

# Design & Access Statement

Parsons Brow Farm,  
Rainford



Report No.	4416/DAS
Status:	Final

	Name	Signature	Date
Prepared By:	F Worrall	<i>F Worrall</i>	25/10/23
Checked:	M Fairhurst	<i>M Fairhurst</i>	26/10/23
ACR Approved:	S Robinson	<i>S Robinson</i>	31/10/23

Revision Record					
Rev	Date	By	Summary of Changed	Chk'd	Aprvd

---

<b>1.0</b>	<b>Introduction</b>
1.1	Introduction
<b>2.0</b>	<b>Site Analysis and Design</b>
2.1	Design
2.2	Context Analysis
<b>3.0</b>	<b>Apperance and Character</b>
3.1	Layout & Use
3.2	Scale
3.3	Community Safety
3.4	Movement to and from the Development
3.5	Environmental Sustainability
3.6	Community Involvement
3.7	Circulation
<b>4.0</b>	<b>Landscaping</b>
4.1	Landscaping
4.2	Hard Landscaping
<b>5.0</b>	<b>Access</b>
5.1	Vehicle Access
5.2	Cyclist Access
5.3	Pedestrian Access
<b>6.0</b>	<b>Planning Policy</b>
6.1	Policy LPA04: Meeting St Helens Borough's Housing Needs
<b>7.0</b>	<b>Conclusion</b>

# 1.0 Introduction

The Design and Access statement has been prepared by ACR in support of a full planning application for the conversion of 1 no. dwelling into 2 no. dwellings and converting an annex into 1 no. dwelling. This report has been prepared in conjunction and recommendation of the St Helens Council which sets out the key advice and objectives for St Helens. The intention therefore of this document is to show that the design principles and guidance set out have been adhered to from the outset of the design and development process.



Image 1- Aerial View of Site



# 2.0 Site Analysis & Design

## 2.1 Design

The design proposal consists of converting the original farmhouse into 2 no. dwellings and converting the separate annex into a dwelling.

The existing farmhouse has been extended in the past, the original farmhouse will be retained as one property with the newer part being used to create a second single storey dwelling. The single storey dwelling will have an orangery attached to create a larger living space and make a feature of the views across the fields. The land to the rear of the building will be fenced off and individual gardens created for each dwelling.

A separate annex will form a single 2 bedroomed dwelling separate from the main farmhouse. An orangery will be created to create a larger living space downstairs. The dwelling will benefit from a private courtyard with a large garden across the road including off-road parking.

## 2.1 Context Analysis

The application site is located on Parsons Brow, Rainford, it has access to the Rainford Bypass including the cycle paths and local bus routes.



