

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

STUDENT ACCOMODATION STATEMENT

LOCATION

41-43 Stanley Street and 1a Wigan Road are located within the town centre boundary at the very eastern end of Wigan Road with the junction of Stanley Street. The property lies opposite the bus station.

We note, although Stanley St and Wigan Road is listed in Policy RS3 as being category B Street that the property is directly opposite the main primary shopping area of Ormskirk.

DESIGN

The proposed works have been designed to maintain existing features from Stanley Street and Wigan Road. The property is constructed in brick with slate roof, thus being in keeping with the existing building and other buildings/houses in the immediate surroundings. We note that we are not planning on extending the properties, but renovating to form student accommodation. 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.

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.

TRANSPORT

We note the property as being on a main bus route within 50 metres, within walking distance of Edge Hill University, the town centre and the railway station.

PARKING

We are proposing to add extra restrictions in the Tenancy Agreement to the effect that tenants will not be allowed to park cars on the property or on the road in which the property is situated.

CONSERVATION

The design incorporates maintaining existing eaves and levels, with all new windows to the front elevation to be flush casement sash windows.

The proposed works will include re-rendering the buildings elevations and the roof will remain as existing.

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