

**L A R R O S A M A R S H A L L  
A N D A S S O C I A T E S**

**C H A R T E R E D B U I L D I N G S U R V E Y O R S**

**Heritage Report**

**Proposed Housing Development**

**Former Wavertree Town Hall  
89 High Street  
Liverpool  
L15 8HF**

**For**

**T.J.Thomas Estates**

**December 2011**

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## **1. Introduction**

### **1.1 The site**

- 1.1.1 The site comprises the former Wavertree Town Hall and associated yard and outbuildings at 89 High Street, Liverpool L15 8HF
- 1.1.2 The building is Grade II listed having been constructed in 1872. It developed over time to accommodate council offices, a ballroom and stables and outbuildings including a fire station.
- 1.1.3 Converted into a public house with function rooms and restaurant in the mid 1970's, it was a popular establishment until closing in the early part of this century, since falling into dis-repair and affected by severe vandalism and dry rot.
- 1.1.4 The Cock and Bottle pub adjoins the property in No.s 91 to 95 to the east with residential at No. 87 High Street and various commercial enterprises along the western boundary to the rear on Chestnut Grove.

### **1.2 The proposals.**

- 1.2.1 The new owner, Hope Street properties originally acquired the premises to restore and let as its previous use as a pub / restaurant with function suites. As the separate testimony of the owner will show, interest has been very poor indeed with the main ballroom and rear stables, in particular, being impossible to let. There has, however, been limited interest in the forward areas.
- 1.2.2 It is therefore intended to regenerate the premises providing the pub / restaurant and small function suite as exists to the mid / forward areas at ground and first floor levels. The First floor ballroom and rear lean to / stables are to be converted into nine dwellings.
- 1.2.3 The original fire station bordering onto Chestnut Grove is to become a three bedroomed house whilst the remaining stables and the first floor ballroom are to become one or two bedroomed dwellings by the introduction of mezzanine floors.
- 1.2.4 A great deal of pre-application consultation has taken place with planning and conservation officers including Caroline Maher, Stuart Clark, Glynn Marsden and Steve Corbett. A favorable response has been received for the proposals, especially as it has been ascertained that very little heritage value remains within the rear areas and ball room.

## **2. Design**

### **2.1 Siting**

- 2.1.1 The site will comprise two, distinct areas with the conversion creating a courtyard environment accessed off a private access on Chestnut Grove with a divisional fence and separate access, again off Chestnut Grove, to service customer and staff parking and deliveries for the pub.

2.1.2 The existing kitchen, currently in the lean to structure to the rear of the ballroom, is to be moved forward to establish a firm, robust divisional line between the two uses.

2.1.3 The remainder of the interior will remain as existing.

## **2.2 External appearance.**

2.2.1 The front elevation onto the High Street is the building's best asset and it is intended to retain and clean it.

2.2.2 The repainting of the front is in progress having been agreed with Glynn Marsden before his retirement.

2.2.3 Minor alterations to the rear include the partial opening up of the former ballroom window openings, a new door to serve the first floor dwellings, alterations to window openings on the Chestnut Grove elevation and removal of modern additions as indicated on plan.

2.2.4 The main alteration is to the single storey stable block which has been completely ruined by various alterations over the years. Here it is intended to take down the entire main elevation and to rebuild it incorporating large panels of powder coated patent glazing with intermediate panels of brickwork using salvaged bricks. This is in keeping with the character of the building.

2.2.5 Additional headroom is to be created internally by introducing clearstorey windows / dormers.

2.2.6 The existing render to the rear is cementitious and non original. It has added severely to the main rear wall and is falling off. It is intended to renew this with new stucco.

## **2.3 External surfaces**

2.3.1 Hard surfaces around the dwellings will comprise grey block paving with granite setts delineating the parking bays and planting areas on the residential side of the yard. Plain macadam surfacing with parking bays formed in brick pavers is intended for the commercial side.

## **3.0 Access for the disabled.**

### **3.1 General approaches.**

3.1.1 The site is reasonably level across the rear yard with a gentle slope towards the pub. Gradients towards the entrances will not exceed 1:80

### **3.2 Access to the dwellings.**

3.2.1 Private access paths will not exceed 1:80 with maximum cross falls of 1:80. Minimum widths shall be 1200mm.

3.2.2 1500mm turning circles will be provided outside the main entrance doors where the gradients will effectively be level.

- 3.2.3 External doorways will be 1000mm wide providing for a door width of 926mm (885mm clear)
- 3.2.4 External doors will not be able to offer level access , however, as the floor levels are already set. Should the rot eradication works result in renewal of any of the timber floors. These will be reformed at flush access level. It should be noted that the floors in question are modern.

#### **4.0 Security**

- 4.1 The courtyard provides cross surveillance of the front entrances and the car park.
- 4.2 There is no pedestrian or vehicular through traffic thereby preventing joy riding / nuisance and reducing opportunistic crime.
- 4.3 Tall and robust boundaries protect rear and side gardens. The open aspect, active frontages avoid hiding places and provide for observation by passers by and neighbours.
- 4.4 Security lighting is to be provided to access points of all dwellings.
- 4.5 All external doors will be SBD compliant.
- 4.6 All dwellings will be fitted with NACOSS approved audio/visual intruder alarms with optional security force notification service.

#### **5.0 Refuse storage and collection**

- 5.1 Refuse storage and collection with recycling are positioned adjacent to the vehicular access points on Chestnut Grove.