

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. Heritage

Foxhill House is a Grade II listed building (ref: 1261891:), recognized for its architectural and historical significance. The building showcases traditional features that contribute to its heritage value, such as its brick construction, historic sash windows, and roof detailing. The property embodies the historical character of the area, and any proposed alterations must respect and preserve these elements.

4. Proposed Scheme

The proposed development involves the construction of a single-storey rear extension to enlarge the existing kitchen space to provide a spacious dining and lounge space. The property will also gain a utility room. The extension is designed to be in harmony with the existing structure, ensuring that it does not detract from the character or appearance of the listed building.

The design incorporates key elements that match the existing building, including:

Brickwork: The extension will use brickwork that matches the existing house to ensure visual continuity.

Roofing: The roof will have materials similar to those used in the existing structure, with a 15-degree pitch to match the existing design. Skylights in the roof will be of the Velux Heritage conservation style, ensuring minimal visual impact.

Windows and Doors: New windows and French doors will match the existing glazing style, contributing to the overall coherence of the design. The proposed skylights in the extensions are also specified to be heritage conservation style windows.

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. The use of matching materials and architectural details ensures that the extension will not be visually intrusive or alter the building's historic character.

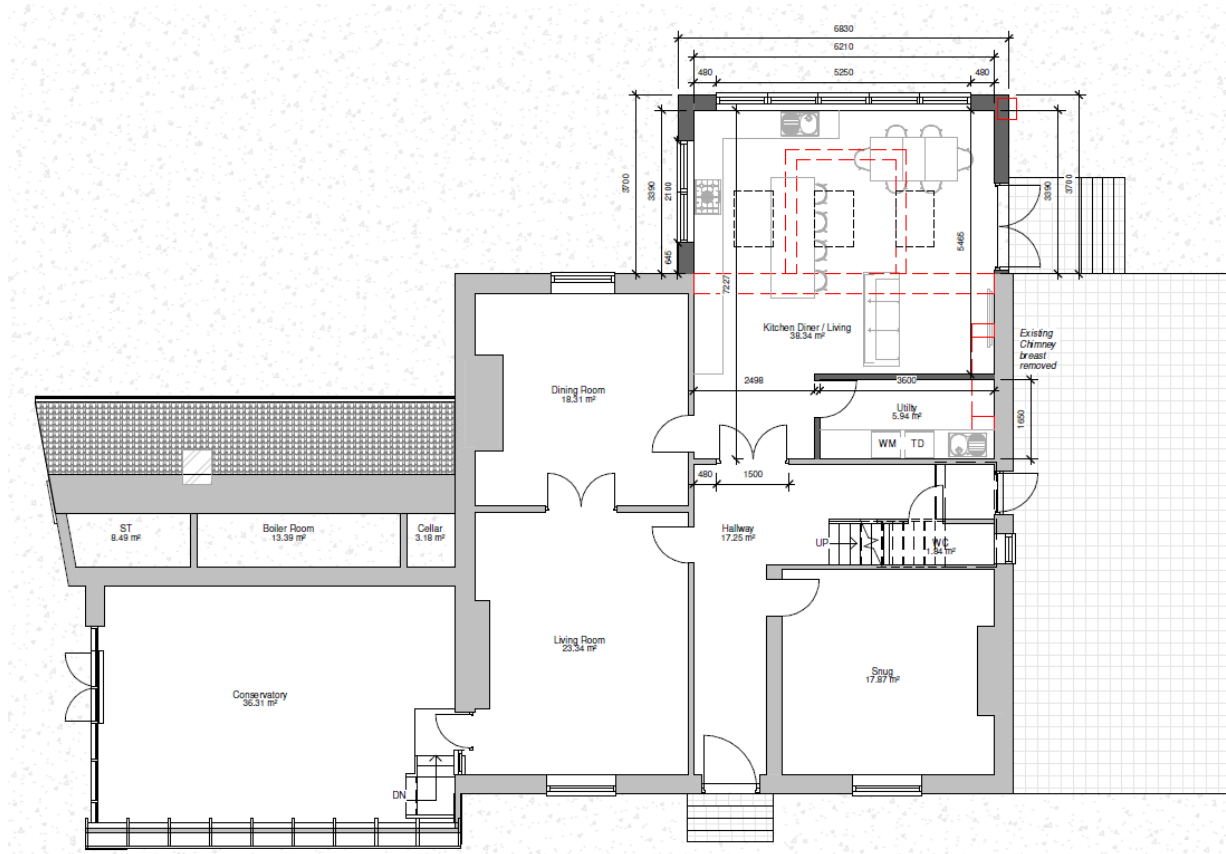


Figure 3: Showing proposed ground floor extension.

Impact on the Listed Building:

The proposed extension is located at the rear of the property, minimizing its visibility from public vantage points. The scale of the extension has been carefully considered to ensure it does not dominate the existing structure. The design also respects the original layout of the house, retaining key features such as existing chimneys and window placements.

Impact on the Surrounding Area: Given its location at the rear of the property and the sensitive design approach, the extension will have a minimal impact on the surrounding area. The extension is not visible from the main road (Foxhill Lane), and the matching materials will ensure that the new structure integrates well with the existing environment.

5. Massing, Design and Materials

In order to achieve architectural continuity traditional materials have been prioritized to maintain the visual cohesion with the existing structures in order 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 replicate the style of the existing ones, ensuring consistency in appearance and enhancing the building's overall aesthetic.



Figure 4 and 5: Proposed windows and doors supplied by the manufacturer.

The size and scale of the extension are carefully considered to ensure it does not overwhelm or dominate the original building as well as the neighbours.

6. Conclusion

The proposed rear extension at Foxhill House has been designed with careful consideration of the building's heritage value and the surrounding environment. The use of matching materials and architectural details ensures that the extension will enhance the existing property without compromising its historic character. The impact on the surrounding area is minimal, with the extension designed to be unobtrusive and in keeping with the listed building's appearance.

This statement demonstrates that the proposed development is sympathetic to the heritage significance of Foxhill House and meets the requirements for planning approval for a Grade II listed property.