

## **DESIGN AND ACCESS STATEMENT**

### **SITE**

The Brown Cow  
10 Halewood Road,  
Liverpool,  
L25 3PG

### **Client**

Hawthorn Leisure

#### **1. Introduction**

##### **1.1 Proposal Description**

Our client, Hawthorn Leisure are seeking to carry out upgrades internally & externally to The Brown Cow public house. This application therefore covers the following elements:

- 4no. new timber framed windows to replace the existing timber framed windows to front elevation
- Repairs to all other timber framed windows
- New timber framed pergola with corrugated roof
- Fixed seating to one pergola
- New festoon lighting & wall light
- New 1800mm high close boarded fencing to the rear garden to form bin store
- New signage & decorations (separate adverts consent to be issued)
- Removal of an existing modern brick-built extension with poly carb roof
- Cosmetic upgrades internally
- New sail shade to the garden
- New patio slabs to external garden

##### **1.2 Area**

The Brown Cow is located on Halewood road in the suburbs of Liverpool.

##### **1.3 Use**

The site is owned by Hawthorn Leisure and the immediate information on the site is it's in a good location on a main road, close by to two other pubs. The site is currently closed, but usually trades as a pub house with one trading area room and a large external area to the rear. Our client feels that the improvement of the internal & external facilities will greatly benefit its previous customer base & hopefully attract a broad range of new customers when the pub is back up & running.

##### **1.4 Economic, Social and Environmental Assessment**

Our client believes that a pub is an important part of any community, as it offers a place for people to socialise and relax. The public house has the potential to be extremely popular to the local community & visitors to the area, as well as being a popular location for local businesses to lunch or relax at the end of the day. Often the pub is one of the few places, which is inclusive to many areas of society. Hawthorn Leisure would like to strengthen this into the area by offering improved facilities throughout this facility improvement and improve the pub to be more suited to safe socialising. The proposals in this application will not affect the architectural listing to the pub itself.

Society is more understanding of good and safe design and therefore expectations are now higher than before. Along with this, people have a better understanding of good service. Our client respects this and therefore feels that the alterations outlined

in this application will be essential for the development of the pub and its business & keeping up with the competition.

The improved garden area will be carried out to our client's very high standards and will be promoted locally, creating interest around the site. People living and working within a short distance of the pub, should be more inclined to visit the pub to use the improved facilities as well as enticing people from further away to come to this destination site. It is the only pub in the area which boasts an extensive garden of its sort. Being surrounded by residential properties & neighbouring villages, people may be encouraged to use public transport or walk to this site, rather than driving to pubs further away to get this better level of facility. This will help to reduce the traffic at prime socialising times as well as also encouraging money to be spent by the local people to remain in the area. Ultimately it may help the local environmental and road safety issues, whilst at the same time encouraging people to drink responsibly and not risk drinking and driving.

## **2. Design Principles and Concepts**

### **2.1 Amount and appearance.**

The proposals in this application include the following:

- 4no. new timber framed windows to replace the existing timber framed windows to front elevation
- Repairs to all other timber framed windows
- New festoon lighting & wall lights
- New signage & decorations (separate adverts consent to be issued)
- Cosmetic upgrades internally
- New signage & decorations (separate adverts consent to be issued)
- Removal of an existing modern brick-built extension with poly carb roof

### **2.2 Layout**

- Removal of an existing modern extension

### **2.3 Scale**

- -The scale of the new patio area will form an external seating area by around a 105sqm. This will replace the existing decking which is beyond repair. Two timber framed pergolas with corrugated roofing will form covered seating areas with fixed seating bays (L.6.5m x W.4.5 / L.5.2 x W.2.1. One of the pergolas will extend to from a 2.8m x 1.5m covered smoking solution. An 1800mm high close boarded fence will create a 3.2m x 2.1m bin store.
- New sail shade to the garden

### **2.4 Landscaping**

- New paving slabs will form a level patio area. The existing overgrown surface will be cleared & if the existing surface uncovered is deemed suitable it will be retained. If it is not suitable then new loose gravel will be provided.

## **3. Access**

### **3.1 Access to the Transport Network**

As this is an existing site, the existing transport network will be retained.

### 3.2 Inclusive Access.

All existing access' will be retained, and the external area will be accessible to abled and disabled customers.

## **4. Consultations**

Our client is happy to speak to all neighbours and any other parties, who wish to discuss the proposed plans.