

INTRODUCTION

The scheme is brought to you by Tawd Valley Developments, a council-owned company delivering new homes and regeneration projects across West Lancashire.

Welcome to this public consultation for the future of the Derby Street site in Ormskirk. We are exploring opportunities to redevelop the land currently occupied by current council buildings and public surface car parking, and we are keen to involve the local community throughout the process.

The purpose of today's event is to update you on the emerging proposal, explain the design approach being considered, and invite your feedback. Your comments will help shape the development as it continues to evolve. This scheme forms one part of the wider accommodation strategy for West Lancashire Borough Council, and is yet to be fully assessed by the Council's Planning Department.

Please feel free to speak with members of the team, review the boards, and share your thoughts using the feedback forms or QR code provided.



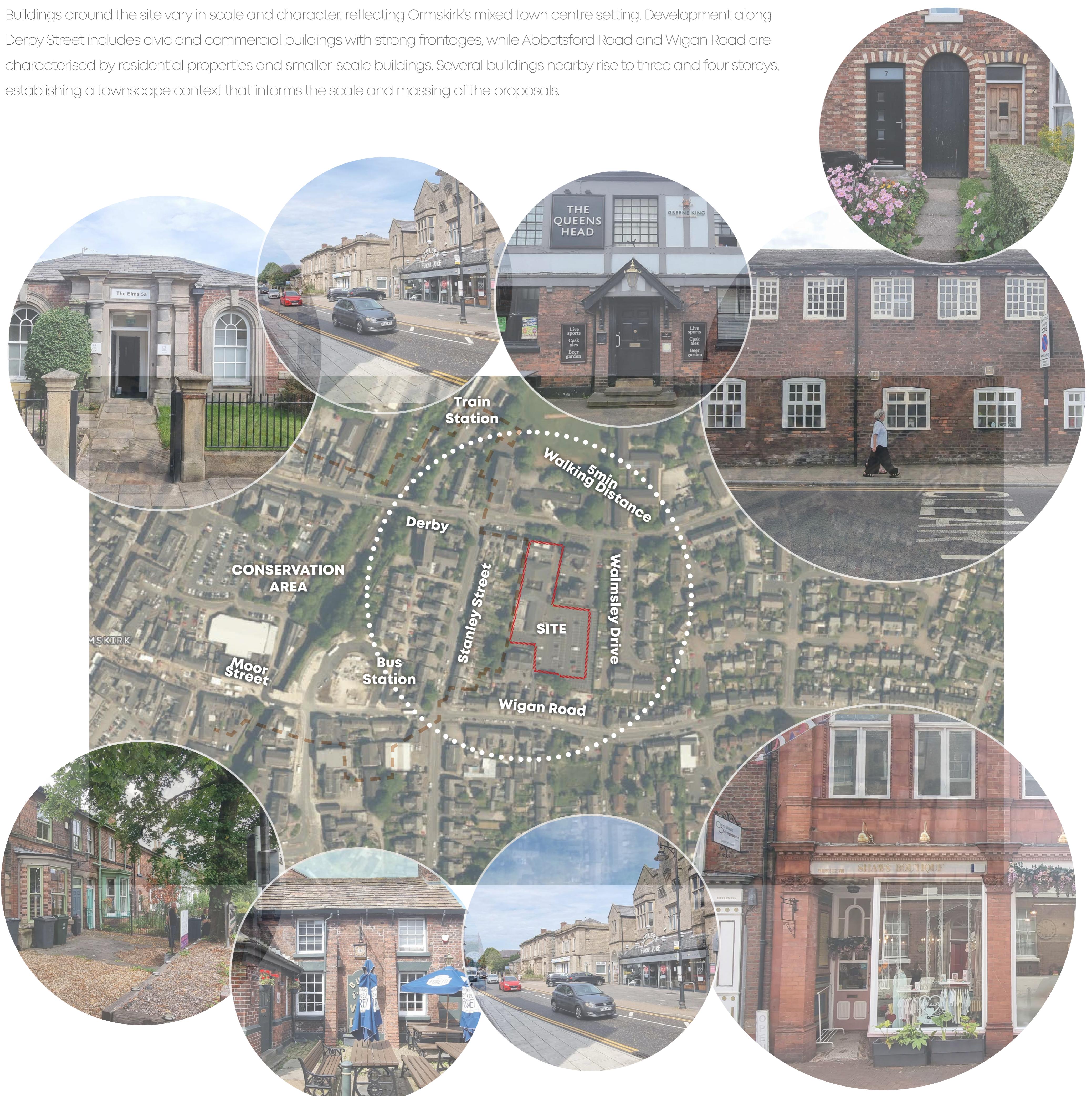
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SITE CONTEXT

The site is located close to Ormskirk town centre, between Derby Street, Wigan Road and Stanley Street, and containing Abbotsford (the through route). It currently contains the council offices, council chamber, the registrars and a large surface car park. Surrounding uses include residential streets, civic buildings and local services. It benefits from strong transport links, proximity to the town centre, and neighbouring community facilities.

