

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

DESIGN & ACCESS STATEMENT

Introduction

Replacement of existing outbuildings yard and lean-to, to form ground floor retail unit and first floor apartment to the land adjacent to 41-43 Stanley Street and 1a Wigan Road, Ormskirk.

Design & Appearance

The proposed works have been designed to incorporate features from 41-43 Stanley Street and 1a Wigan Road, constructed in render with slate roof, thus being in keeping with the existing building and other buildings/houses in the immediate surroundings. This includes maintaining existing eaves levels with reduced ridge heights, all windows to the front elevation to be a flush casement 'sash' style, with the shop frontage replicating that of the existing building.

Scale/Layout

The proposed works have been designed to create a modern living space and functionality, with convenient access to public parking opposite and bus links.

Usage

The property is currently comprises the following:

- 2 bed student house (41 Stanley St)
- Ground floor retail unit (43 Stanley St)
- 3 bed student flat (43a Stanley St)
- Ground floor retail unit (1a Wigan Road)

The land to front of the properties is used for currently used for parking, we note that there are no drop kerbs for access to this with minimal visibility to oncoming traffic and pedestrians.

The proposed works involve a new level access entrance fronting Stanley Street, with a central hallway providing access to all 12 bedrooms. To the rear of the property there will be access to the communal area comprising the bin storage and cycle storage facilities.

Overall the proposals provide a modern style of living accommodation whilst maintaining the character of the building and its immediate surroundings.

Security and Crime

All existing boundary walls will remain, maintaining the existing boundaries. Gates will be added to the side of the works forming a secure entrance to the rear of the retail units and for the access to the apartments, a secure intercom will be added to the gate, all minimising potential crime situations.

Landscaping/Access

A ramped then level threshold entrance will be provided to the main front entrance.

All existing boundary walls will remain, maintaining the existing boundaries.

A cycle and bin store will be provided to the rear.