigated through the reduced of 2no. semi-detached units to 1no. detached with a single-storey element located on this side of the site.
- Provision of the requested number of parking spaces with associated EV Charging Points.

A response was supportive of the principals of development subject to some design and amenity refinement including:

- The height of the new house should be reduced to a single storey.
- Maintenance strip of 1m should be provided to the side of the cottage.
- The eaves of the 1 storey element of the house should be 2500mm above FFL.



Existing site



Design development 02

4.0 Proposed Site Plan

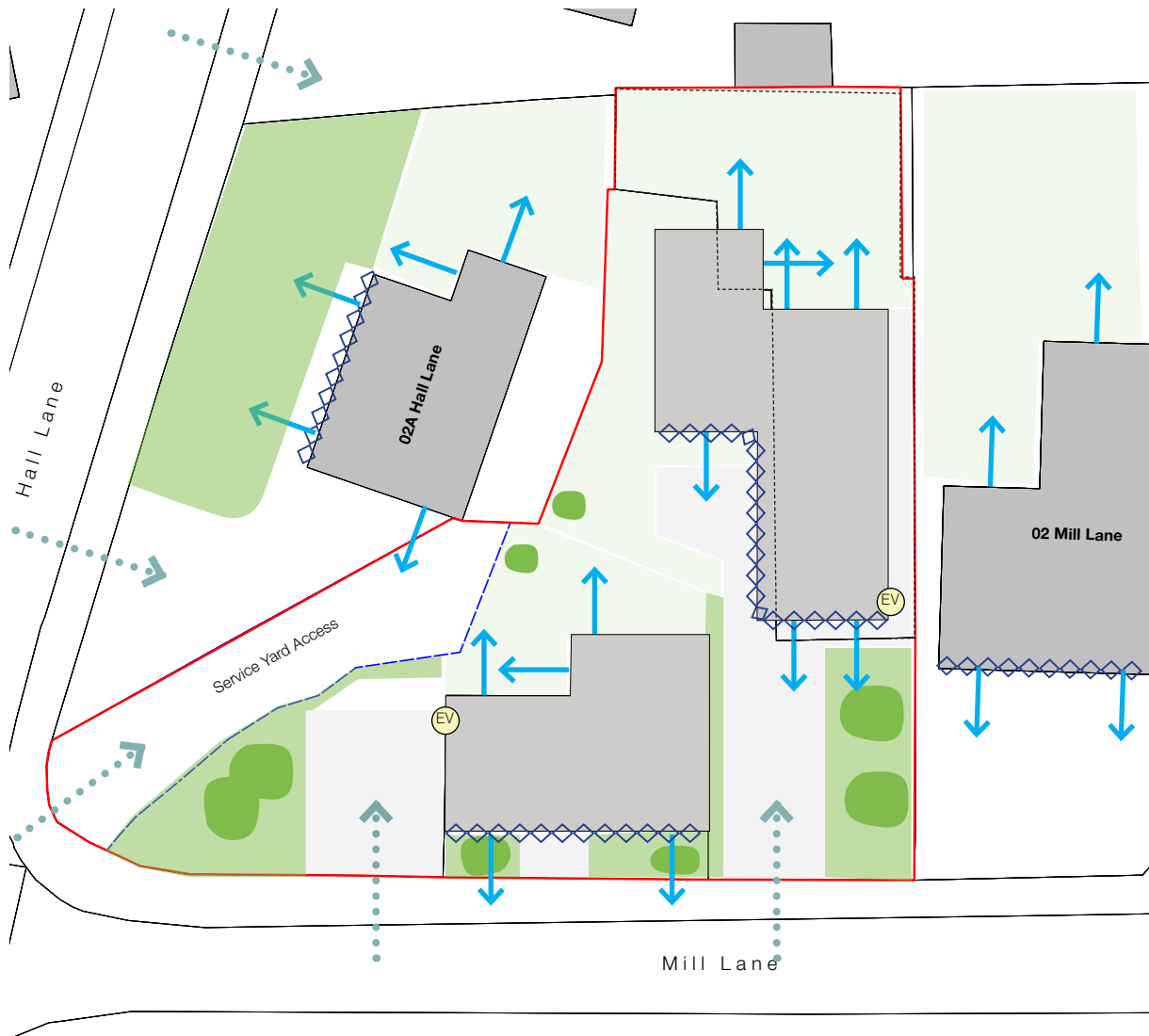


The proposal forming this application consists of:

- The retention and extension of the existing bungalow to create a 2-bedroom bungalow with open plan living/kitchen/dining with associated car parking and private amenity space.
- Demolition of the existing light-industrial unit.
- Erection of a single-storey 3-bedroom dwelling with open plan living/kitchen/dining with associated car parking and private amenity space.
- Reduction from 268m² to 173m² of developed area enabling the greening of the site.

The layout of the proposed new dwellings responds to site orientation, context, neighbouring properties and enables a green soft-landscaped frontage. Careful unit-type modelling enables the creation of high-quality accommodation and amenity space without impact on neighbouring properties.

The setting of the new dwelling retains the existing building frontage whilst improving the relationship with the neighbouring property. The easement to the neighbouring property is retained.

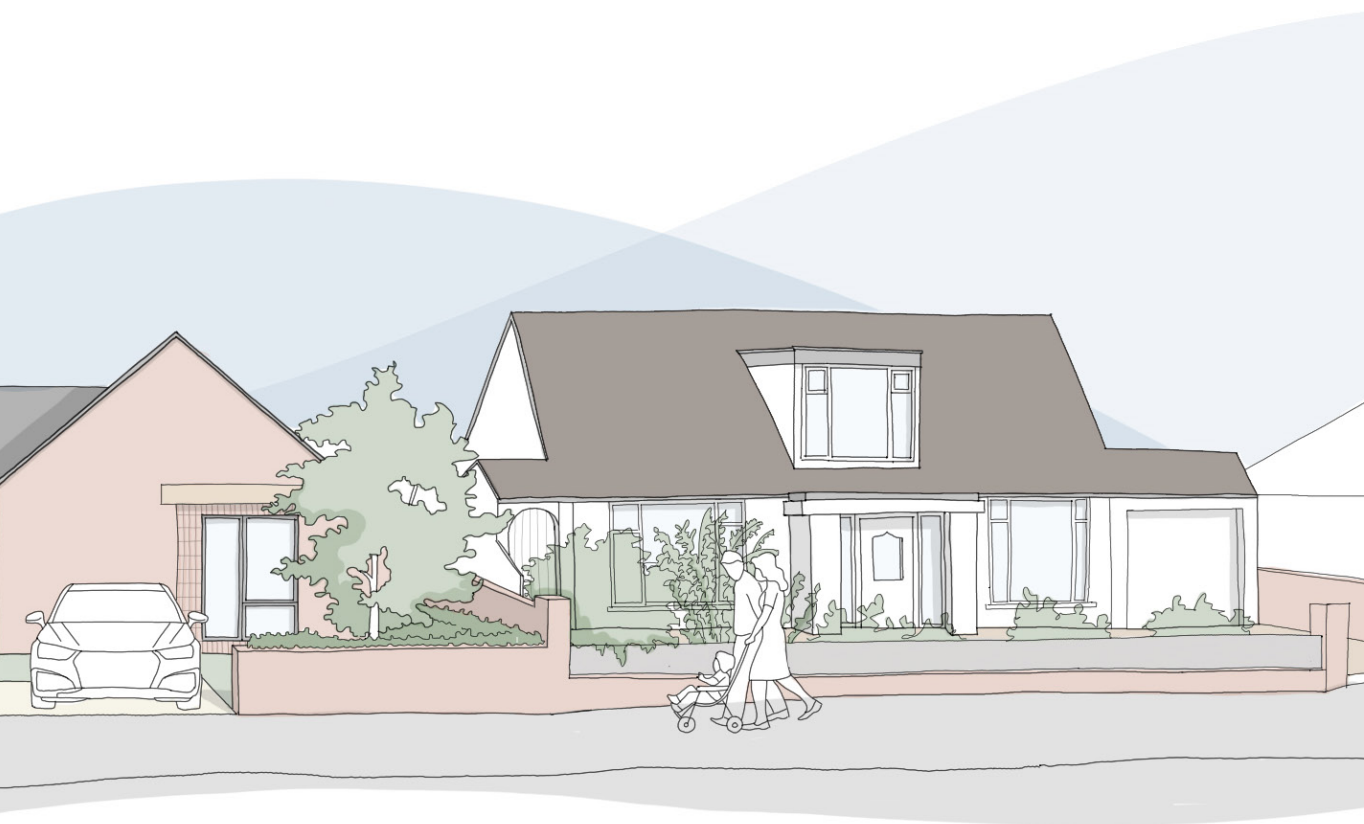


Key

- | | |
|--|---|
| — Site Outline | ---- Existing Light Industrial Unit |
| Building | Negative Boundary Interface Treatment |
| Hard scape - Tarmac Finish | ◇◇◇ Active Frontage |
| Trees and Shrubs | → Habitable Room Outlook |
| Softscape - Grass | ⋯→ Vehicular Access |
| Private Garden Space | |
| EV EV Car Charger | |

4.1 Proposed Street Scene





4.2 Proposed Design Response

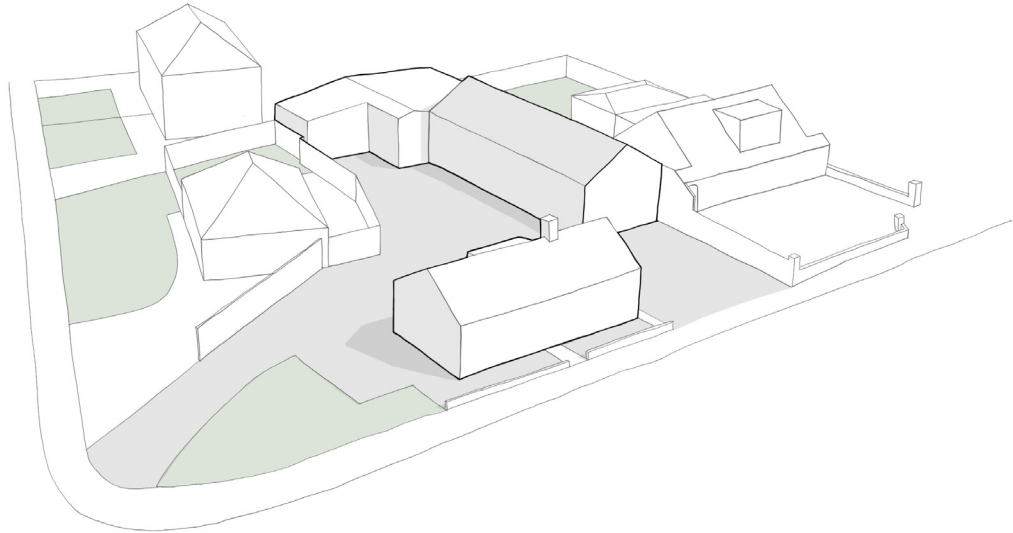


The proposal has been updated to address further guidance received during the Pre-appreciation process including:

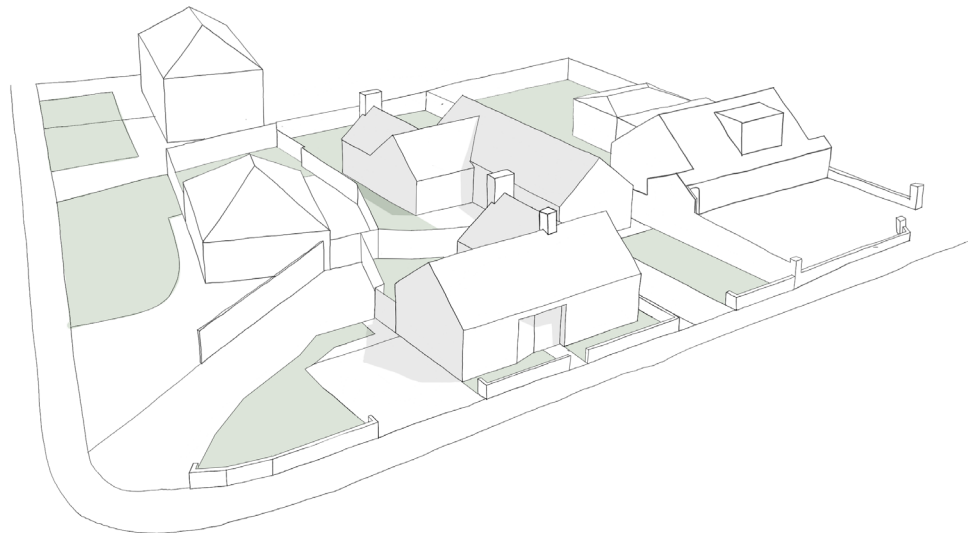
- The height of the new house is single storey.
- A maintenance strip of 1m has been provided to the side of the cottage.
- The eaves of the single storey house is no greater than 2500mm above FFL.

