



Design and Access Statement

2341
Proposed residential development
Overdale Farm,
Hinderton Road, Neston

February 2024

Overdale Farm, Neston

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2.0 Site Context

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- Site Context
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- Site Uses & Historic context
- Site Analysis

3.0 Site Context

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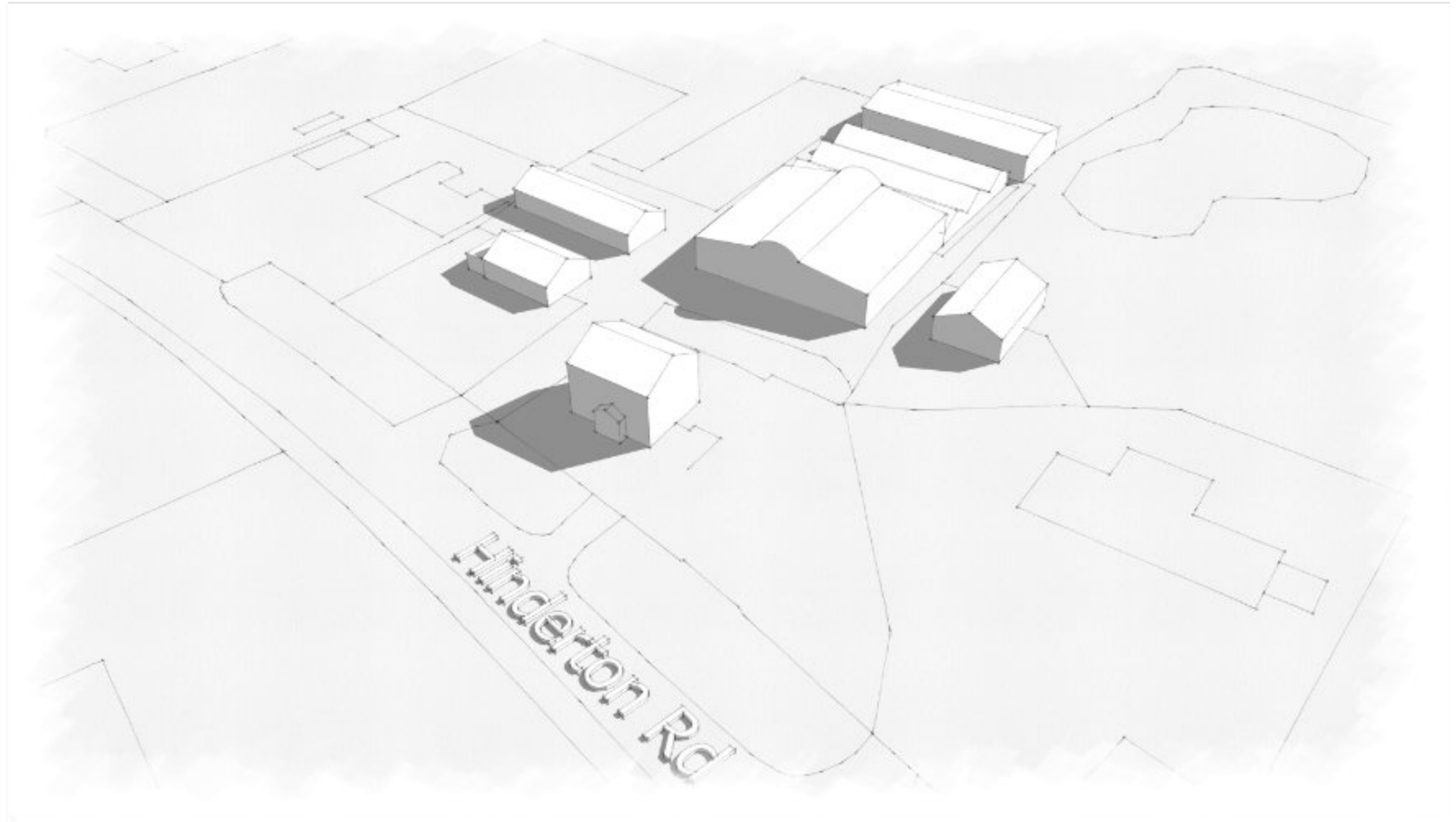
- Design Evolution
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Schedule of Accommodation



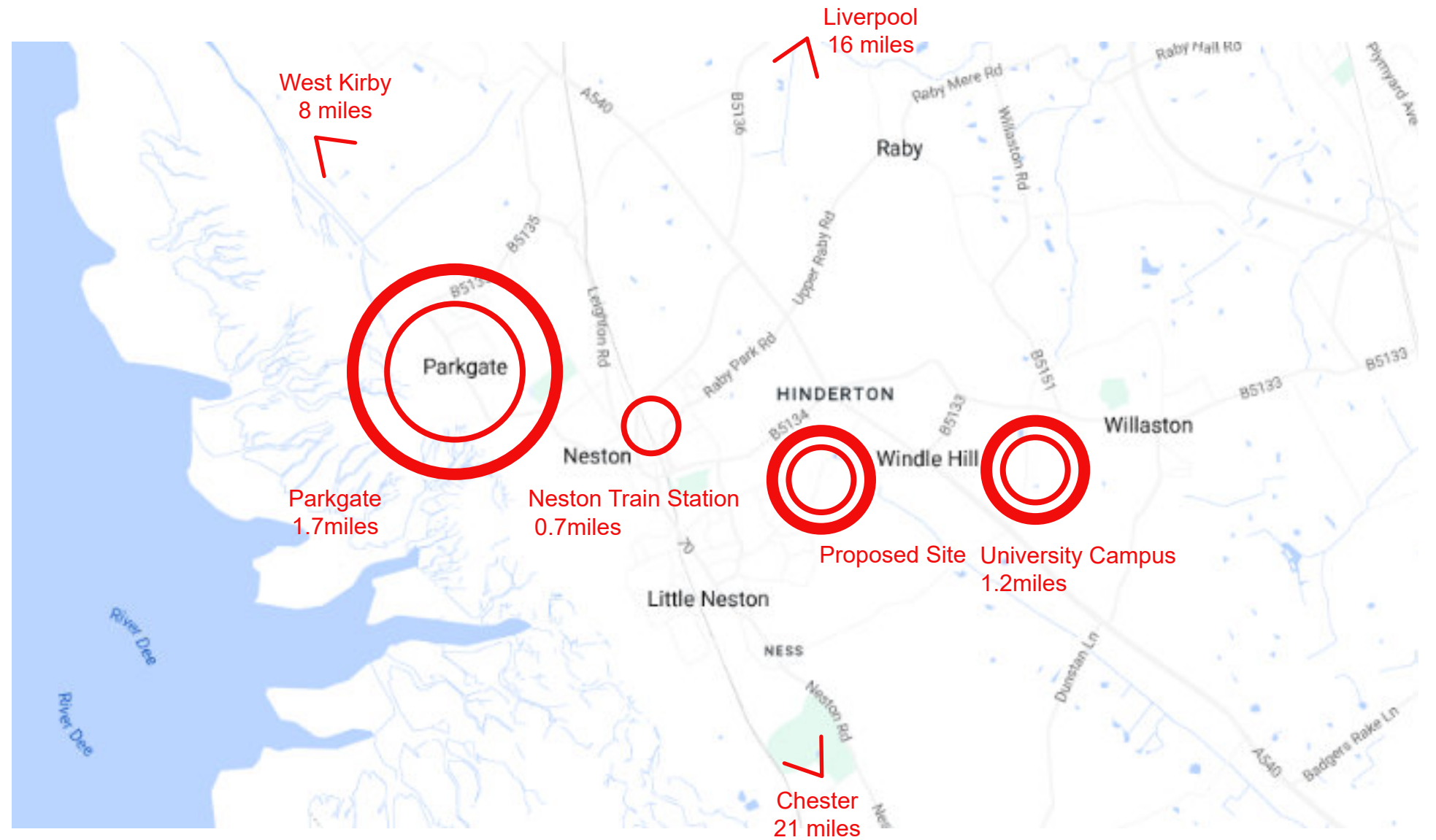
OVERDALE FARM: NESTON
STAGE 03
LOCATION

Located on the west coast of the Wirral Peninsula, Cheshire approx 16miles West of Liverpool and 21miles north of Chester.

Overdale Farm sits back from the B5134 Hinderton Rd.

Hinderton road links the main arterial A540 to Neston, Parkgate and forms part of the coastal road leading out to West Kirby

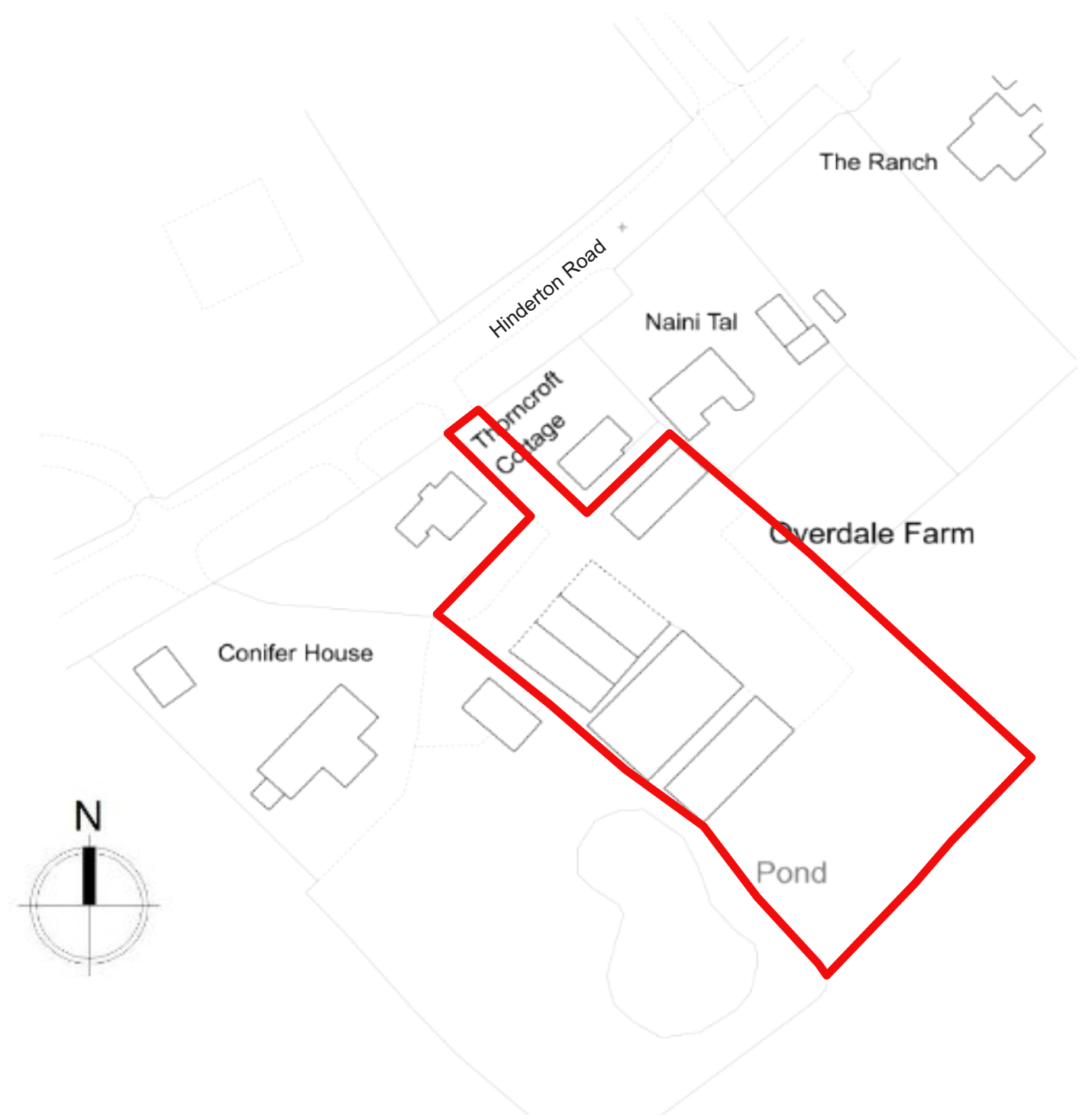
Ideally placed the site is within walking distance of Neston centre and easily commutable to the LJMU Veterinary campus only 1.2miles away.



SITE LOCATION IN THE WIDER LOCAL CONTEXT



OVERDALE FARM: NESTON
STAGE 03
SITE CONTEXT



— Site Boundary - 1.16 acres / 4728.9 msq

The site is a former farm used to house live stock - Pigs. This activity ceased in around 20 years ago following the farmers retirement.

A brief planning history
In 1989 a farm workers utility building was constructed.
In 1997 The utility building was granted permission to be converted into a single dwelling.

The farm was subsequently split down with the wider fields independantly leased out to neighbouring farmers.