Buildings around the site vary in scale and character, reflecting Ormskirk's mixed town centre setting. Development along Derby Street includes civic and commercial buildings with strong frontages, while Abbotsford Road and Wigan Road are characterised by residential properties and smaller-scale buildings. Several buildings nearby rise to three and four storeys, establishing a townscape context that informs the scale and massing of the proposals.



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VISION & DESIGN

The vision is to create a high-quality residential neighbourhood that reflects Ormskirk's architectural character while introducing a contemporary, well-crafted identity of its own. The design draws on the warm brick tones, rhythm, and proportion found in the town's historic buildings. Depth, shadow and subtle ornamentation are used to create façades that feel robust, human-scaled and visually engaging.

These principles shape the building forms, window proportions, entrances and the overall character of the development. The images shown here illustrate the evolving architectural language, highlighting how materiality and detailing work together to create a coherent, welcoming place with a strong sense of identity.

With the Council we are looking to commemorate the former civic use of the Derby Street building and are open to ideas about how we can do this, where this will be commemorated, and who the target audiences are.

On site our initial thoughts are to do some of this in the public open space we will create, and potentially in the naming of the development too.



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MASTERPLAN

The emerging masterplan proposes a series of buildings arranged around a strong central pedestrian route.

The layout improves connections between Derby Street, Abbotsford Road and Wigan Road, while introducing new open spaces and landscaped areas.

The plan is evolving and will continue to respond to community feedback.



Key features include:

- A clearly defined pedestrian route forming the heart of the scheme.
- New homes arranged to create active frontages and natural surveillance.
- Distinct zones of public and private landscape.
- Safe, legible access for vehicles, servicing and emergency services.
- Opportunities for planting, informal green spaces and places to sit.



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ARCHITECTURE

Efficient and Accessible Layouts

Homes are designed to be easy to navigate, comfortable and accessible, with clear circulation routes and well-proportioned rooms. Layouts meet nationally described space standards and M4(2) standards, ensuring they suit a wide range of residents.

Entrances and Frontages

Entrances are arranged to create active, welcoming frontages with strong natural surveillance. Layouts maximise daylight and ventilation throughout the homes.

Quality and Character

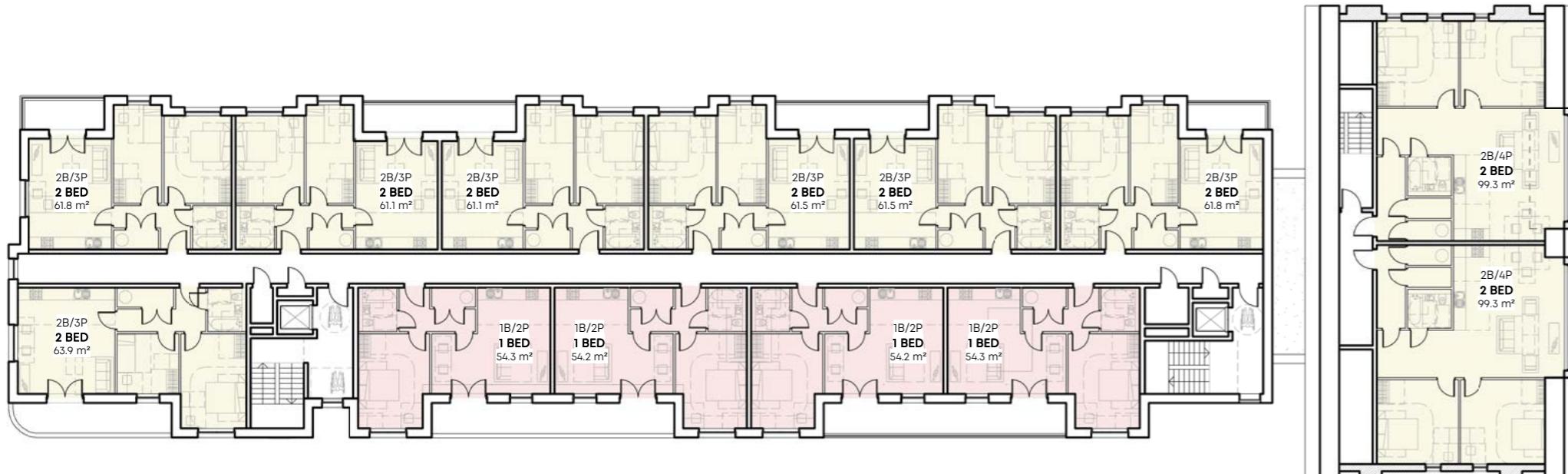
Simple, robust forms and carefully chosen materials offer a contemporary interpretation of Ormskirk's character, creating attractive and durable new homes.