Other design features to ensure that the proposal is sensitive to context and provides appropriate accommodation and is of high-quality design include:

- A feature gable to the new dwelling retains a form similar to that of the existing building but with a reduced height and massing. The gable adds interest into the street scene and is similar to 'The Priory' on Hall Lane.



Existing Site



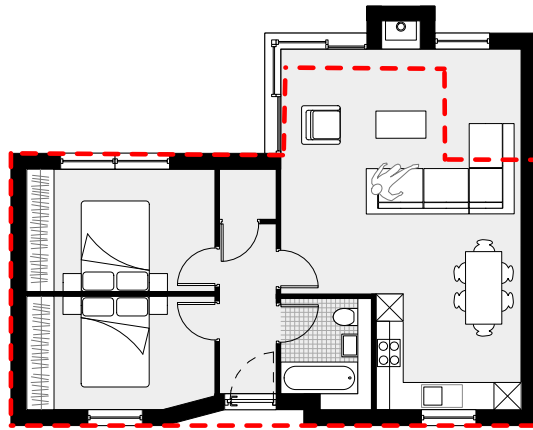
Proposed Site

- By modernising and extending the existing bungalow on site, there is no visual or visibility issue at the junction of Mill Lane and Hall Lane whilst retaining existing character and providing better living accommodation and amenity.
- The siting and massing of the new-build dwelling avoids impact on outlook and amenity of 2A Hall Lane and avoids interface with primary habitable elevations.
- Each property is provided with two off-street parking spaces each, with both benefiting from an electric vehicle charging point each
- Both properties will also benefit from front gardens creating a naturally defensible boundary to Mill Lane and a green frontage to the street scene.
- Rear garden areas to both properties create high-quality amenity space and considerably reduce the amount of hard-landscaping on the site.

4.3 Plot 1 Plan & Street Elevation

Note:

 Outline of existing buildings

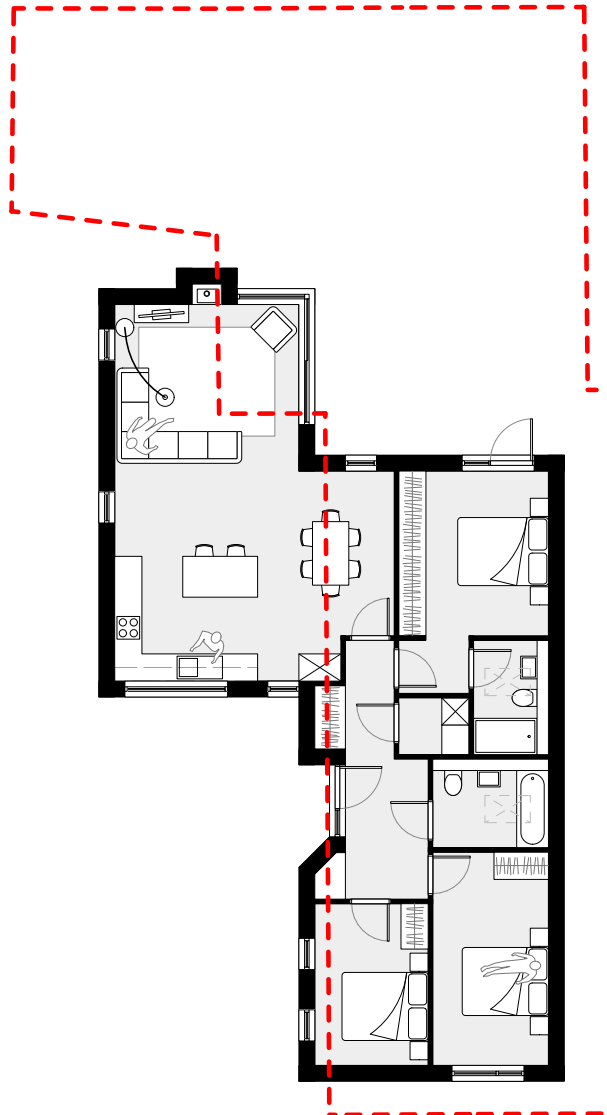


Plot 1
Proposed Ground Floor Plan



Plot 1
Front Elevation (South East facing Mill Lane)

4.4 Plot 1a Plan & Street Elevation



Plot 1a
Proposed Ground Floor Plan



Plot 1a
Front Elevation (South East facing Mill Lane)

4.5 Materiality

The proposed scheme is sympathetic and complimentary to the surrounding context in terms of materiality. The design response has taken cues from the surrounding area including feature gable of 'The Priory' on Hall Lane, Victorian building proportions as seen on the 'Old Terrace' of Hall Lane and red stock brickwork and tiled roof.

Materials have been selected to cross over between the existing cottage and the proposed. A matching red multi stock brick is proposed for the new build property and extension to tie in with the existing bungalow. The proposed bungalow includes stone heads to feature windows as on the existing cottage. Fibre Cement Slate roofs with composite aluminium high-performance window frames and doors in a Graphite Black. Low brickwork walls to the property boundary which match the buildings will provide a consistent appearance to the street scene.

Key

- 01. Red Brick Multi
- 02. Feature Soldier Coursing.
- 03. Pigmented Concrete Stone Lintels
- 04. Fibre Cement Slate Tiles
- 05. Aluminium Continuous Dry Verge Trim
- 06. Aluminium Composite Windows - RAL 9011 (Graphite Black)
- 07. Aluminium Composite flush front door with glass panel and side light - RAL 9011 (Graphite Black)



4.6 Indicative Material Proposal

To be approved by condition discharge



01. Red Multi Stock facing Brick



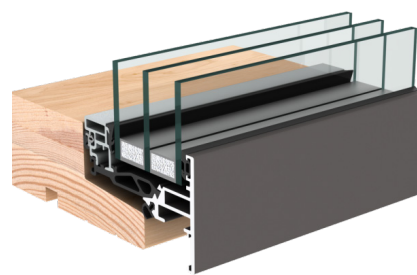
04. Fibre Cement Slate



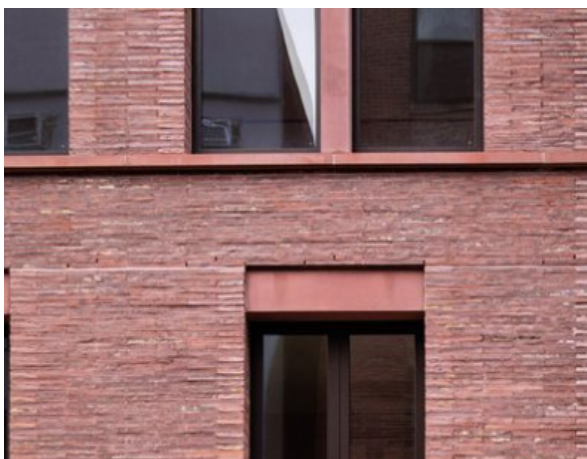
02. Feature stack bonded brickwork banding to project 15-20mm