OVERDALE FARM: NESTON
STAGE 03
AERIAL IMAGES



SITE PLAN



View 01



View 02



View 03



OVERDALE FARM: NESTON
STAGE 03
SITE IMAGES



Image 01



Image 02



Image 03



Image 04



Image 05



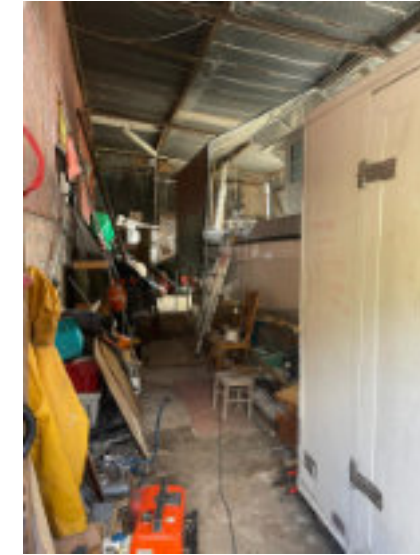
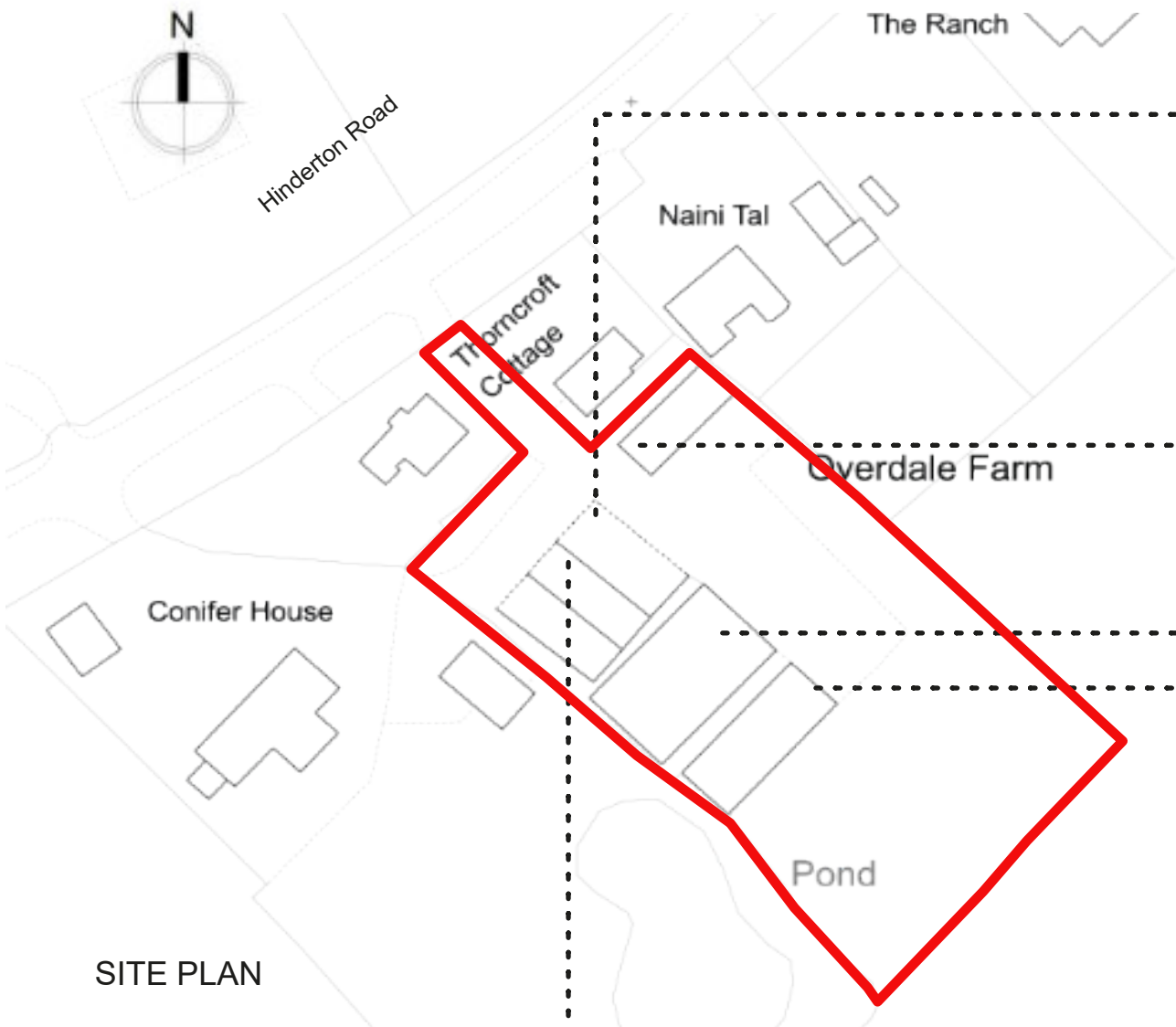
Image 06



Image 07



OVERDALE FARM: NESTON
STAGE 03
SITE IMAGES



Storage inside Main storage 01

SITE PLAN



Former Agricultural Building



Main Storage Unit 01



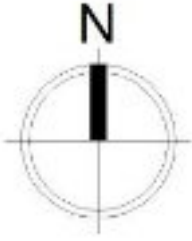
Storage building 02



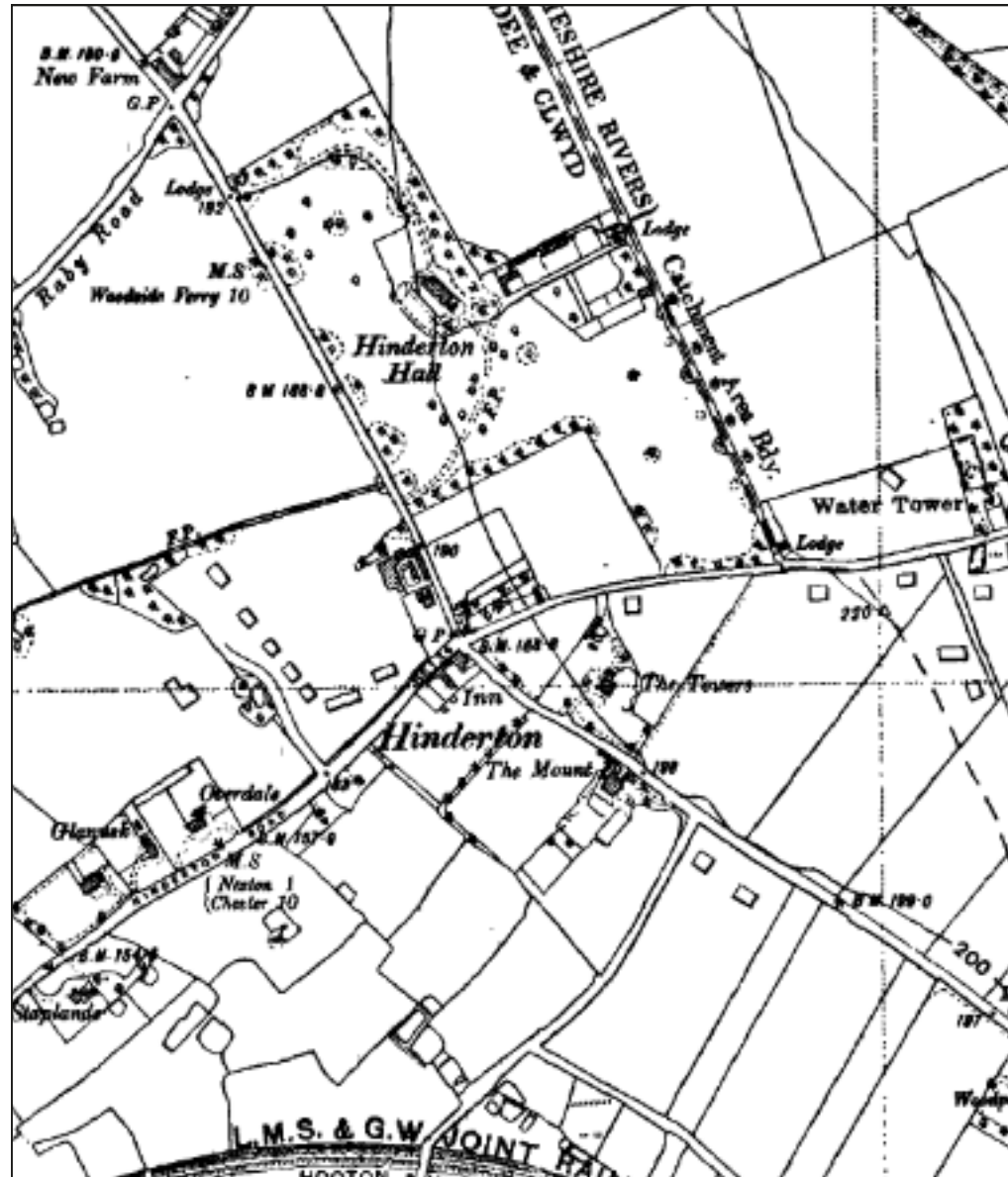
Storage building 03



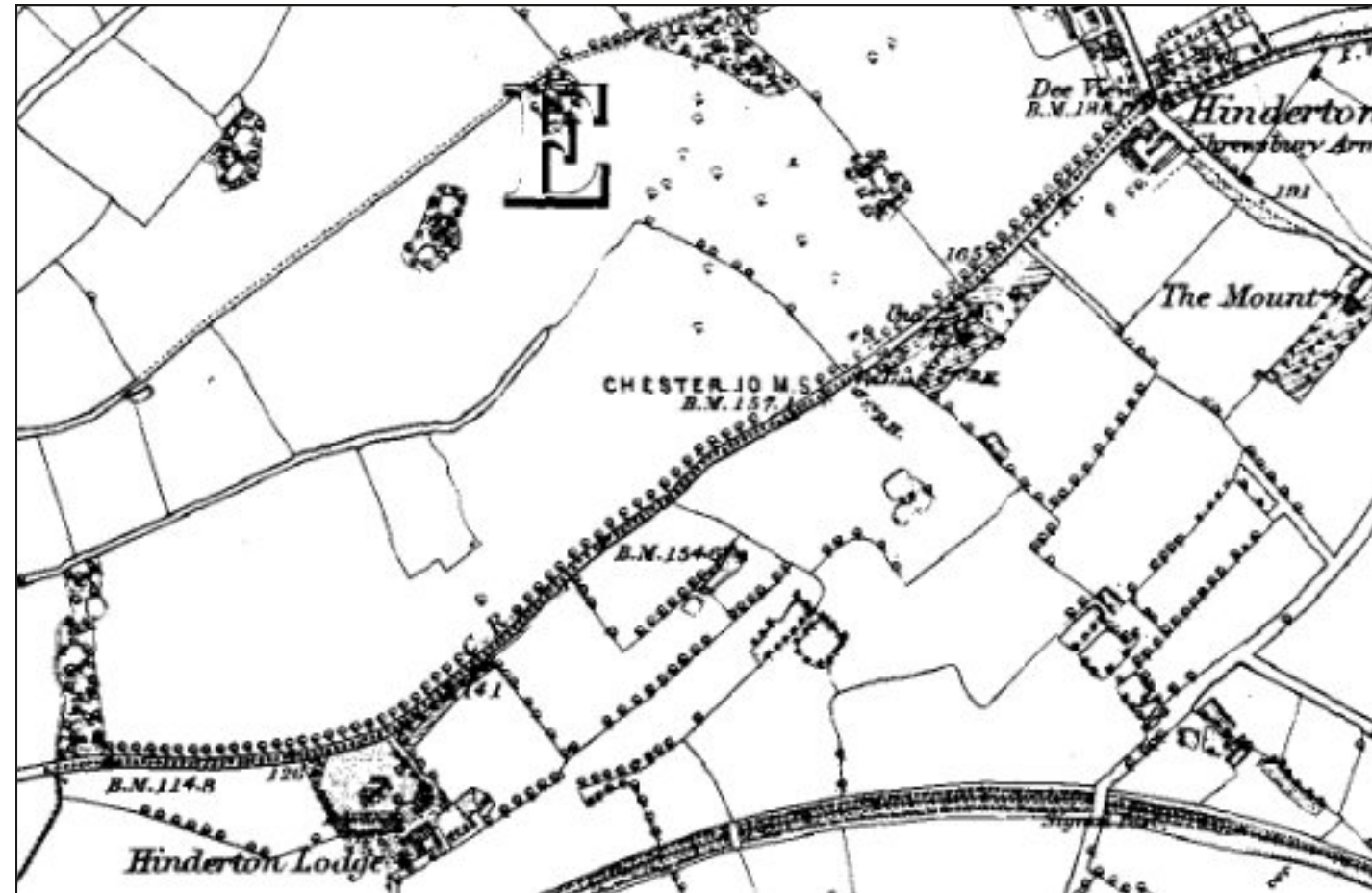
OVERDALE FARM: NESTON
 STAGE 03
 HISTORICAL CONTEXT



As far back as the 1880s the site was agricultural land divided by what is now the Hinderton Road linking Hinderton to Neston and Parkgate beyond.



Map 1880 - National Library of Scotland



Map 1880 - National Library of Scotland

By the 1930s 3 houses had been built across from the site location with one named as Overdale.



