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**HERITAGE AND IMPACT STATEMENT FOR ALTERATIONS AT  
BROWN COW  
10 Halewood Road,  
Liverpool  
L25 3PG**



Hawthorn Leisure are seeking to carry out works at The Brown Cow- Liverpool. The Brown Cow Public House is a grade 2 listed building dating back to the late C19.

Timber framing on brick base, slate roof with tile cresting. 2 storeys, 4 bays, 2nd bay projects under gable, 4th bay projects with cornice. Windows have small paned casements, 2nd and 4th bay rectangular bay windows with central arched lights. 1st bay cast entrance. 3rd bay as open gabled porch with windows flanking door. End entrance in enclosed porch with hipped roof. Right return of stone. 2 brick stacks. (\*[britishlistedbuildings.co.uk](http://britishlistedbuildings.co.uk))



There is a modern extension to the rear of the site, which is brick built with a polycarbonate roof, white PVC door & 2no. PVC framed windows. We are proposing to remove this as part of the application.



**Left & Right Hand Elevations**





**Image to Show Access Way to the Rear Garden.**



**Large Overgrown Garden to the Rear**



The existing timber framed windows are beyond repair which we are proposing to replace as part of the planning application.





Internally the pub features a timber panelled bar, plastered walls & modern slate effect floor tile. We are proposing to retain & upgrade the existing bar, provide new carpeted area, feature floor tile to replace the slate & new timber flooring. All other upgrades will be cosmetic only, decorations, new wallpanelling & lightfittings.

### **Assessment**

The Brown Cow is located on Halewood road in the suburbs of Liverpool. The area has two other public houses in proximity, The Black Bull & The Bear & Staff. The Brown Cow is currently closed, in order to get the pub open & compete with the neighbouring pubs, internal upgrades are required. The Brown Cow has the added benefit of an extensive garden to the rear, which is currently overgrown & unused. Upgrades to this would be a great addition for the local community to use all year round.

### **Evaluation**

The site is owned by Hawthorn Leisure and the immediate information on the site is that it was once a very popular pub to the local community and played a part in the daily lives of locals. The opportunities for our client are that they wish to provide a welcoming experience to all visitors and provide improved facilities for all, as the site will be wet led it will provide a different offer to the neighbouring pubs which both serve food.

### **Design**

The proposed works are in keeping with the aesthetics of the building and respectful of the heritage of the site, we endeavour to preserve and upgrade the current public house to encourage new and existing customers to this establishment and ensure all individuals can use the facilities on offer.

### **Internal Design**

The proposals for the works to the interior are all cosmetic with no structural works to take place. No original features will be removed.

### **External design**

The 4no. timber framed windows to the front elevation are beyond repair & we propose to replace these. All other windows will be repaired where required.

The existing modern extension to the rear of the property will be removed.

The overgrown garden will be cleared, and two new covered seating areas will be formed as detailed on the associated drawings.

### **Impact**

The proposals have been highly considered to be sympathetic to both the aesthetic characteristics and the historic values that the building holds. All the proposals within the design, endeavour to enhance the site. The proposal has been designed to improve the facilities throughout for all customers. The proposed design will improve the current scheme and will create a safe environment for all customers to ensure they are able to use the facilities that the establishment offers.

### **Access**

All access points into the building remain unchanged.

### **Conclusion**

The Brown Cow is a grade 2 listed building. All the building's original features are to remain and will therefore be untouched other than the 4no. windows to the front elevation which will be replaced. The areas for intended development will not affect any of the listed features and in addition, all the works will be finished to a high standard of quality and workmanship and will be in keeping with the current style of the public house and will blend in sympathetically to its surroundings.