

Design, Access, and Heritage Statement For Foxhill House, Foxhill Lane



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1. Introduction

This Design and Access Statement has been prepared in support of a planning application for a single-storey rear extension at Foxhill House, located on Foxhill Lane, Liverpool, L26 4XG. Foxhill House is a Grade II listed building, and as such, careful consideration has been given to preserving and enhancing the heritage aspects of the property while meeting the functional requirements of the proposed extension.

2. Existing Property and Site Location



Figure 1: Satellite image showing the site location.



Figure 2: Image showing the front of the property

3. Context of the Site

Foxhill House, located on Foxhill Lane near Gerrard's Lane in Liverpool, is a historic property with significant architectural and cultural heritage. The property is a Grade II listed building (ref: 1261891:), recognised for its special architectural and historic interest. The listing underscores the building's importance as part of the nation's heritage and places a duty on any development proposals to preserve or enhance its character and significance. The property's location within the designated Green Belt further emphasises the need for sensitivity in planning, ensuring that the openness and visual amenity of the area are maintained. Additionally, the site lies within an area of archaeological interest, adding another layer of responsibility to any construction or alterations.

Foxhill House, believed to date to the late 19th or early 20th century, exemplifies the domestic architecture of its era. Its external character is defined by a red-brick façade with decorative detailing, a steeply pitched tiled roof, and original sash windows. These elements reflect the craftsmanship and materials of the period, contributing to its aesthetic and historical value. The interior of the house retains many of its original features, including timber joinery, ceiling cornices, and an overall layout that reflects the traditional hierarchy of spaces. The property's heritage is integral to the local character of the area, and it plays a prominent role in the semi-rural context of Foxhill Lane and Gerrard's Lane.

4. Proposed Scheme

The proposal involves the addition of a single-storey rear extension to Foxhill House. This extension is designed to enhance the functionality of the property by expanding the kitchen area to create a combined kitchen-diner and family living space. Careful attention has been given to ensure that the extension respects the architectural integrity and heritage value of the existing building. The footprint of the extension measures 6.83 metres by 2.16 metres, providing an additional floor area of 14.59 square metres.

The extension's modest scale ensures it remains subordinate to the main house, preserving the dominance of the original structure. The pitched roof, with a 15-degree slope, complements the roofline of the existing house, while the use of matching materials, such as red brick and roof tiles, ensures visual continuity. The design incorporates traditional timber-framed sash windows and French doors, which replicate the style, proportions, and detailing of the existing fenestration. Conservation-grade rooflights will be installed to provide natural light while maintaining a discreet profile.

The design approach is grounded in the principle of minimal intervention. By maintaining the scale and proportion of the existing building, the extension will blend seamlessly with the historic fabric of the property and will not pose a threat to the green belt it is situated in. The use of matching materials and architectural details ensures that the extension will not be visually intrusive or alter the building's historic character.

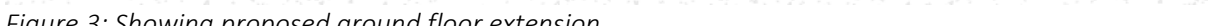


Figure 5. Showing proposed ground floor extension.

The site's location within an area of archaeological interest has also been considered. While the proposed works involve a small-scale excavation for the foundations of the extension, the likelihood of disturbing significant archaeological remains is minimal. However, appropriate measures will be put in place during construction to address any potential findings

5. Impact Assessment

The proposed extension is a carefully considered addition that respects and enhances the character and significance of Foxhill House. The design ensures that the historic fabric of the property is preserved, with no alterations to key architectural features or significant internal spaces. The extension is subordinate to the main house in scale and form, ensuring that the original structure remains the dominant feature.

The use of matching materials and traditional detailing ensures that the extension integrates seamlessly with the existing building, maintaining the aesthetic and historical integrity of the property. The location of the extension at the rear of the house minimises its visual impact on the Green Belt and the surrounding area, preserving the openness and rural character of the site.

The functional improvements provided by the extension, including the creation of a modern kitchen-diner and family living space, enhance the usability of the property while respecting its historic layout and character. The proposed development achieves a balance between preserving the heritage value of Foxhill House and meeting the needs of contemporary living.

The precautionary principle has been followed to undertake a Habitats Regulations Assessment as there were records of small numbers of non-breeding birds in the area. The assessment concluded that without preventative measures that the proposal at Foxhill House would likely cause significant effects on the following sites :Ribble and Alt Estuaries SPA, Ribble and Alt Estuaries Ramsar site, Mersey Narrows and North Wirral Foreshore SPA, Mersey Narrows and North Wirral Foreshore Ramsar site, Mersey Estuary SPA; Mersey Estuary Ramsar site, Martin Mere SPA, Martin Mere Ramsar site. To mitigate these effects acoustic fencing/ hoarding will be erected along the rear of the application site boundary for the duration of the demolition and construction periods of works that will take place between 1 September – 31 March. Details of the fencing will be submitted alongside the application.

6. Materials and Access

To achieve architectural continuity traditional materials have been prioritized to maintain the visual cohesion with the existing structures to create a harmonious addition. The appearance of the proposed extension has been designed to complement the historic character of Foxhill House. Key design elements include:

Brickwork: The use of brickwork similar in appearance to the existing house will ensure a harmonious blend between the old and new parts of the building.

Roof: The extension's roof will be covered in materials that match the existing roof, and the proposed skylights will be conservation-style to preserve the building's traditional look.

Parapet: The proposed extension also includes a roof parapet to match the existing aesthetic of the property.

Windows and Doors: The new windows and French doors will match the style of the existing ones, with slimline double glazing with true glazing bars they will provide a modern alternative whilst still preserving the appearance of the building

Access:

Pedestrian and vehicular access to the property will not be affected by the proposed development.

7. Conclusion

The proposed single-storey rear extension to Foxhill House is a sensitive and well-designed addition that respects the property's Grade II listed status and its location within the Green Belt and an area of archaeological interest. The extension preserves the architectural integrity and historic character of the house, ensuring that its heritage value is maintained and enhanced. The careful selection of materials and attention to detail ensure that the extension harmonises with the existing building, while its discreet location minimises its visual impact on the surrounding area.

The proposal represents a sustainable and appropriate development that balances the preservation of heritage with the needs of modern living. It ensures that Foxhill House continues to contribute positively to the character and significance of Foxhill Lane and Gerrard's Lane while providing functional improvements that enhance its long-term viability as a family home. This statement demonstrates that the proposed development complies with relevant planning and heritage policies and should be supported as a positive contribution to the importance of this historic property.