Map 1930 - National Library of Scotland

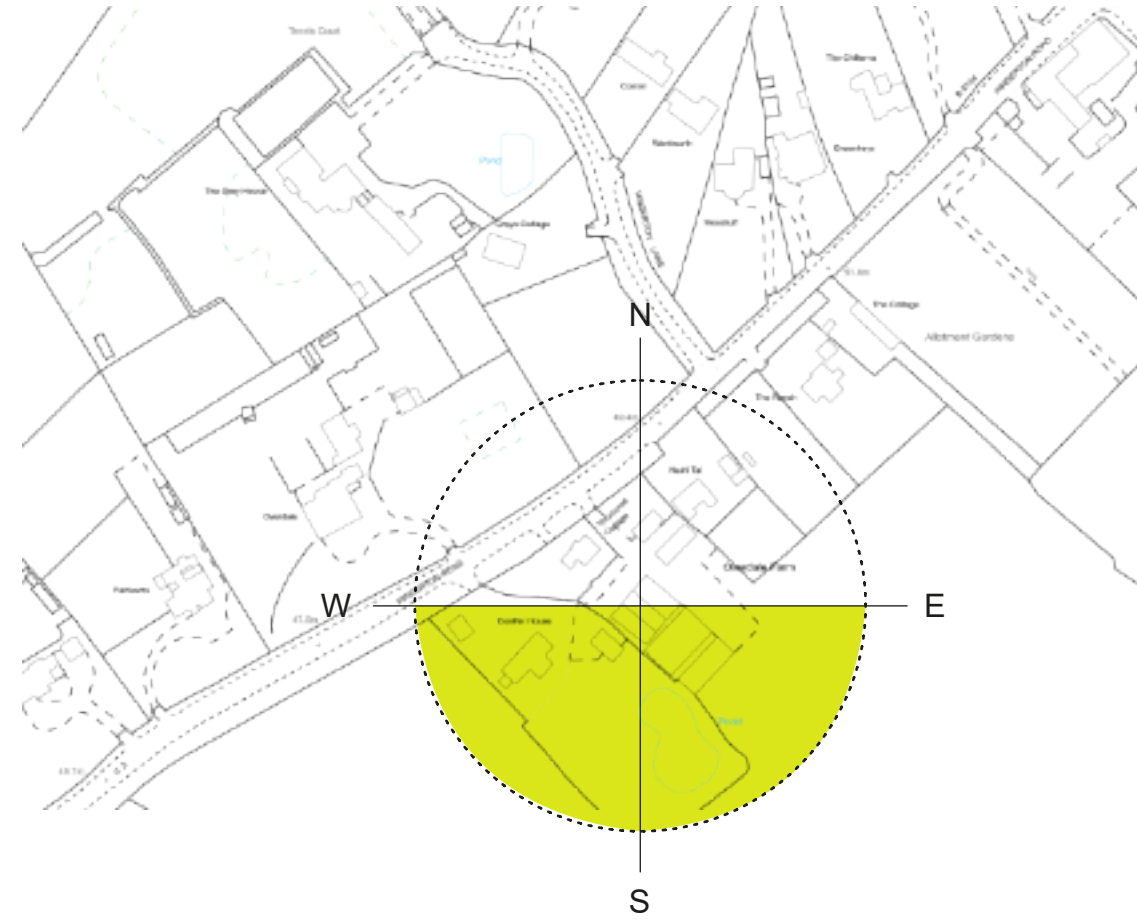
A farm is established on the current site during the 1960's. Access appears to be from the neighbouring Nianin Tai property and not directly of Hinderton road.



OVERDALE FARM: NESTON
STAGE 03
SITE ANALYSIS




Sun Path

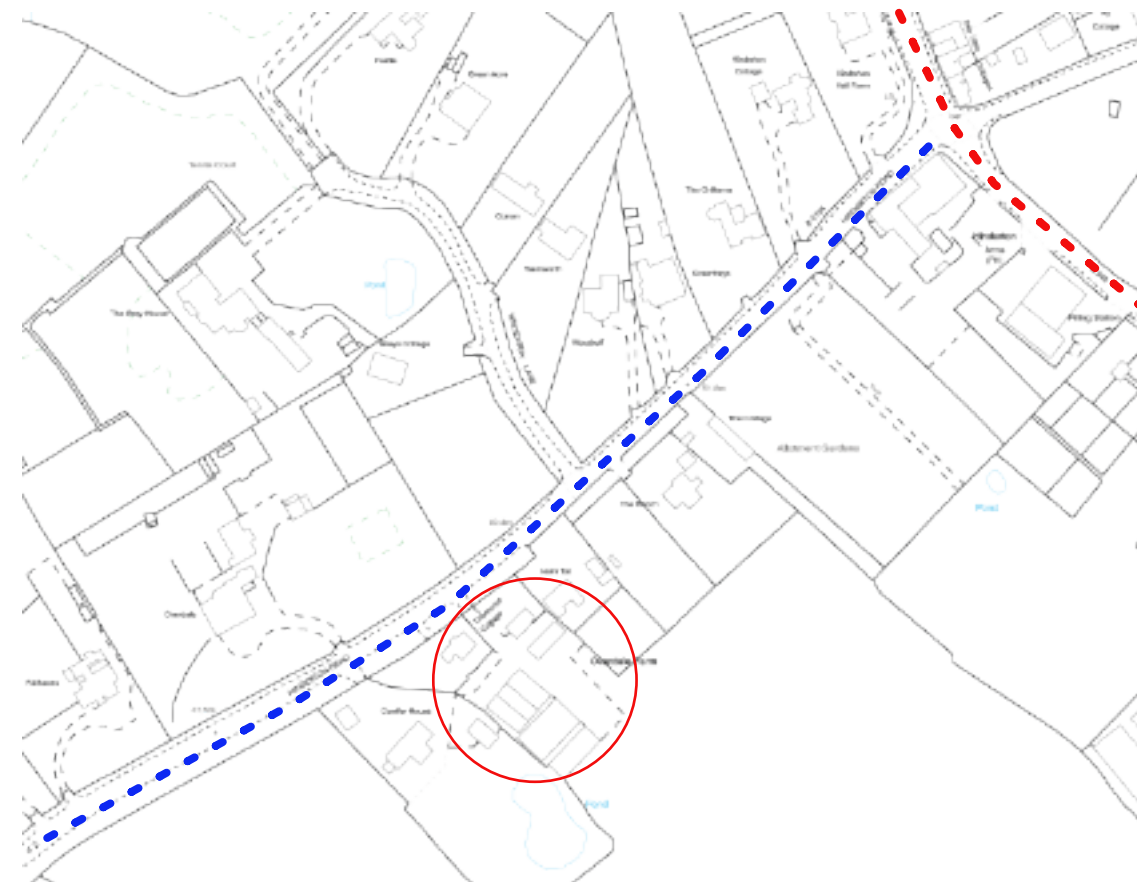
There are serious concerns for the site's access to natural light, the proposal would be benefit from access to both northern and southern light exposure. Any immediate buildings are set to the north of the and will present no obstruction to the proposals access to light.



Key Routes

Chester high road to the East is a major arterial A road for the Wirral peninsular Which lead directly on to Hinderton road immediately North of the site. This is a notable and heavily utilised road providing a direct connections to Neston and Parkgate. The road has foot paths and bus stops immediatley adjacent to the existing site entrance. This would provide a main access route to the site location.

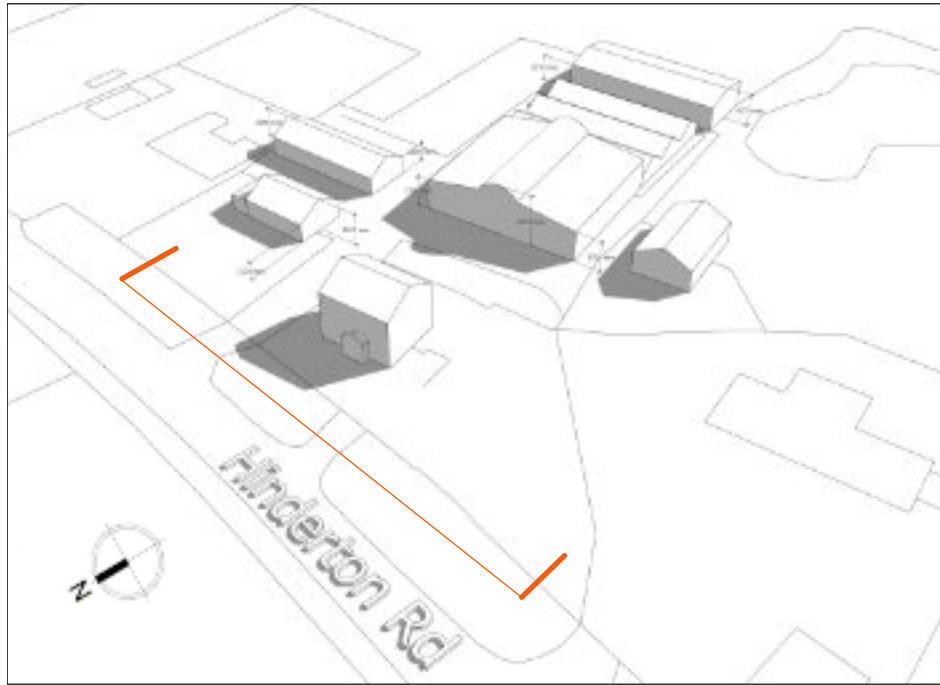
-  Chester High Road
-  Hinderton Road
-  Site



OVERDALE FARM: NESTON
STAGE 03
EXISTING SITE PLAN

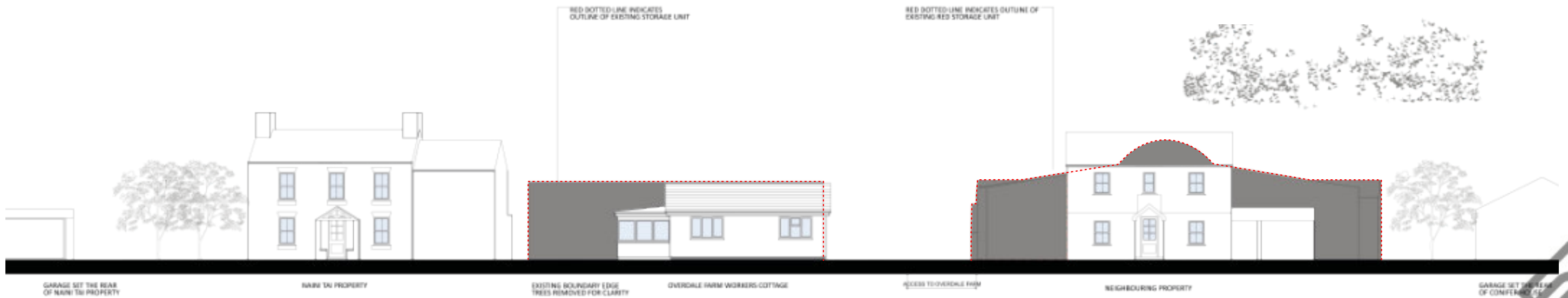
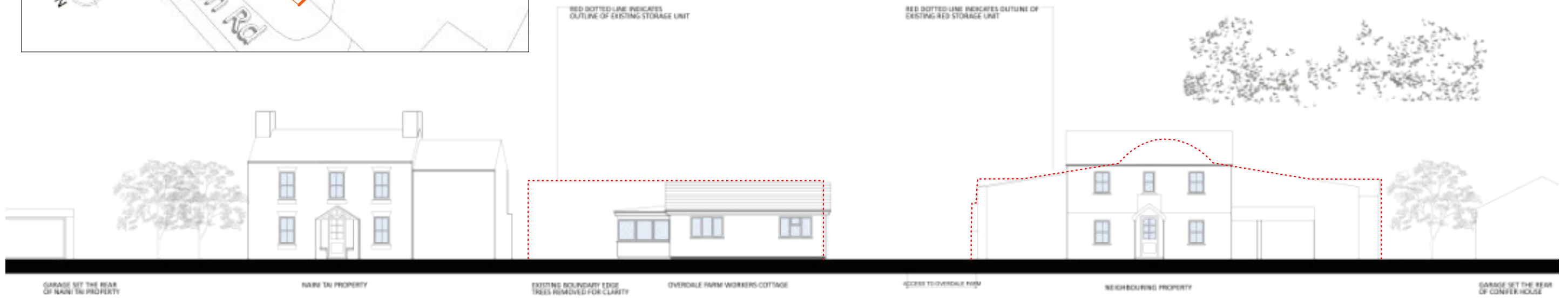


OVERDALE FARM: NESTON
 STAGE 03
 EXISTING STREET SCENE ELEVATIONS



Existing street scene elevation taken along Hinderton road to emphasize the overbearing impact presented by the existing Storage units on site.

