

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



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1. Introduction

This Design, Access, and Heritage Statement supports a planning application for a single-storey rear extension at Foxhill House, a Grade II listed building located on Foxhill Lane, Liverpool. The property's listed status and location within the Green Belt and an area of archaeological interest require a sensitive design approach that balances heritage preservation with contemporary living needs. This statement draws on the submitted plans Foxhill House – Proposed and has been compiled in accordance with Historic England Advice Note 12 (2019): Statements of Heritage Significance.

2. Existing Property and Site Location

Foxhill House is a red-brick property of late nineteenth or early twentieth-century origin, recognised on the statutory list under entry reference 1261891. The house is of considerable architectural and historic value, reflecting the craftsmanship and materials typical of its period. Its steeply pitched roof, decorative brickwork, and traditional timber sash windows contribute to its architectural character, while the survival of original fireplaces, plaster cornices, and joinery within the principal rooms enhances its historical and evidential value. The spatial hierarchy between the formal reception rooms and the service areas remains legible, reinforcing the building's domestic character.

The property occupies a semi-rural setting within the Liverpool Green Belt. Its prominence within the local landscape strengthens its heritage value, and any proposals must avoid harm to both the openness of the Green Belt and the character of the area. In addition, the Historic Environment Record identifies the site as lying within an area of archaeological potential, which places a further responsibility upon the applicant to ensure that groundworks are carefully managed.



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, 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.

Ground Floor Plan

1:100

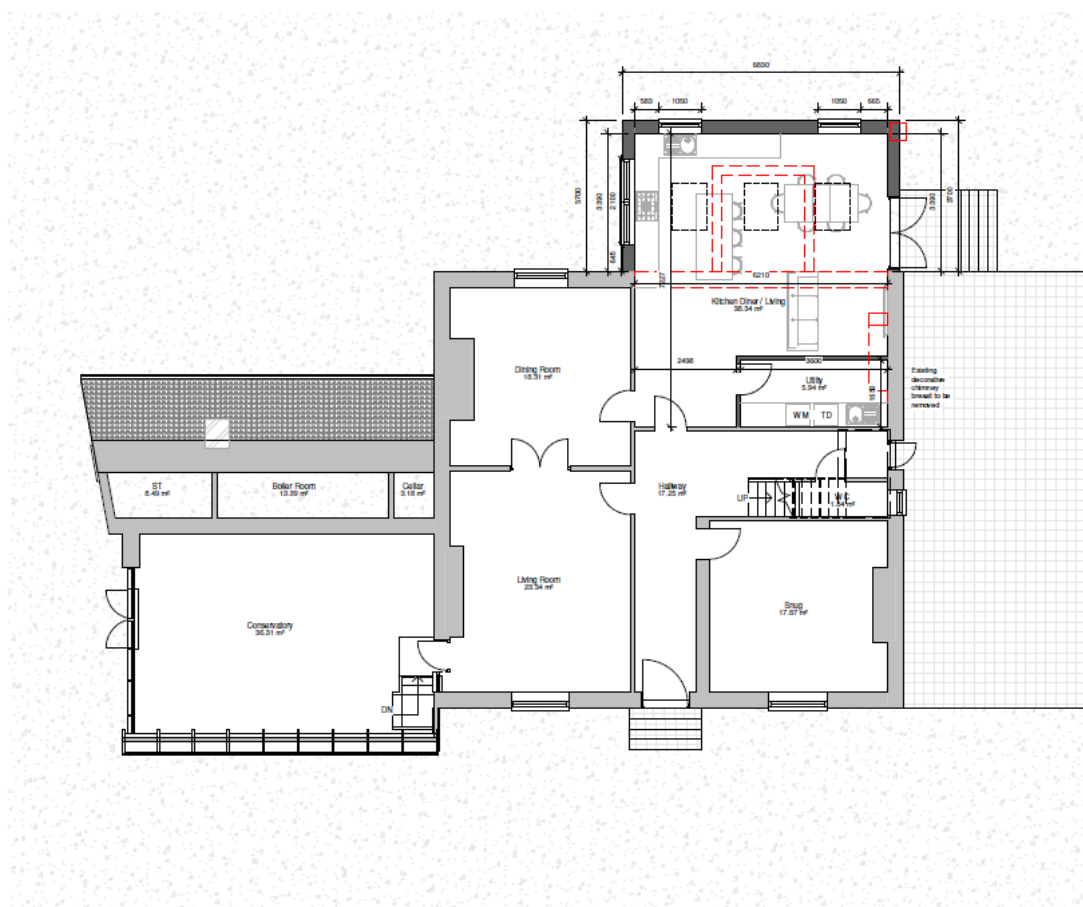


Figure 3: Showing proposed ground floor extension.

