

41-43 STANLEY ST & 1A WIGAN ROAD, ORMSKIRK, L39 2DH

HERITAGE STATEMENT

The application

This Heritage Statement has been prepared on behalf of Mr Robin and Steven Hall, the owner of this property. This statement primarily deals with the conservation area known as Ormskirk, specifically 41-43 Stanley Street and 1a Wigan Road. We examine the building, although not listed, but how it benefits from its setting to ensure that the proposals do not result in the loss of any original features or materials that contribute to the character of the area.

The purpose of the statement is to explain the design approach for the application to the impact on the Conservation Area.

The Site

Ormskirk lies within the boundaries of the West Lancashire Borough Council. The historic market town is the closest to our development site and is a conservation area in its own right.

The site lies on the edge of the town centre boundaries near to the junction of Southport Road, opposite the Ormskirk Parish Church. The property is a detached 2 storey building with a shop to the ground floor and student accommodation to the first floor.

The building stands in its own grounds of approximately 0.10 of an acre. There are hard standing areas to the front, side and rear of the building.

Scale and Type of Works

Design style chosen to complement existing building whilst including modern facilities, thus incorporating energy efficient and a modern student living space. The proposed works have been designed to incorporate features from 41-43 Stanley Street and 1a Wigan Road, finished in render with a slate roof, thus being in keeping with the existing building and other buildings/houses in the immediate surroundings. This includes maintaining existing eaves levels, all windows to the front elevation to be flush casement sash windows.

The existing shop front will be removed with new windows and brick work. The bricks from the existing side elevation will be used for this area to make it tie in as much as possible.

This design also incorporates outdoor amenity space, refuse storage and provisions for a bicycle store.

Impact of Development Proposals

The sensitive approach to the design has focused on maintaining the integrity of the conservation area whilst creating an additional modern living area.

The design principals have been to incorporate the client's desires whilst minimising the effect on the conservation area. They include:

Demolition of existing side extension and out buildings to the rear.

New 2 storey side extension with slate pitched roof

New 2 storey rendered rear extension with slate pitched roof

From the outset of the design process, it has been to follow the local architectural style and detailing and the full use of local materials complementing the original style, whilst ensuring the original house remains the focal point.

Conclusion

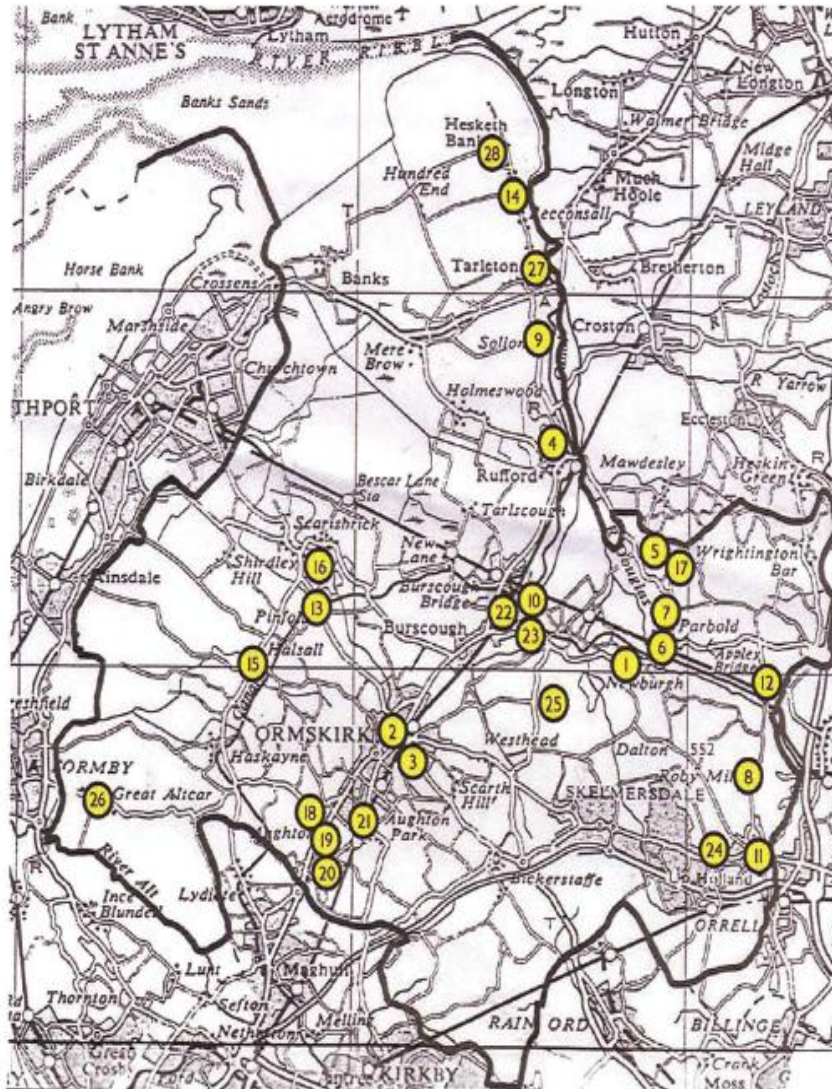
To summarise, the proposed extensions enable the provision of additional living accommodation in the least sensitive part of the site. It also enhances the external aspects of the property, in turn enhancing the setting of the building in the conservation area.

It is therefore considered that the application proposals would be acceptable in terms of overall objective to protect and enhance the character of the building. Furthermore the proposed location for the extension does not encroach upon open space, nor does it adversely affect character and appearance of the property. It is therefore considered to be in accordance with the aims of the Local plan.

Appendices

App A - West Lancashire's Conservations Areas

Appendix A



Conservation Areas in West Lancashire

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| 1. Newburgh | 11. Up Holland | 19. St Michaels Church |
| 2. Ormskirk Town Centre | 12. Ashfield Terrace | 20. Holt Green |
| 3. Ruff Lane | 13. Pinfold | 21. Granville Park |
| 4. Rufford Park | 14. Fulwood Avenue /
Douglas Avenue | 22. Junction Lane |
| 5. Bispham Green | 15. Halsall | 23. Briars Brook |
| 6. Mill Lane | 16. Scarisbrick Park | 24. Garnett Lees |
| 7. Lancaster Lane | 17. Maltkiln Lane /
Chorley Road | 25. Lathom Park |
| 8. Roby Mill | 18. West Tower | 26. Great Altcar |
| 9. Sollom | | 27. Plox Brow |
| 10. Top Locks | | 28. The Brow |