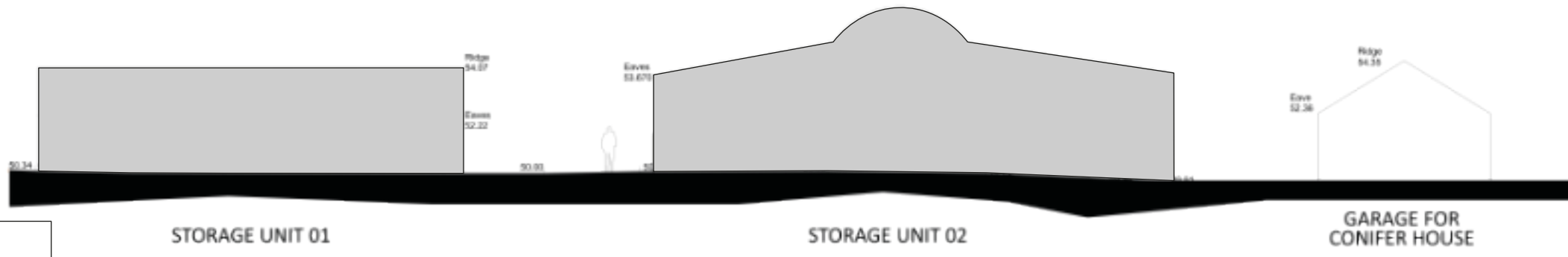
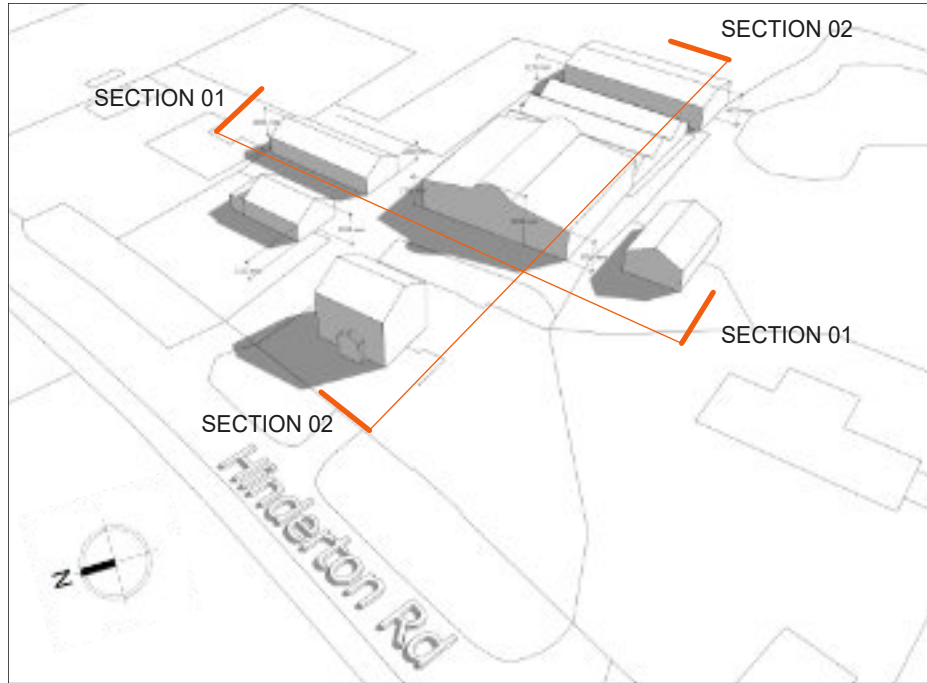
Existing buildings on site are shaded to highlight impact against openness
 And show the obstructed views across the greenbelt



Existing Street Scene Elevation



OVERDALE FARM: NESTON
STAGE 03
EXISTING SITE SECTIONS

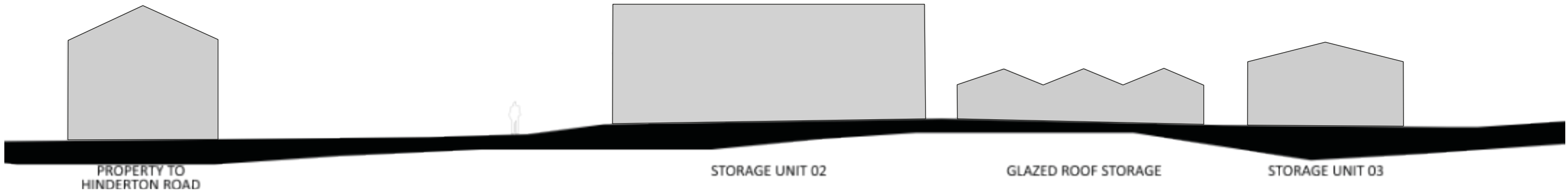


SECTION 01

STORAGE UNIT 01

STORAGE UNIT 02

GARAGE FOR CONIFER HOUSE



PROPERTY TO HINDERTON ROAD

STORAGE UNIT 02

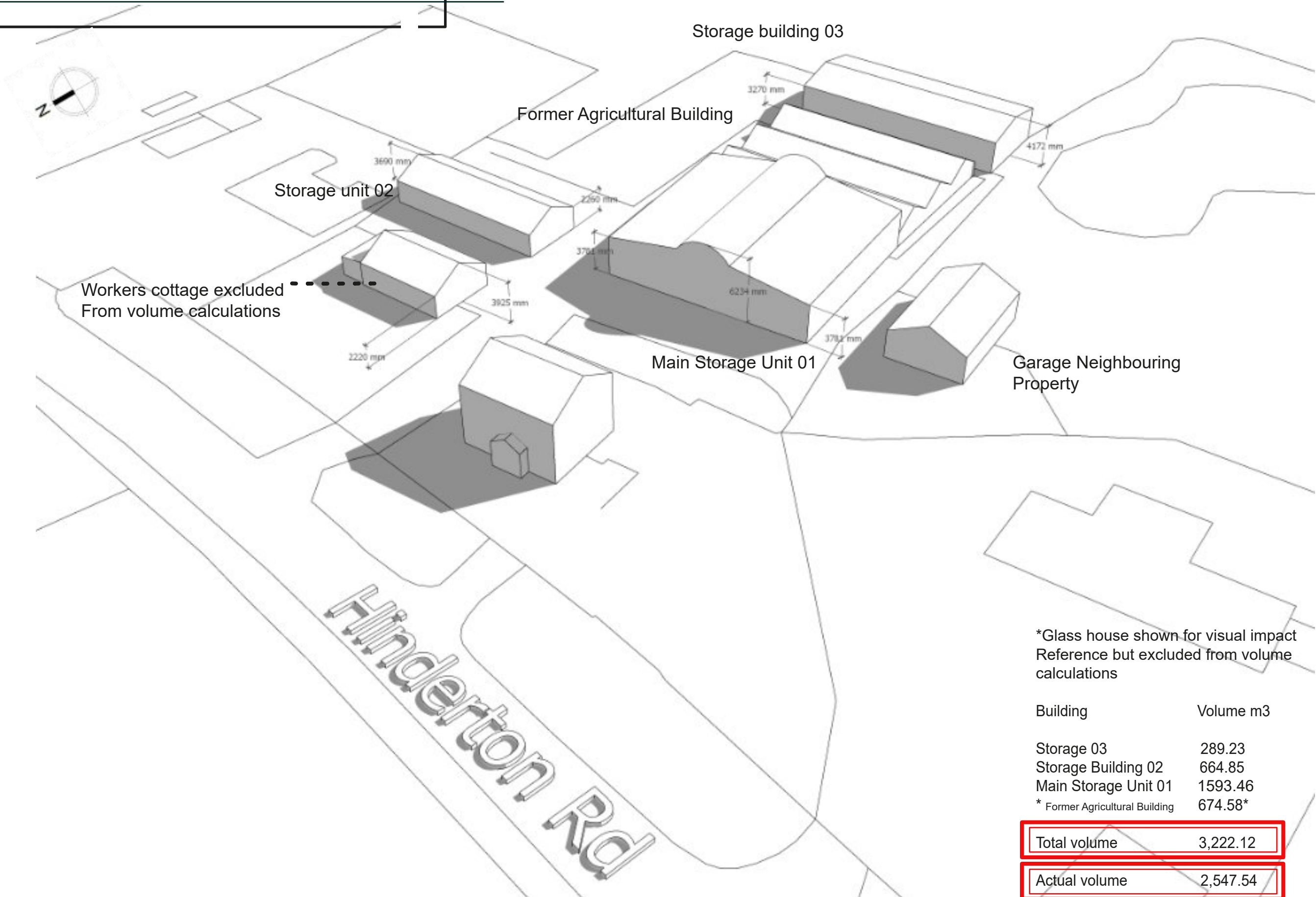
GLAZED ROOF STORAGE

STORAGE UNIT 03

SECTION 02



OVERDALE FARM: NESTON
 STAGE 03
 VOLUME CALCULATIONS



*Glass house shown for visual impact Reference but excluded from volume calculations

Building	Volume m3
Storage 03	289.23
Storage Building 02	664.85
Main Storage Unit 01	1593.46
* Former Agricultural Building	674.58*

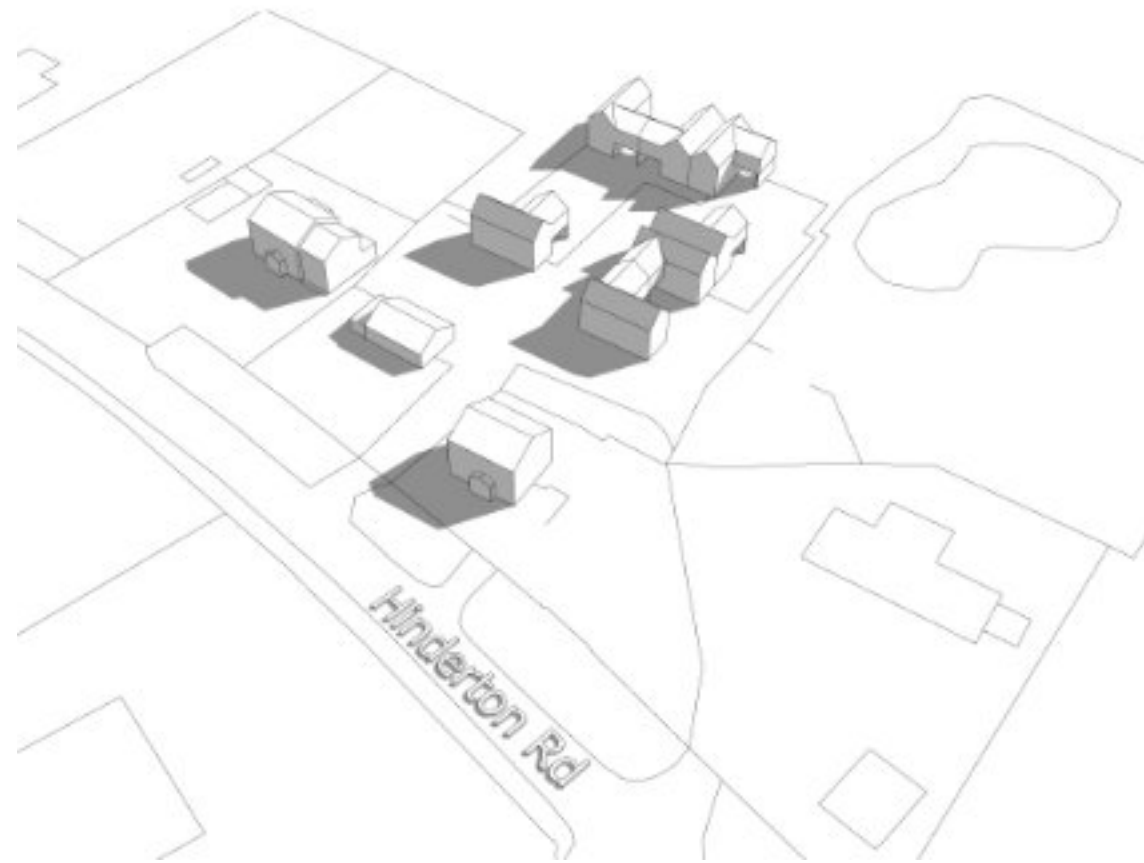
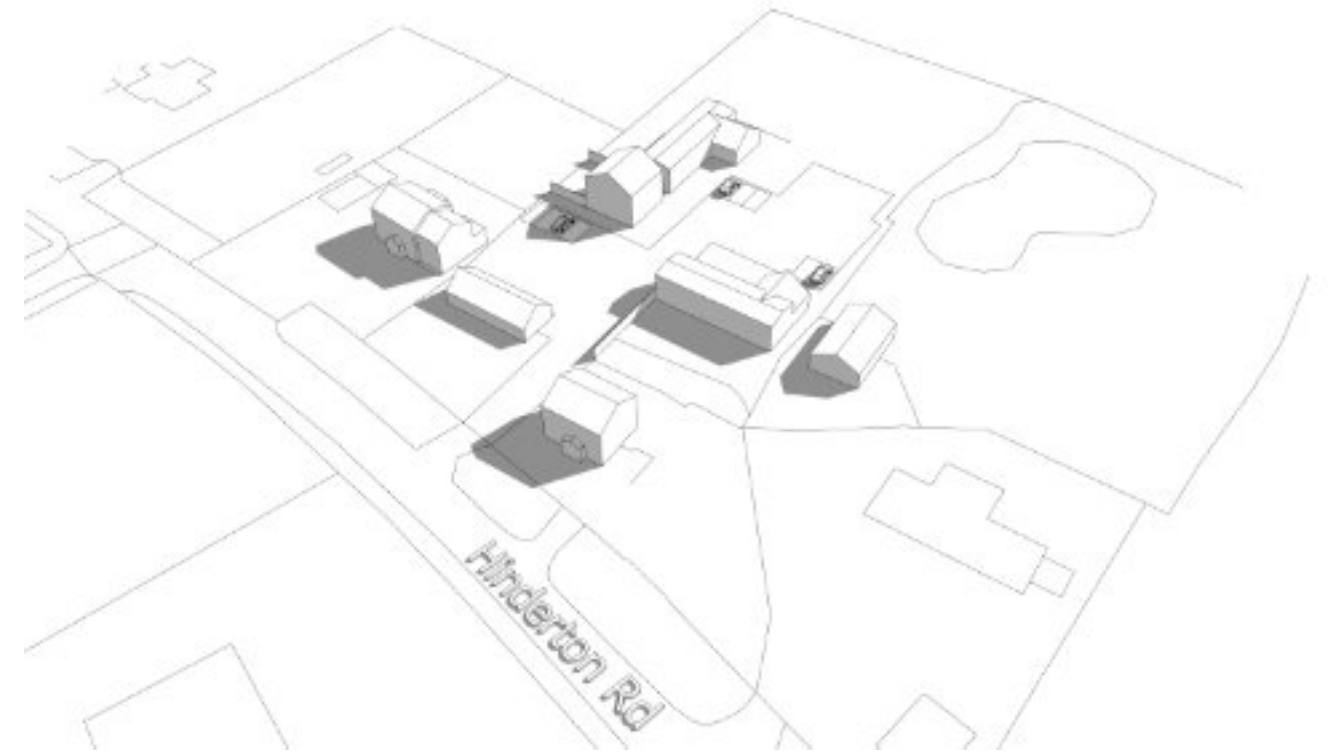
Total volume 3,222.12

