

## **Listed Building Consent Application**

### **Design & Access Statement**

#### **Background**

This detached building sits within a large dilapidated walled garden. Considerable effort has been made to control the perennial weeds, reduce the trees and tidy the lawns.

However, there are key areas to the garden that are very difficult to manage, are unsafe to walk on and are not in keeping with the original gardens nor the family home that the house is becoming.

The issues are as follows:

The garden in large part has significant slopes and is extremely uneven, so much so that children and elderly cannot use the garden.

Soil has accreted against garden walls for almost 200 years, the soil stands higher than existing garden walls and is gradually pushing everything down towards the house..

Ramshackle, steep and unsafe garden stairs have been cobbled together from coping stones taken off the French drain at the rear of the house. These 'stairs' start in the threshold of a doorway, rising steeply and unevenly up the garden.. Originally these stairs and the large depth of soil would not have been present. I believe some original steps have been found under the soil in a better location.

Informal slate steps down the garden are overcome with vegetation – even though they have been cleared two years running. More formal steps have been cleared and are kept usable by application of algae killers etc.

Some garden paths have had their pavers removed and debris has accumulated making the paths unusable all year around. Concrete paths in the lawn are unsafe as they have vegetation which regrows continually. Slate paths are on sloping ground, they are extremely slippery when wet, broken in places, so are uneven. The paths in the side garden – originally tarmac – have been covered with a thick coating of gravel which has become clogged with soil, meaning mud when wet (so 10 months of the year).

Sandstone drystone walls either have fallen down or are falling down and unstable large coping stones are a hazard for anyone attempting to walk beside or above the wall. Soil is overflowing the drystone walls exacerbating the hazard by pushing stones over the wall edge.

Drainage is an issue – with puddles and mud accumulating making paths unpassable during autumn and winter. The exposed air drain is not performing its function as its not topped by the missing coping stones used as stairs.

#### **Access**

There is a small pedestrian access to the left, looking towards the building from the pavement, and a pedestrian and vehicle access to the right. There is a garage to the right hand side, built about 1930, a garden to the rear and a garden to the left hand side. There is ample on street car parking.

There is a garden gate at the rear of the property garden wall into Inkerman terrace.

### **Heritage Statement**

The property was built in about 1822, as a single house by Henry Cecil Lowther, Earl of Lonsdale and leased by the Dixon family. Mr Dixon was a master mariner with 9 ships when he died. Mrs Eleanor was an innovator who invested in new industries like the new railway between Whitehaven and Workington and the new Gas Lighting company. Papers from Mrs Eleanor's estate when she died in 1871 detail the rooms and their locations within the property. The auction catalogues detail the contents of each room, making a great deal about how the property had been recently modernised.

The property was sold many times, and the Kangol Company converted it into 6 flats in 1948. The plans from that date show the existing structural layout and the changes to the layout which were approved by Copeland council.

I was given permission in 2014 by Copeland to make the house back into a single dwelling, and work is progressing well with these internal changes. The property is now a family home, which in my opinion deserves a family garden.

### **Listing information from Images of England**



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#### **IoE Number: 75939**

Location: 3 FOXHOUSES ROAD (east side) WHITEHAVEN, COPELAND, CUMBRIA

Date listed: 13 September 1972

Date of last amendment: 13 September 1972

#### **Grade II**

**FOXHOUSES ROAD1814(East Side)No 3**

**NX 9817 SW 8/39 11 GV 2**

Circa 1840. Large early Victorian double-fronted villa, stuccoed with rusticated quoins, 2 storeys with attic dormers. Centre round-arched doorway with Doric porch, segmental headed sash window above it with keystone and cornice. Flanking 2 storeyed bay windows (the windows segmental headed with cornices). Nos 1 to 20A (consec), Nos 22 and 23 form a group.