Image 2 - Proposed Site Location Plan

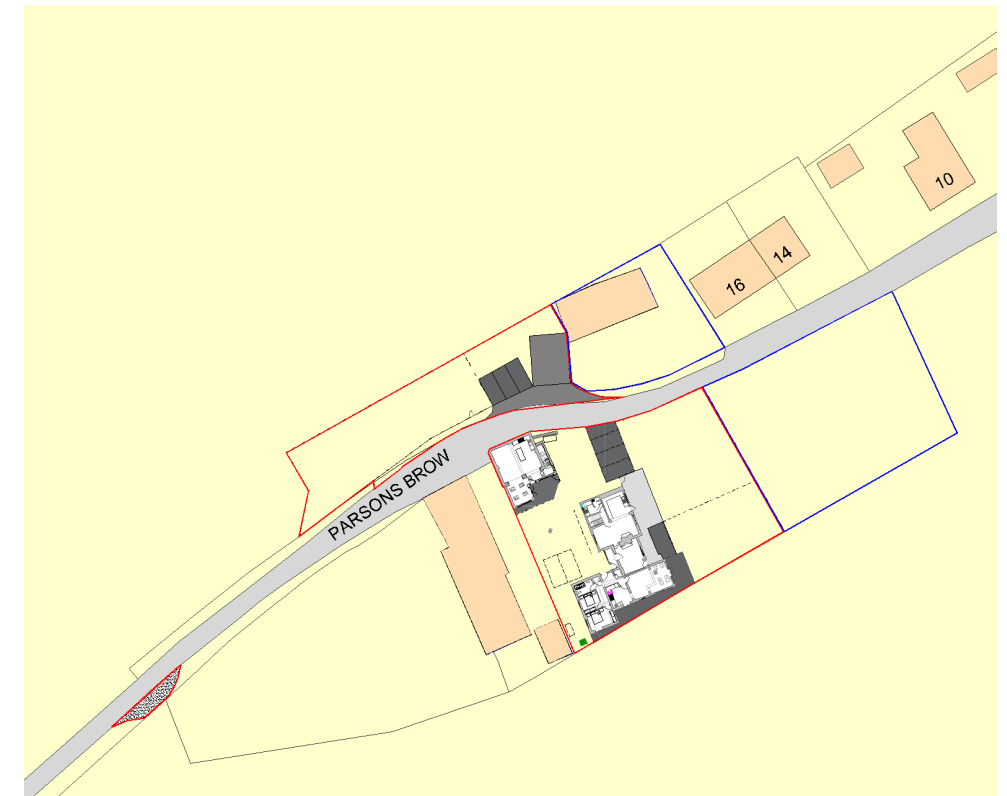


Image 3 - Proposed Site Location Plan

# 3.0 Apperance & Character

## 3.1 Layout and Use

The existing farmhouse and extension is to remain the same in style and character. The orangery being installed on the extension part will be inkeeping with the existing dwelling.

The farmhouse will comprise of 4 no. bedrooms with a family bathroom on the first floor. The ground floor will consist of a open plan kitchen/dining/living area, a seperate living room, utility room and WC. The layout will remain as per the existing dwelling.

The extension will be used to create a 2 bed single storey dwelling. The dwelling will consist of 2 no bedrooms, family bathroom, entrance hallway, kitchen, and an open plan living/dining room. An orangery will be added to create a larger living/dining space.

The annex will be converted into a 2 storey dwelling with an added single story orangery. The dwelling will comprise of 2 no. bedrooms and family bathroom on the first floor and an open plan kitchen/living/dinning area on the ground floor. The character and style of the building will remain with the high ceilings to the ground floor maintained.

## 3.2 Scale

The scale of the three properties will only increase by the addition of 2 no. orangerys to the annex and extension respectively. The Farmhouse is to remain relatively untouched. The overall site area is approx. 0.16 ha, this will be split into 3 to create individual outdoor areas for each dwelling.

## 3.3 Community Safety

The development does not have any adverse effects on the safety of the community.

## 3.4 Movement to and from the Development

The existing entrance to the property is to remain the same from Parsons Brow. An additional passing point will be created on Parsons Brow to allow the flow of traffic to and from the dwellings.

## 3.5 Environmental Sustainability

Due to the dwellings being created from either an existing dwelling or an existing building no new substantial development will be taking place. All materials will be in keeping with the existing building character, also all materials will comply to the current Building Regulation U-Values. All fixtures and fittings being installed will comply with the current energy standards.

All hardstanding will be of permeable in nature to allow rainwater to soak away without the need to connect these elements into the main drainage system.