Actual volume 2,547.54



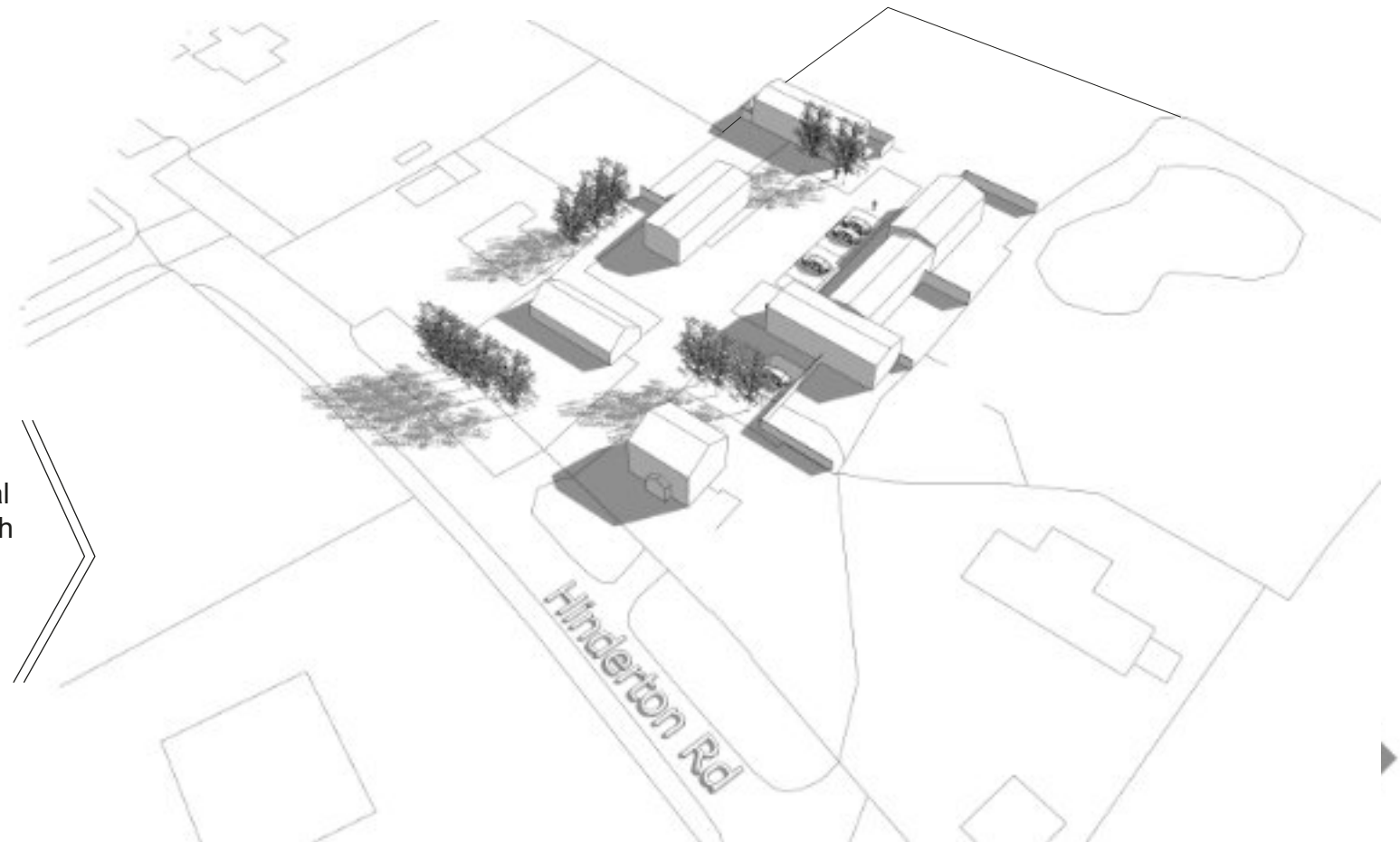
OVERDALE FARM: NESTON
STAGE 03
DESIGN CONSIDERATIONS

After calculating the volume our first redistribution of volume was to look at how 3 large executive homes could sit on the site. This would pay respect to the scale of homes established in the 1930's across Hinderton Rd directly facing the site. This approach lacked a sense of place and allow the site to bleed without definition.



A proposal to introduce 7 smaller homes to address a local need for downsizing was explored with option 02. Here the proposal sought to define the site with a more familiar court yard or traditional farm style layout. However this presented an urban like design density which was not inkeeping with the local context.

A strong rural layout defines the site whilst allowing the properties to breathe within their own individual setting. A mix of 2, 3 and 4 bedroom properties offers the opportunity to create a strong community with in the proposed site. The proposed dwellings would accommodate downsizing couples or individuals, growing families and or also first time buyers.



OVERDALE FARM: NESTON
STAGE 03
DESIGN DETAILS IN THE LOCAL CONTEXT

Drawing on local architectural styles and details will allow the proposed buildings to Intergrate within the immediate and wider context.
In near by Neston both prominent and humble buildings allude to sympathetic Details and key features for example:

Large framed ground floor windows

Decroative brick details

Parapet gables end

Gable end windows

Hidden gutter detail

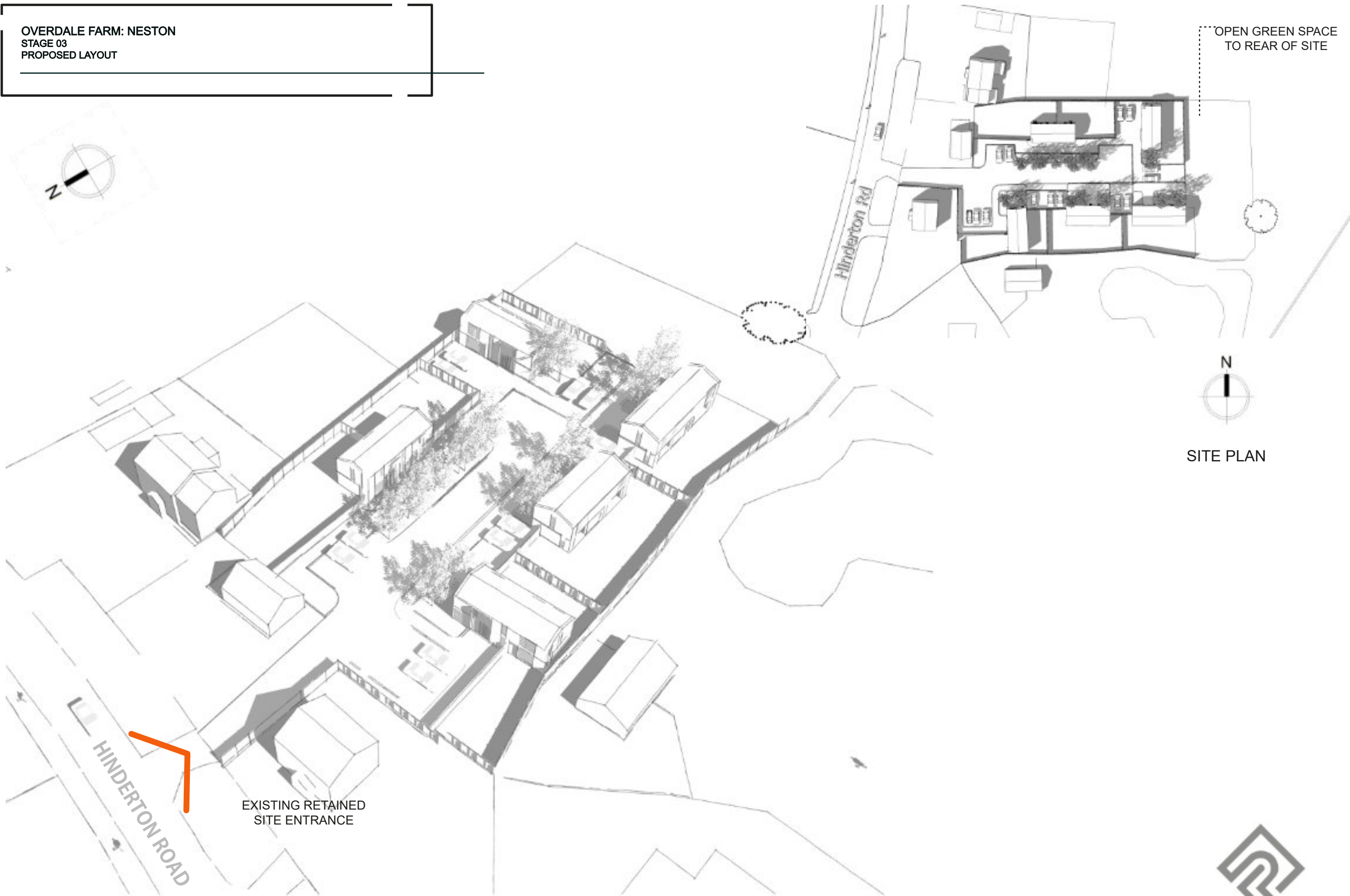
Header & Solider course detailing to eaves and gable

Celebrated, covered entrances

Buff stone or pale red / brown brick



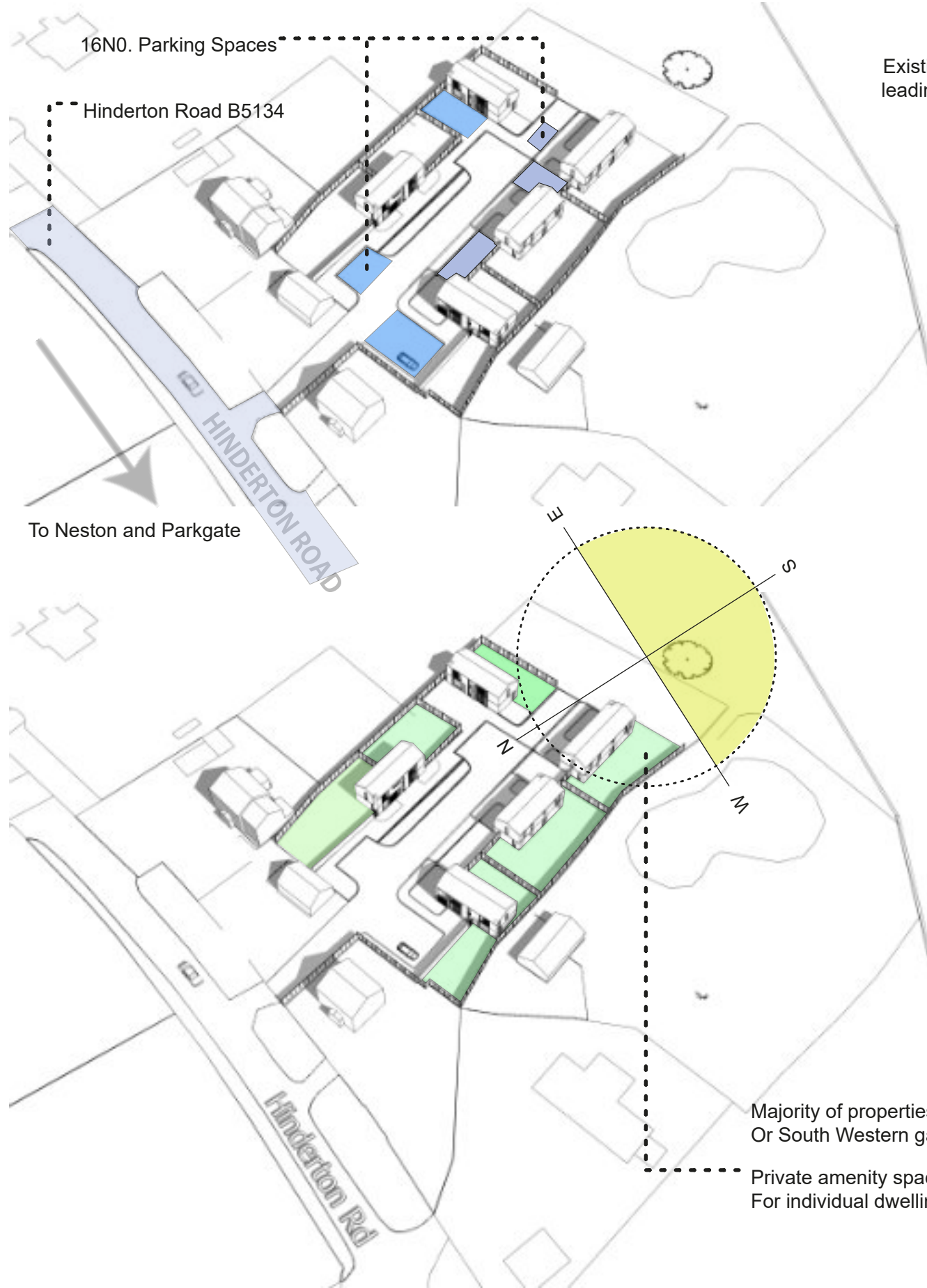
OVERDALE FARM: NESTON
STAGE 03
PROPOSED LAYOUT



