

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



Introduction

This Design, Access and Heritage Statement has been prepared in support of an application for Listed Building Consent for the replacement of the previously approved brick finish with a white rendered finish to the rear extension at Foxhill House, Foxhill Lane, Liverpool.

Foxhill House is a Grade II listed building situated within the Green Belt and an area of archaeological potential. The purpose of this statement is to explain the design rationale for the proposed amendment and to demonstrate that the revised material preserves the architectural and historic significance of the listed building and its setting. This statement has been prepared with regard to Historic England Advice Note 12 (2019): Statements of Heritage Significance.

Existing Property and Site Location

Foxhill House is a Grade II listed dwelling dating from the late nineteenth or early twentieth century and is listed under entry reference 1261891. The property is recognised for its architectural and historic significance, with its red brick construction, decorative detailing, steeply pitched roof and traditional timber sash windows contributing to its special interest. Internally, many original features remain, including fireplaces, timber joinery and decorative plasterwork.

The property occupies a generous plot within the Liverpool Green Belt in a semi-rural setting. It is also identified within an area of archaeological potential on the Historic Environment Record. Any alterations therefore require careful consideration to ensure the significance of the listed building, its setting and the wider landscape is preserved.



Figure 1: Satellite image showing the site location.



Figure 2: Image showing the front of the property

Context of the Site

Foxhill House occupies a prominent position on Foxhill Lane and makes a positive contribution to the local historic environment. The surrounding area is characterised by mature landscaping, spacious plots and a varied architectural character. The building's significance derives primarily from its historic fabric, architectural detailing and its relationship with its semi-rural setting.

The proposal relates solely to the external finish of a previously approved rear extension and does not affect the principal elevations or features that contribute most significantly to the building's special architectural and historic interest.

Proposed Scheme

The proposed amendment has been designed in accordance with established conservation principles, whereby new additions should remain clearly identifiable whilst respecting the architectural significance of the historic building.

The introduction of a white rendered finish creates a subtle distinction between the original historic fabric and the modern extension without competing with or detracting from the listed building. The amendment remains confined to the rear of the property and does not alter the scale, massing, proportions or architectural composition of the previously approved extension.

The revised material is considered to complement the host dwelling through its simple and restrained appearance, ensuring the extension remains subservient to the historic building while preserving its character and significance.

Heritage and Design Assessment:

The proposal does not involve any additional demolition, excavation or alterations to the historic fabric beyond those already approved.

As the amendment relates solely to the external finish of the extension, there is no additional impact upon the significance of the listed building or its setting. Likewise, no further archaeological implications arise, as the proposal does not require additional ground disturbance.

The proposal therefore preserves the significance of the designated heritage asset in accordance with national and local heritage policies.

Impact Assessment

The proposed amendment is limited to the replacement of the previously approved brick finish with white render.

As the footprint, scale, height, design and siting of the approved extension remain unchanged, the amendment gives rise to no additional impacts on the character of the area, neighbouring amenity, the openness of the Green Belt or the significance of the listed building.

Overall, the proposal represents a minor material change that does not alter the planning conclusions previously reached by the Local Planning Authority under application reference 2400445FUL.

Materials and Access

The external walls of the approved rear extension will be finished in a high-quality white render in place of the previously approved matching brickwork. All remaining materials, architectural detailing and construction methods remain unchanged from the approved scheme.

The proposal does not alter the existing access arrangements to the site or the dwelling. Access for all users remains unchanged.

Conclusion

The proposal seeks Listed Building Consent for a minor amendment to the approved rear extension through the introduction of a white rendered finish.

The amendment does not alter the approved scale, form, massing or architectural detailing of the extension and preserves the character, appearance and significance of Foxhill House as a Grade II listed building. Furthermore, it gives rise to no additional impacts on the Green Belt, the historic environment or archaeological interest of the site.

Accordingly, it is respectfully submitted that the proposal complies with the relevant national and local planning policies, and Listed Building Consent should therefore be granted.