Heritage and Design Assessment:

Foxhill House's listed status necessitates a thorough consideration of its historic and architectural significance in relation to the proposed works. The rear extension has been designed to ensure minimal impact on the property's historic fabric and significance. Internally, the area affected by the

proposal is limited to the rear kitchen wall, which is not a decorative or architecturally significant feature. This wall will be partially removed to allow for the integration of the extension, but no original fireplaces, plasterwork, or other significant features will be altered. The internal spatial hierarchy of the house, which reflects the traditional distinction between formal and functional spaces, will be preserved.

Externally, the extension has been designed to harmonise with the existing building. The materials will match the original construction, including the use of red brick and roof tiles that reflect the historic character of the property. The new sash windows and French doors will be timber-framed with slimline double glazing, replicating the proportions and detailing of the original windows. The extension will not be visible from the principal elevation, ensuring that the historic façade of Foxhill House remains unaltered and continues to contribute to the character of Foxhill Lane and Gerrard's Lane.

The location of the extension at the rear of the property ensures that it has minimal impact on the surrounding area. Its discreet position and sympathetic design mean that it does not detract from the openness of the Green Belt or the visual amenity of the site. Furthermore, the proposed development adheres to national and local planning policies regarding Green Belt development, as the modest scale and proportionate volume increase of 28.7% are considered appropriate and sustainable.

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. Heritage and Archaeological Assessment

Foxhill House derives its heritage significance from both its external appearance and its surviving internal features. The building's red-brick façade, tiled roof, and timber windows embody the aesthetic qualities of its era, while the interior retains decorative cornices, joinery, and fireplaces that represent a high level of historic integrity. The spatial hierarchy of rooms, which distinguishes between formal reception spaces and functional service areas, continues to be legible and contributes to the understanding of the building's social history.

The proposed works are confined to the rear kitchen wall, which is a plain and utilitarian element of the house. Its removal does not affect decorative or architecturally significant features, nor does it alter the historic hierarchy of spaces. None of the original fireplaces, plasterwork, or cornices will be lost or obscured. The heritage significance of the internal finishes and layout will therefore be preserved.

Externally, the use of matching materials and sympathetic detailing ensures that the new extension will harmonise with the existing house. Its position to the rear further reduces any impact upon the wider setting. The historic façade facing Foxhill Lane and Gerrard's Lane will remain unchanged, preserving the public character and architectural prominence of the property.

In addition to the architectural and historic considerations, the site has been identified as one of archaeological interest. The Historic Environment Record, accessible through the Heritage Gateway, records this area as having potential for below-ground remains. Although the scale of excavation required for the proposed foundation trenches is modest, the possibility of encountering archaeological evidence cannot be dismissed. Accordingly, the development will be subject to an archaeological watching brief, ensuring that any discoveries are recorded in consultation with the

County Archaeologist. Should significant remains be identified, provision will be made for preservation in situ or for appropriate excavation and recording.

6. 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.

7. 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.

8. Conclusion

The proposed single-storey rear extension at Foxhill House is a sensitive and heritage-led design that preserves the architectural and historic character of this Grade II listed property. The proposals are respectful of both internal and external significance, ensuring that original features, spatial hierarchy, and decorative finishes are not harmed. Archaeological potential has been properly acknowledged, with appropriate mitigation measures in place.

The location of the extension at the rear of the property minimises visual impact on the wider Green Belt and maintains the prominence of the historic front façade. Matching materials and traditional detailing ensure a harmonious relationship between old and new. In addition, ecological safeguards have been built into the scheme to ensure compliance with the Habitats Regulations.

Overall, the development strikes a balance between conservation and functionality. It preserves the special interest of Foxhill House while providing a modest and proportionate enhancement that secures the building's continued viable use as a family home. The proposals are consistent with national and local planning policies and should therefore be supported as a sustainable and positive contribution to the long-term future of this important historic building.