SITE PLAN



OVERDALE FARM: NESTON
STAGE 03
ACCESS & AMENITY



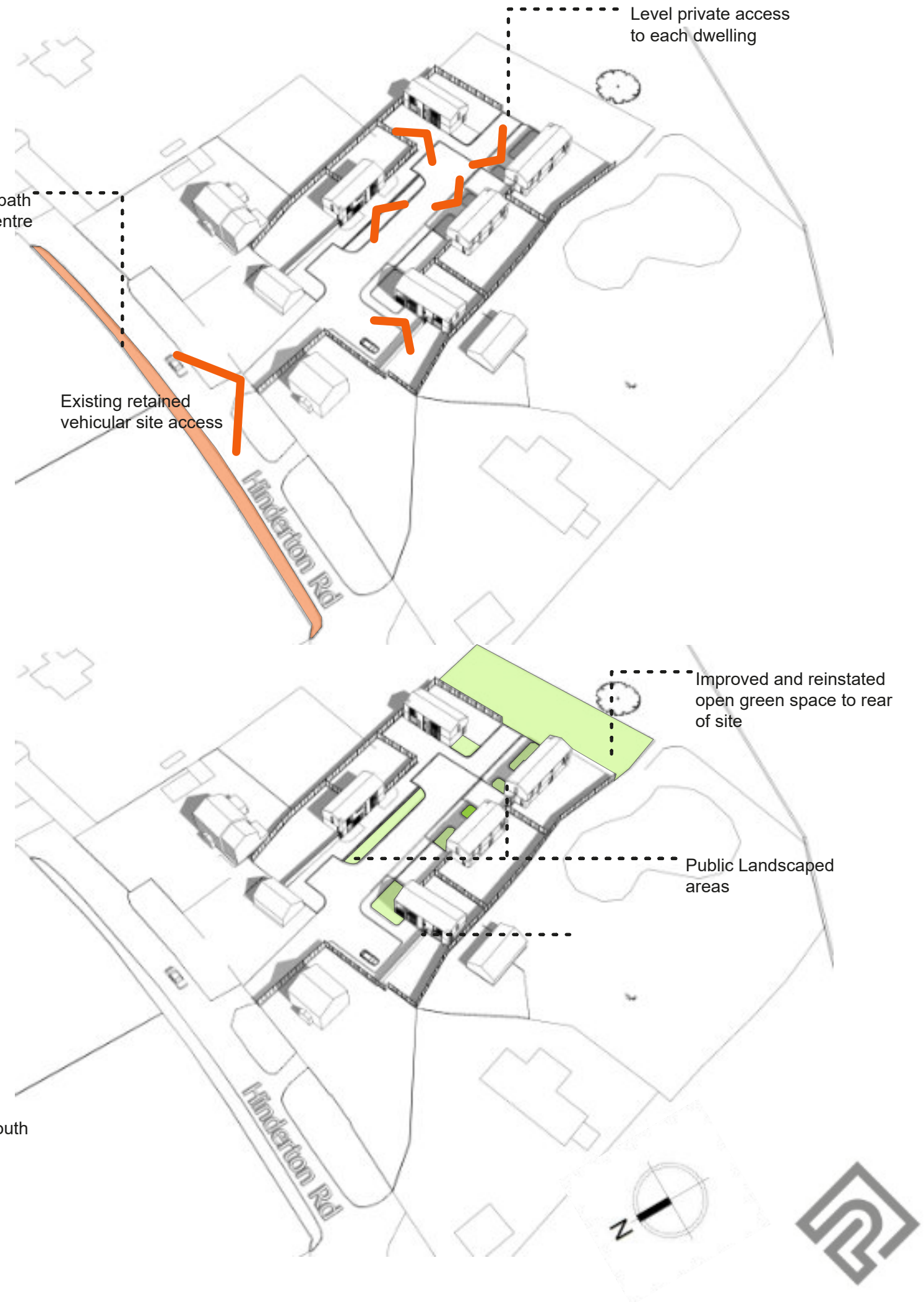
Existing Public foot path leading to Neston centre

Existing retained vehicular site access

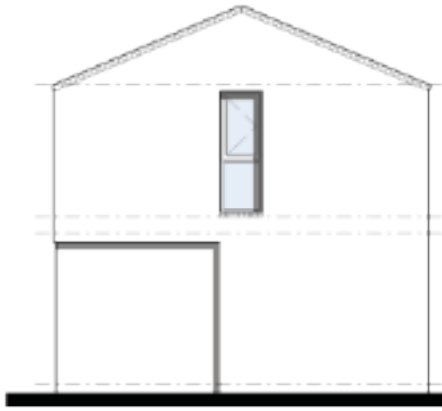
Level private access to each dwelling

Improved and reinstated open green space to rear of site

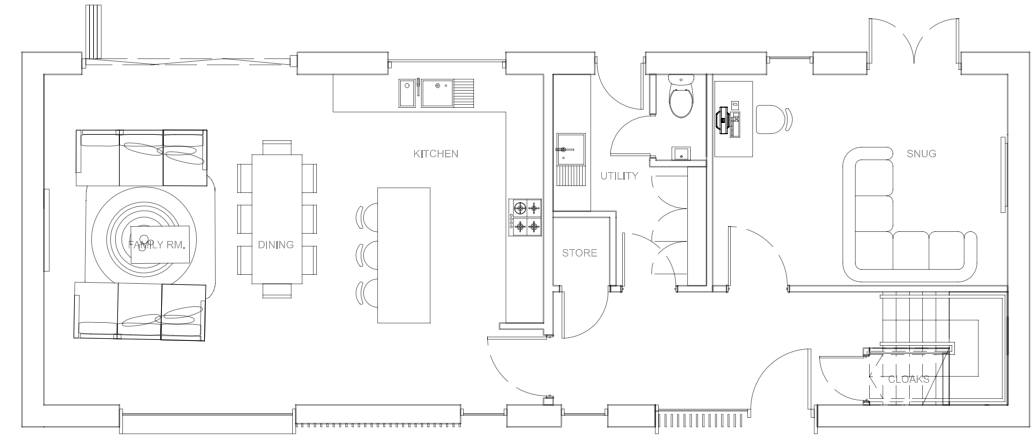
Public Landscaped areas



OVERDALE FARM: NESTON
STAGE 03
4 BEDROOM PROPERTY



SIDE ELEVATION 01

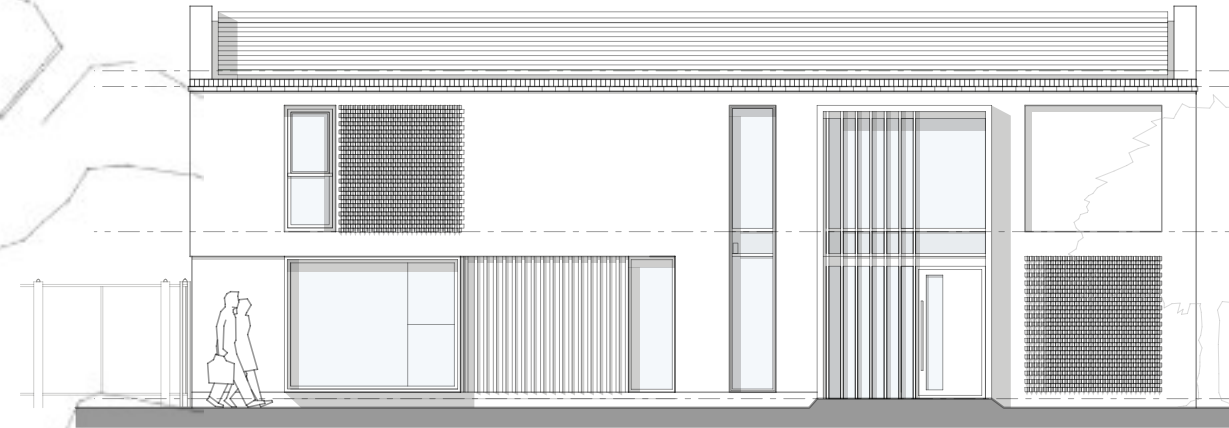
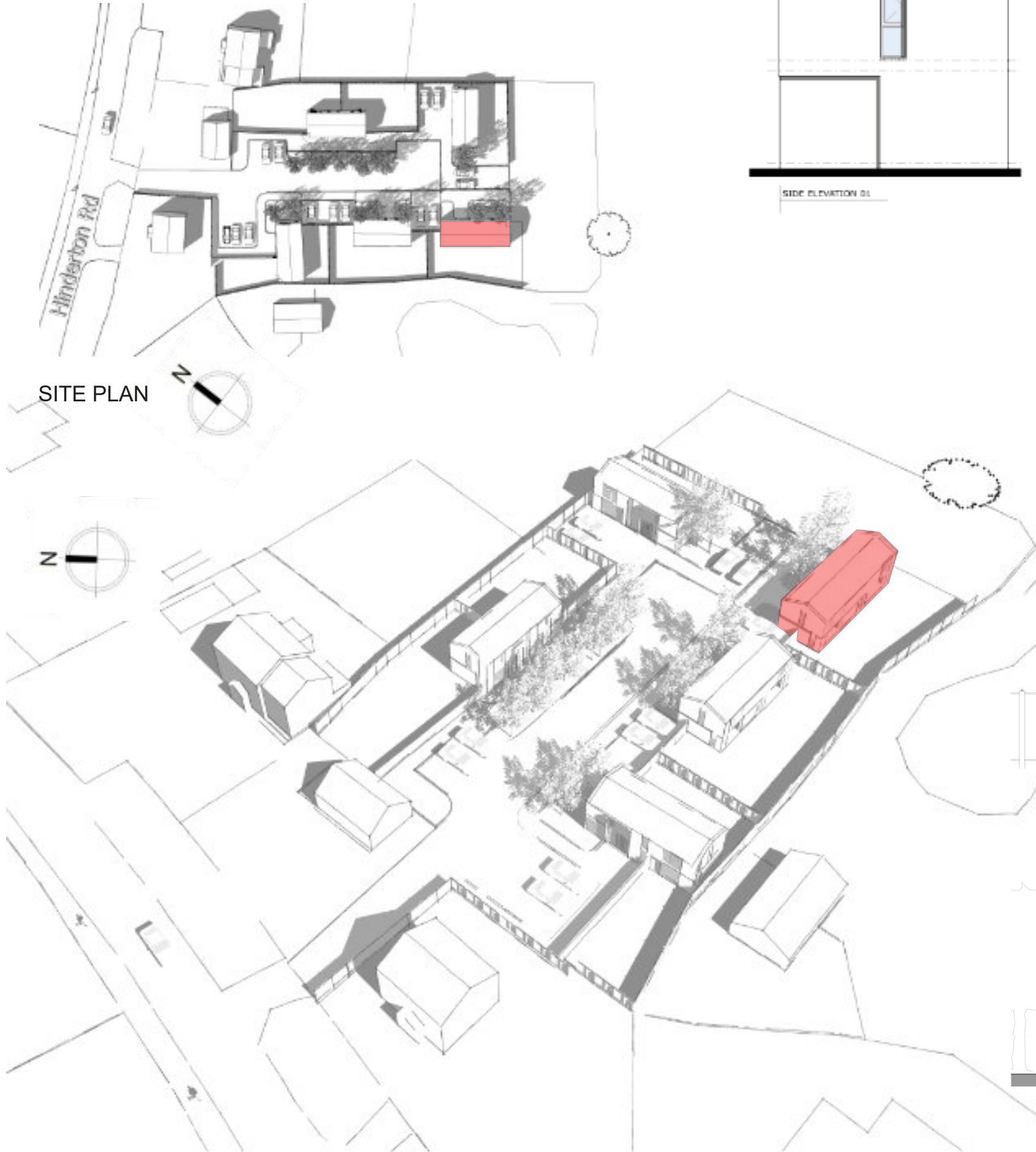


