

**Heritage Statement to accompany a planning application for the erection of a single storey kitchen extension and glazed canopy**  
**Brown Cow public house, Bridge Road, Chatburn**

This document is to accompany a full planning application for the erection of a single storey kitchen extension and a glazed canopy to the rear of The Brown Cow, Bridge Road, Chatburn, BB7 4AW

Location

The Brown Cow is located in the village centre of Chatburn on Bridge Road which forms part of the main road that runs from Clitheroe to Gisburn. It is located within Chatburn's Conservation Area

Present Use

The Brown Cow is an established public house in the centre of Chatburn. It is a detached property with its own car park and comprises of a bar area, separate dining room / function room, kitchen and wc facilities to the ground floor. To the first floor is living accommodation.

Surrounding Area

The surrounding area is of mixed use comprising of residential, and retail premises. Another public house is located further along Bridge Road and a nursing home is also located on Bridge Road

Proposal

The proposal is to extend the single storey kitchen into the yard area to the rear of the property and introduce a covered shelter seating area at the rear

Heritage

The Brown Cow is located in Chatburn's conservation area and is highlighted as a building of Townscape Merit on the Townscape Appraisal Map. The trees to the side of the car park adjacent to the brook are highlighted as important trees.

Ribble Valley Borough Council's Chatburn Conservation Area Appraisal dated 2005 dates the Brown Cow as probably 18<sup>th</sup> century. On OS maps dated 1850 and 1884 The Brown Cow is shown. The terraced row opposite the front of The Brown Cow are also shown on the same map and are highlighted as buildings of Townscape Merit.

The properties at the rear of the Brown Cow across the car park (Edmund Gennings Court) are more recently built properties and are not mentioned as Townscape Merit

Old photographs of the front of the public house dated 1921 show the front of the property very similar to the property as it is at present with no alterations to the front appeared to have taken place since that date.

With reference to the Chatburn Conservation map The Brown Cow is not listed, nor are any adjacent properties.

Whilst The Brown Cow is not listed it does retain some original features with stone surrounds to the doors and windows to the front and rear elevations. The main roof is blue slate.

However, the main front and side elevations are painted render, the main rear elevation is painted stonework and most of the windows are white upvc.

The existing single storey kitchen area at the rear is a flat roof construction with rendered walls and upvc doors and windows and will have been added onto the original building in later years.

The proposal is to further extend this more recent addition with a single storey extension at the rear.

### Design

The design of the extension is similar to the previous extension, it will be at the same height as the existing 'extension'. It will replace a temporary steel container which is presently situated where the new extension is planned to be built. It will not project any further out from the present kitchen. The extension will be stepped in from the main gable wall by 225mm.

The design of the covered entrance area at the rear has been kept as modest as possible utilising a glazed roof and grey posts.

Both the kitchen extension and covered canopy will not be visible from the main road (Bridge Road)

We consider that by applying the above disciplines, the development will not be detrimental to the conservation status of the village.

### Materials

The present kitchen area is constructed out of grey flat roof covering, rendered walls painted grey and white upvc windows. It is proposed that the new extension will be constructed out of the same materials.

It is proposed that the glazed canopy will be constructed out of clear glass roof on metal posts painted grey to match the colour of the render.

### Scale

The footprint of the new extension does not project any further out than the present single storey kitchen with the height the same as the existing kitchen.

The size of the canopy has been kept as modest as possible projecting out 3m with a height of 3m

### Appearance

The kitchen extension is similar in appearance to the existing kitchen. Both the kitchen extension and canopy are not visible from the main road.

### Parking

The car parking is unaffected

### Landscaping

Landscaping is unaffected

CW/456

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