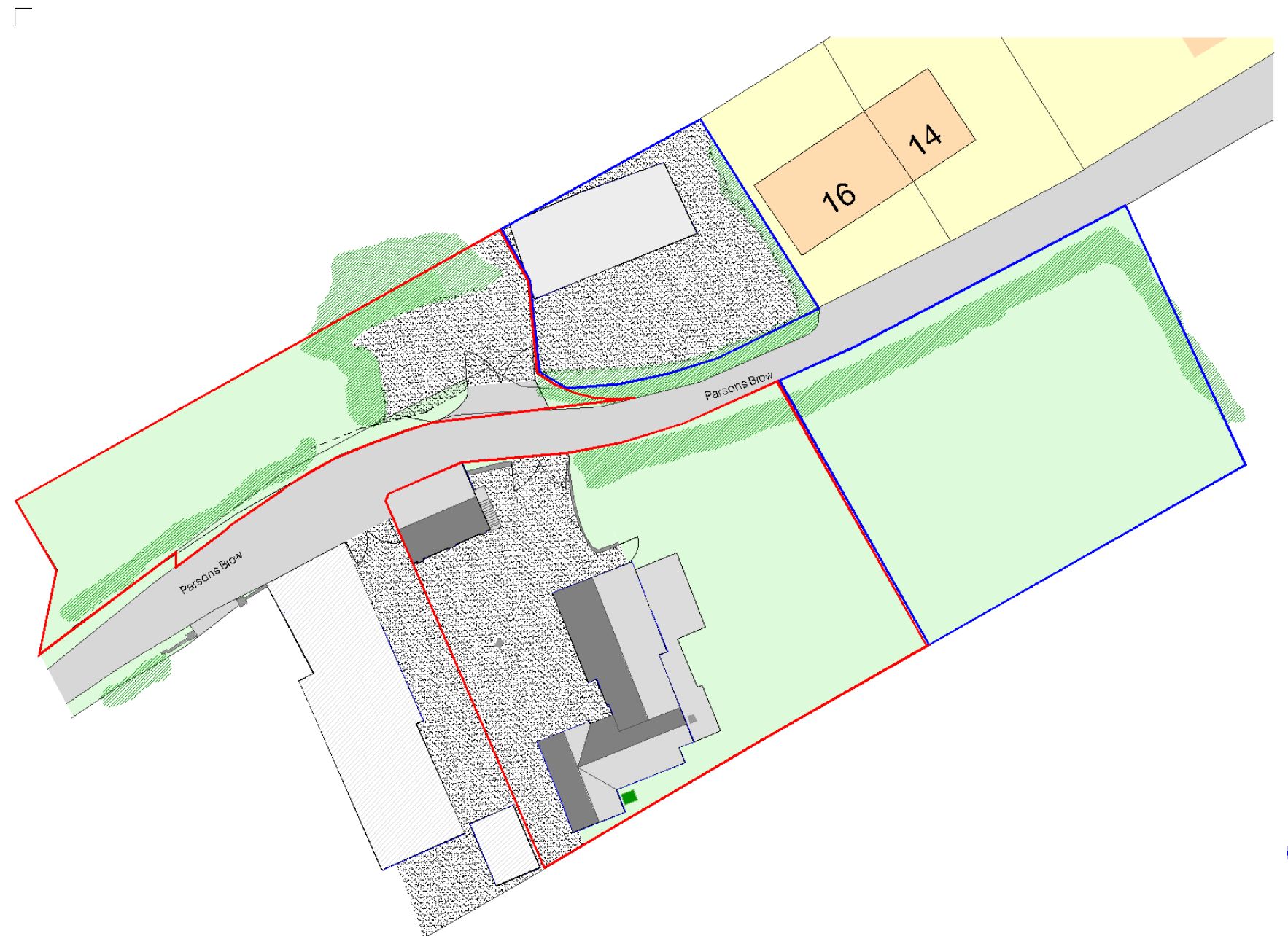


Image 4 - Existing Site Plan

# 4.0 Landscaping

## 4.1 Hard Landscaping

Where possible the hard landscaping will comprise of gravel for traffic movement areas and block paving for the individual patios for each property.

## 4.2 Soft Landscaping

Where possible the hedge row and grassed areas will be maintained during the development and going forward.