GROUND FLOOR PLAN

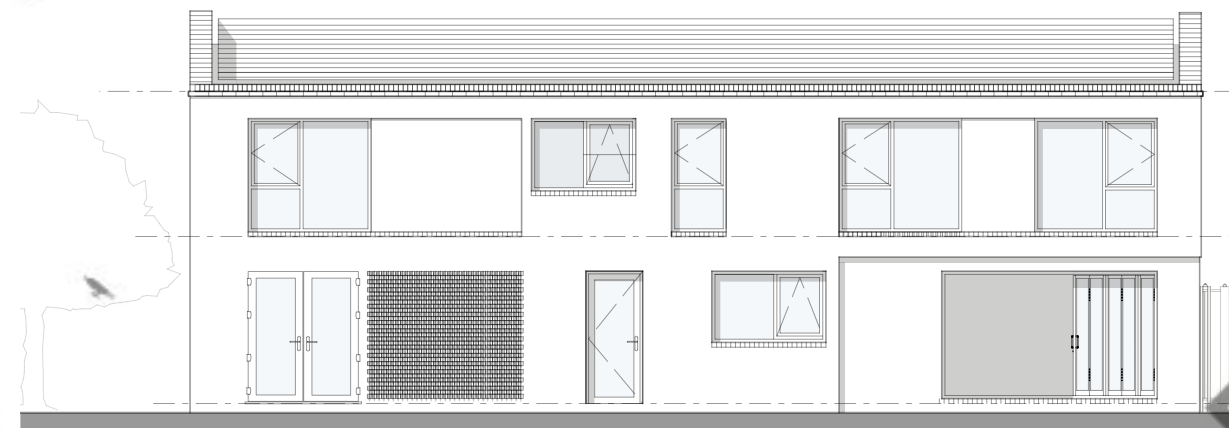


FIRST FLOOR PLAN

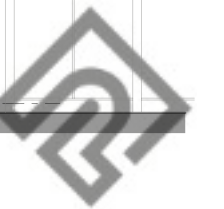
SITE PLAN



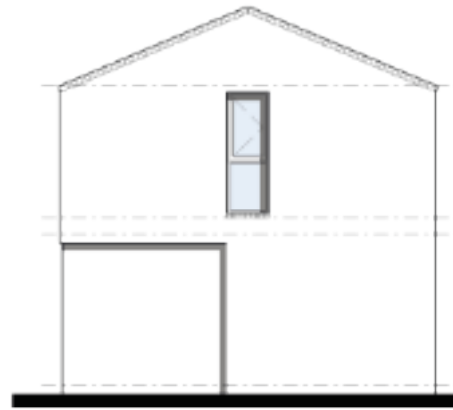
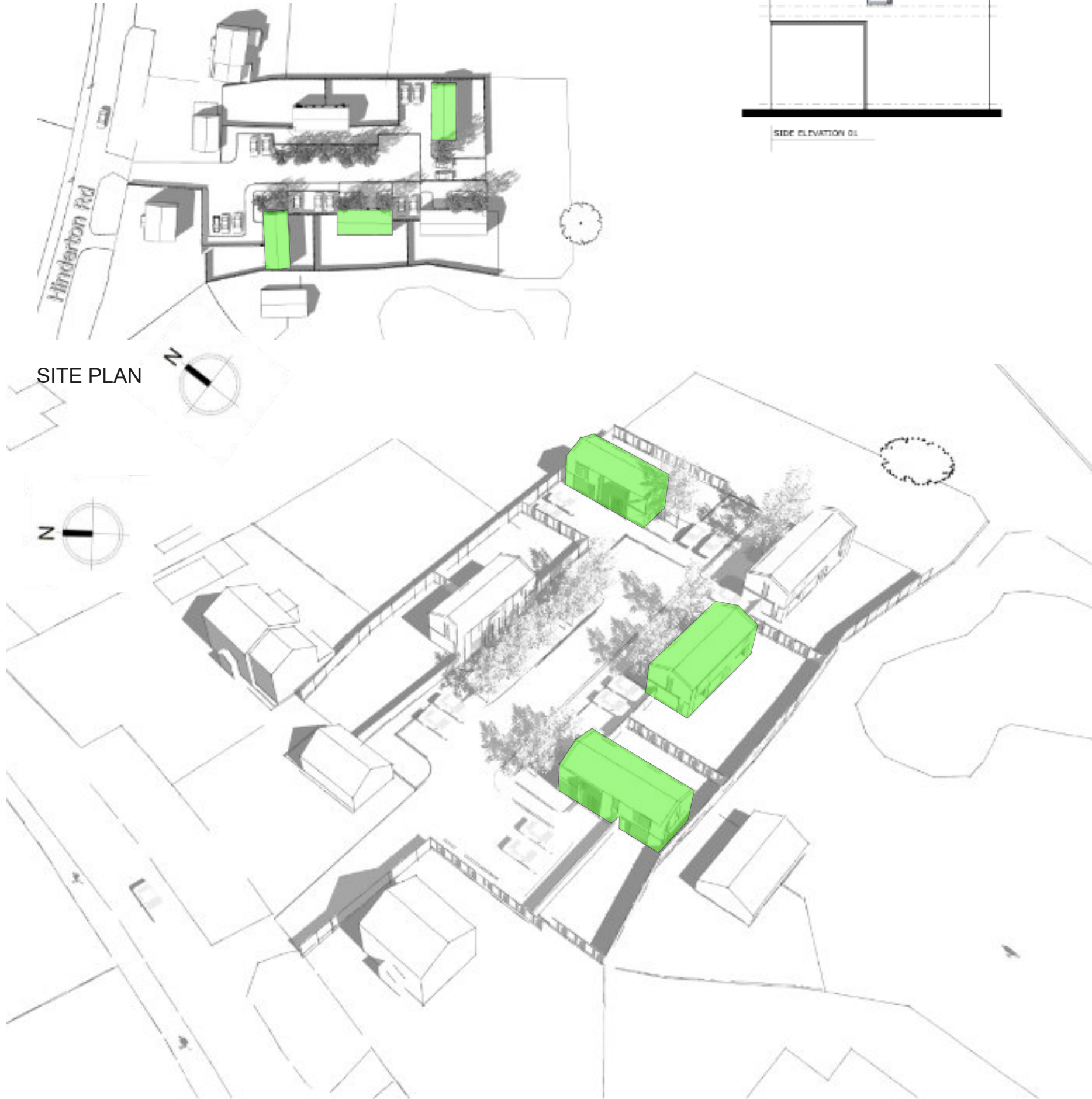
FRONT ELEVATION