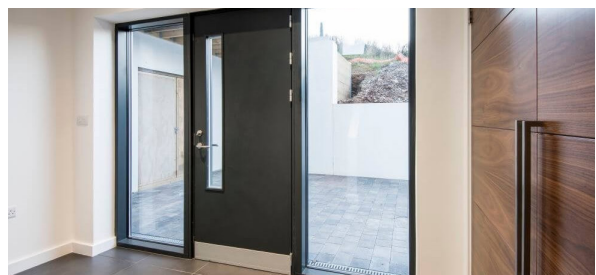
05. Aluminium continuous dry verge trim



06. Composite Windows



03. Pigmented concrete / reconstituted stone head and cill panels



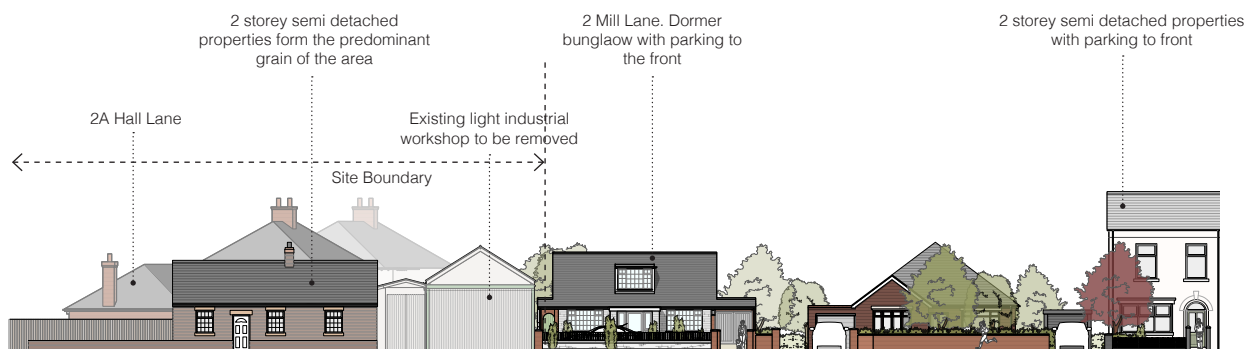
07. Composite alu wood front doors

4.7 Boundary Treatments and Street Scene Improvements

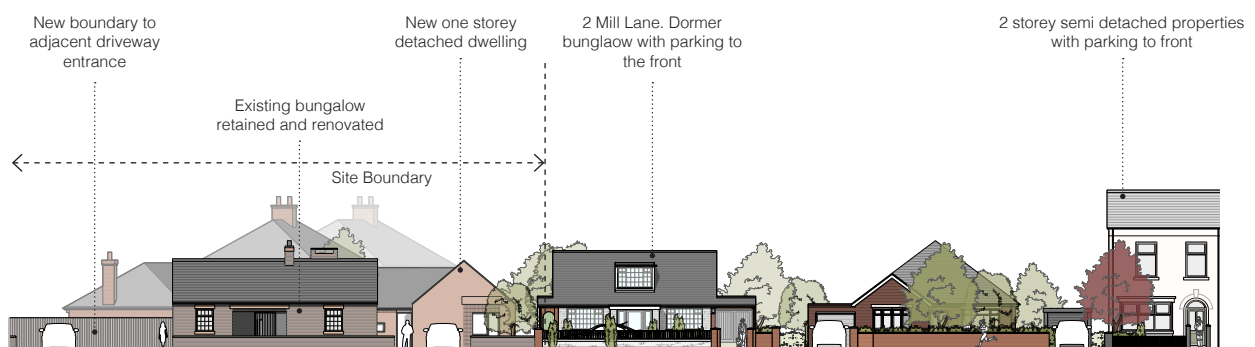


Key

- 01 - Existing Boundary Treatments
- 02 - Low Brick Wall to match House - 800mm
- 03 - Low Hedge
- 04 - Timber closeboard Fence - 2100mm
- 05 - Low Black Metal Fence - 800mm



Existing Mill Lane Street Scene



Proposed Mill Lane Street Scene

5.0 Conclusion

The design of the proposal is the culmination of a detailed and highly considered design and pre-application process. This will result in two bespoke, high-quality, context appropriate dwellings that will improve the provision of housing within Cronton.

It will improve upon the existing cottage and provide an additional carefully designed, high-quality family home, appropriate to this bespoke site and vastly improving upon the current visual, amenity, and interface distances requirements.

March 2025

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