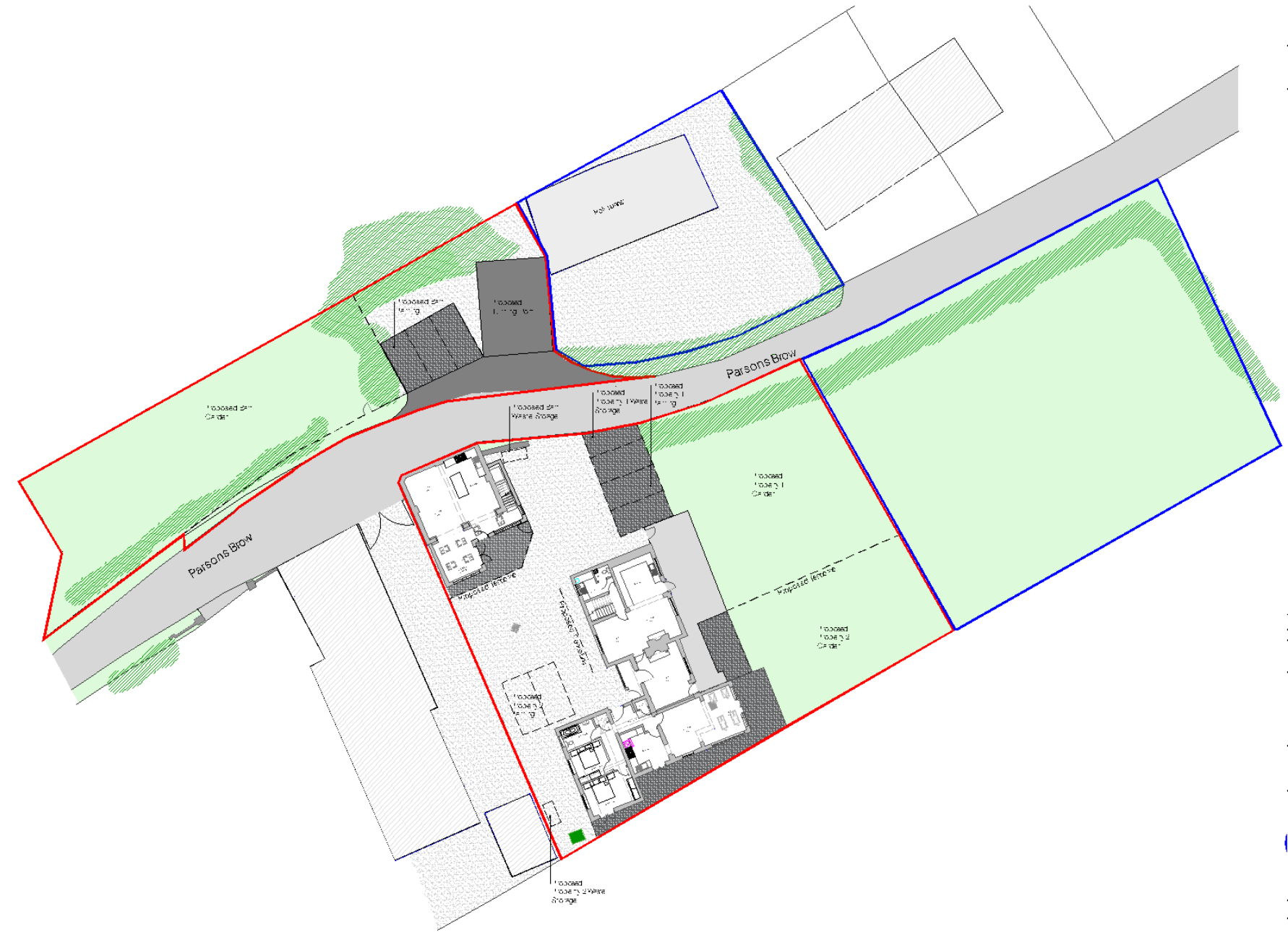


Image 5 - Proposed Site Plan

# 5.0 Access

## 5.1 Vehicle Access

The vehicle access to the farmhouse and extension is to remain the same, the annex will have private off-road parking across Parsons Brow for their sole use. The existing gates will be removed to allow ease of access/egress to and from the carrigeway.

## 5.2 Cyclist Access

To remain the same as vehicle access.

## 5.3 Pedestrian Access

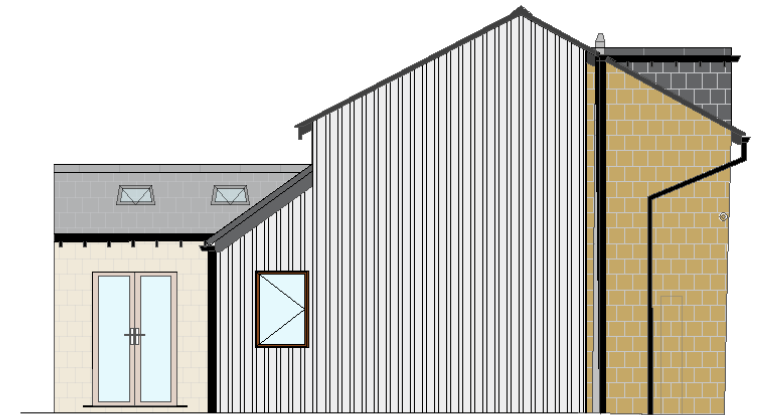
To remain the same as vehicle access.



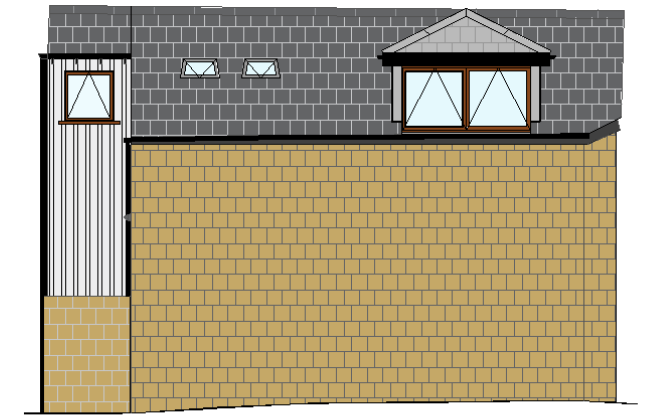
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

Image 6 - Proposed Barn Elevations



# 6.0 Planning Policies

## 6.1 Policy LPA04: Meeting St Helens Borough's Housing Needs

Within the policy it states that an increase of housing is required within the St Helens Borough, by converting the farmhouse and annex into 3 no. dwellings rather than 1 no. dwelling this will increase the housing within the borough. The Council is keen to promote the role of small sites in helping to meet its housing requirement which this site falls within.

2 no. of the dwellings will be 2 bedroom dwelling with one being one storey to allow for greated access for those who are not able bodied. The existing farmhouse will retain the 4 no bedrooms to creat a family home.



Image 7 - Proposed Barn Elevations

# 6.0 Conclusion

---

In conclusion the existing buildings will remain at a similar scale as to what is present now. The existing farmhouse/extension will be split into 2 no. dwellings with the separate annex being used to create an additional dwelling. Adequate off-road vehicle parking will be provided for each dwelling, although there will be an increase in traffic this will be kept to a minimum.



ACR  
Suite 5C  
Stanley Grange Business Village  
Ormskirk Road  
Knowsley Village  
Merseyside L34 4AR

Call us: 01744 621 669  
Email: [info@acr.org.uk](mailto:info@acr.org.uk)

[www.acr.org.uk](http://www.acr.org.uk)