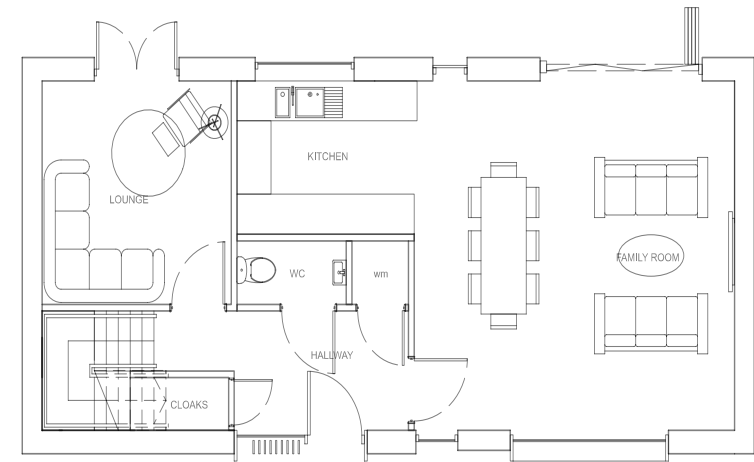
REAR ELEVATION



OVERDALE FARM: NESTON
STAGE 03
3 BEDROOM PROPERTIES



SIDE ELEVATION 01



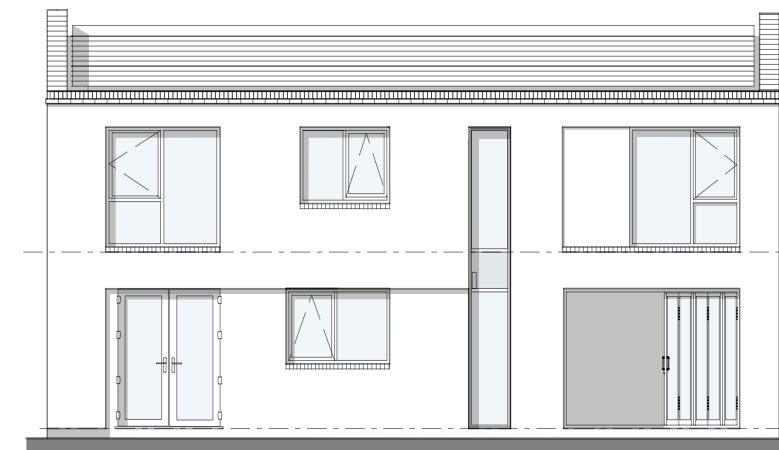
GROUND FLOOR



FIRST FLOOR



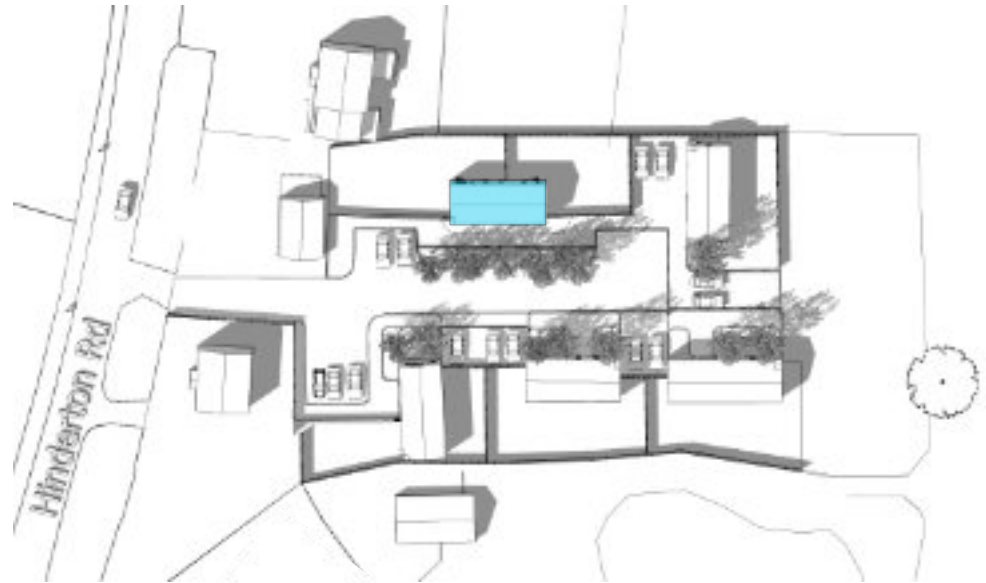
FRONT ELEVATION



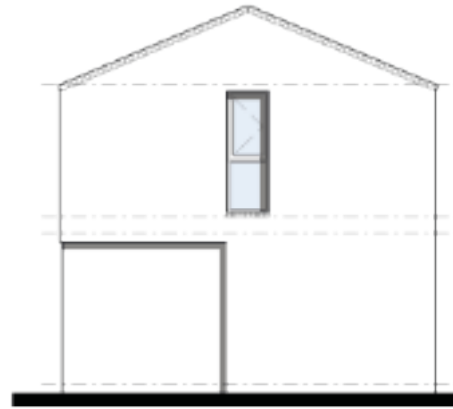
REAR ELEVATION



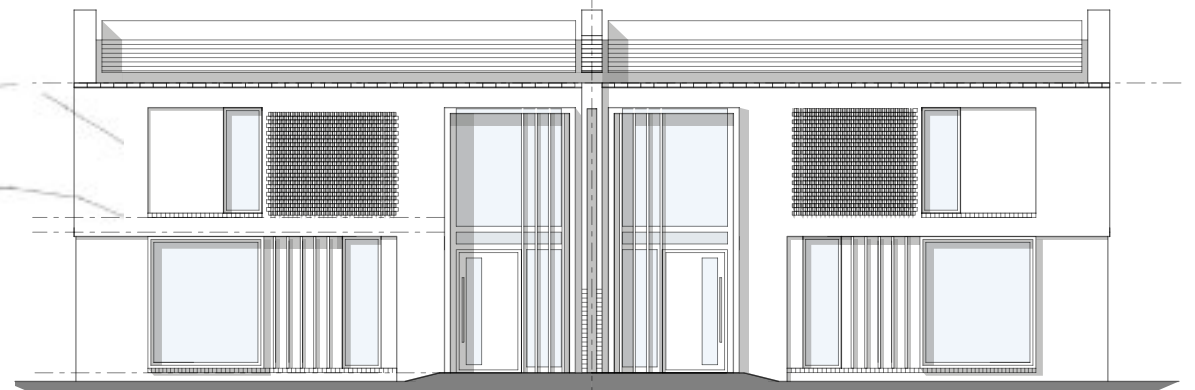
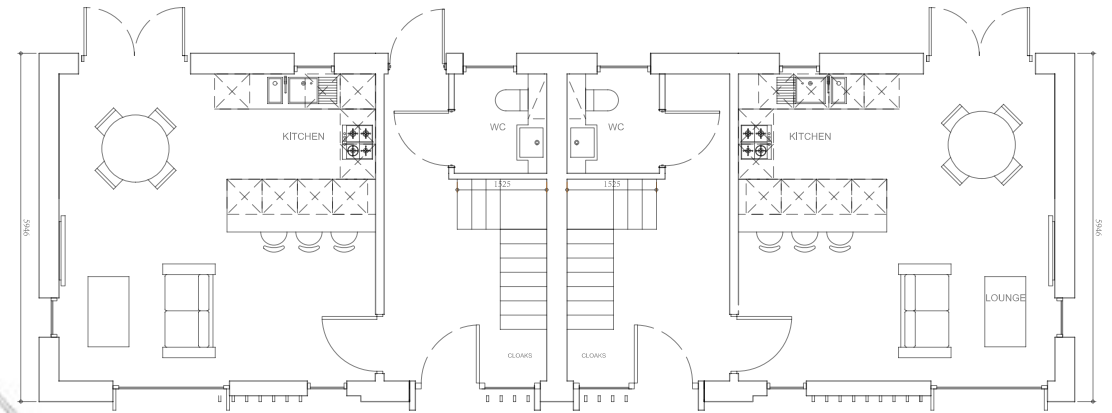
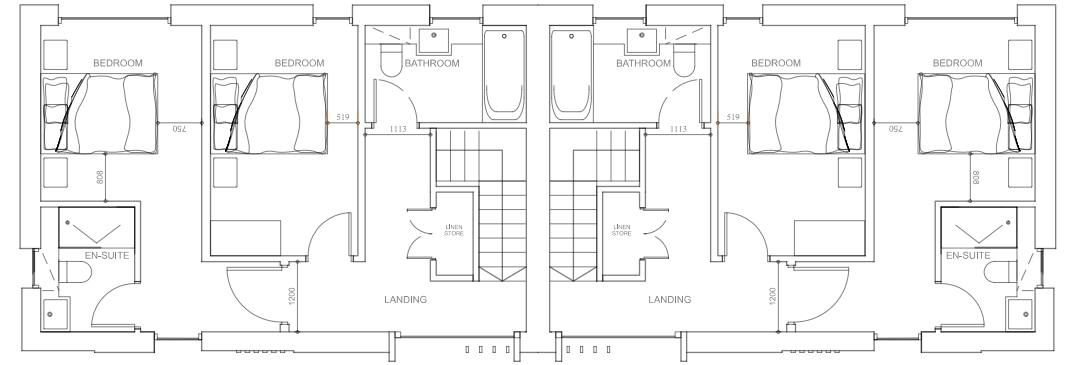
OVERDALE FARM: NESTON
STAGE 03
2 BEDROOM PROPERTY



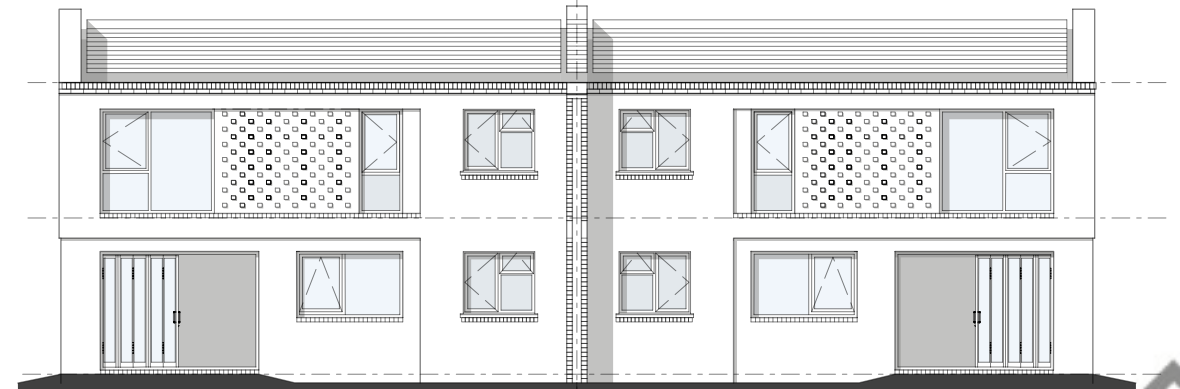
SITE PLAN



SIDE ELEVATION 01



FRONT ELEVATION



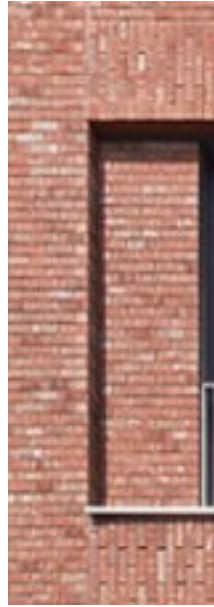
REAR ELEVATION



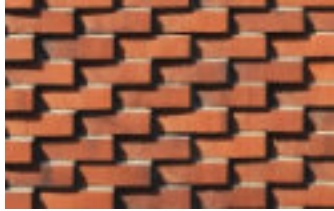
OVERDALE FARM: NESTON
STAGE 03
MATERIALS



1. Parapet gable wall detail



3. Recessed brick work



2. Projecting brick details



4 Heavy framed entrance.



5. Framed picture window



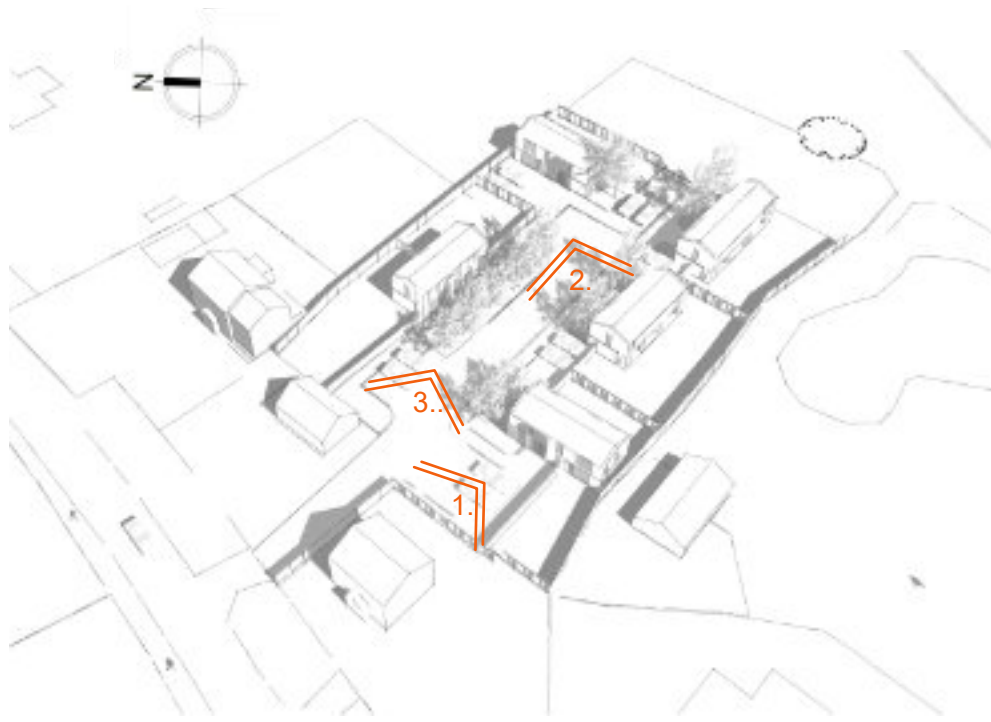
6. Timber panel details



Precedent Images display a sense of the possible materials, look and feel for the proposed project



OVERDALE FARM: NESTON
STAGE 03
ARTISIC IMPRESSION



1.



2.



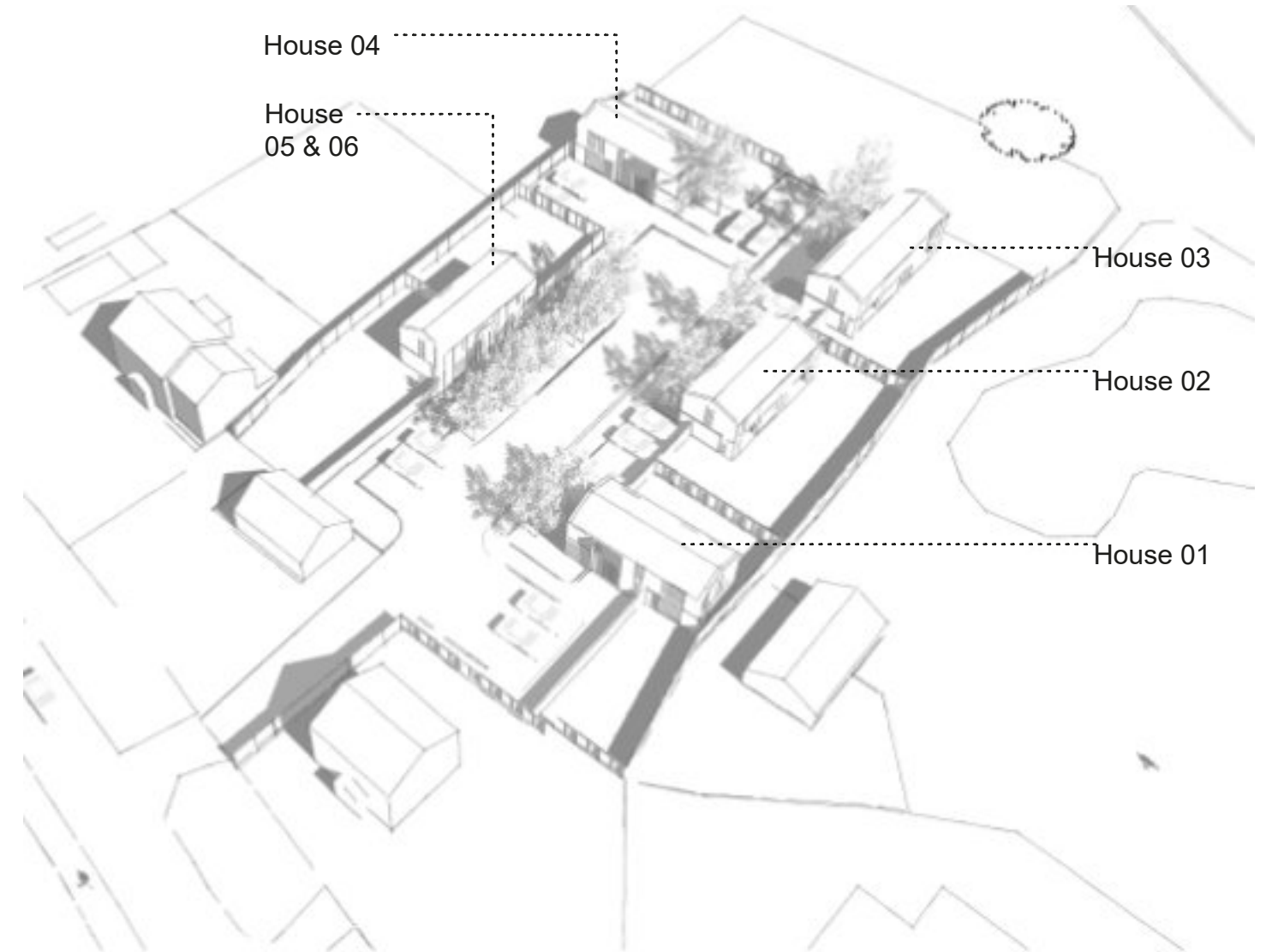
3.

Precedent Images display a sense of the possible materials, look and feel for the proposed project



OVERDALE FARM: NESTON
 STAGE 03
 SCHEDULE OF ACCOMODATION

Building	Volume m3	Proposed Building	Volume m3
Storage 03	289.23	House 01 - 3 bed	441
Storage Building 02	664.85	House 02 - 3 bed	441
Main Storage Unit 01	1593.46	House 03 - 4 bed	547
* Former Agricultural Building	674.58*	House 04 - 3 bed	441
Total volume	3,222.12	House 05 - 2 bed	
Actual volume	2,547.54	House 06 - 2 bed	611 <small>total for semi detached</small>
		Total volume	2481
* Former Agricultural Building to be excluded from total volume calculation of proposed			
Residual Total Volume	2,547.54	Total Reduction	66.54
		Total Reduction including Former Agricultural Building	741.12





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