Connected and Legible Buildings

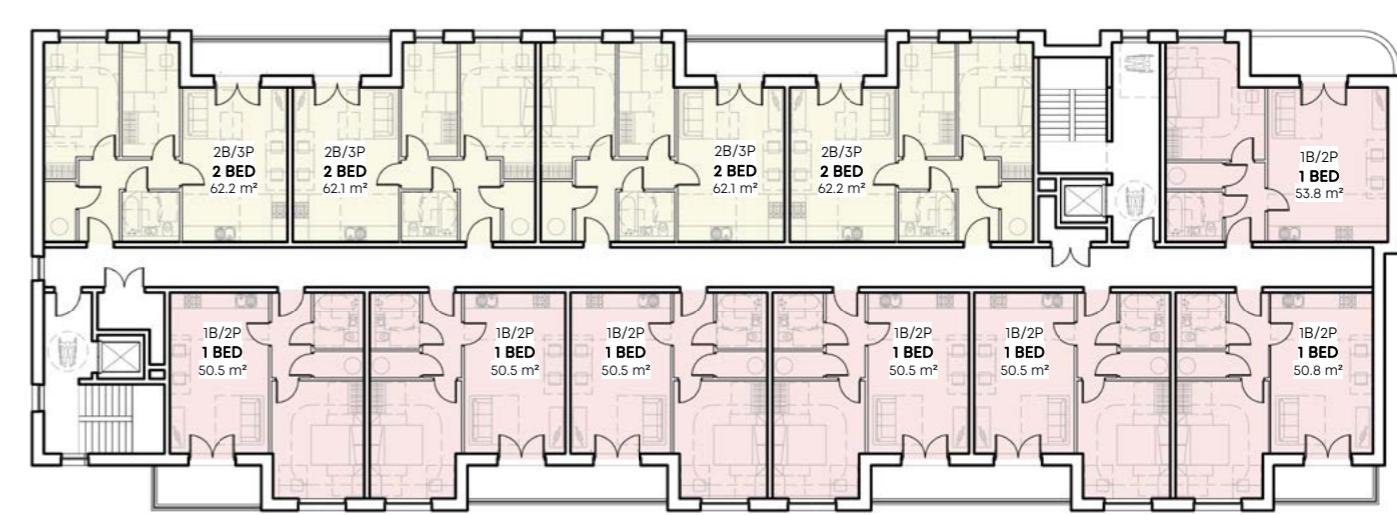
Building footprints follow the masterplan to provide clear connections to the central pedestrian route, landscaped areas and communal spaces, creating a legible neighbourhood.

Multi-Generational Living

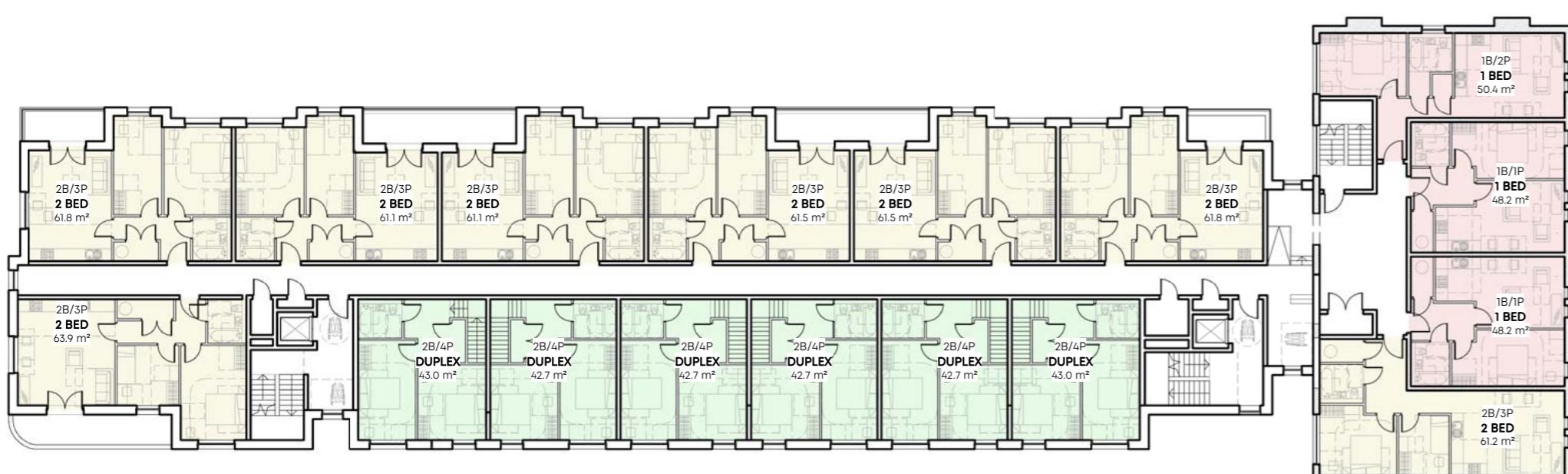
A mix of homes supports different age groups and household types, offering inclusive layouts suitable for families, older residents, single occupants and those with additional needs.



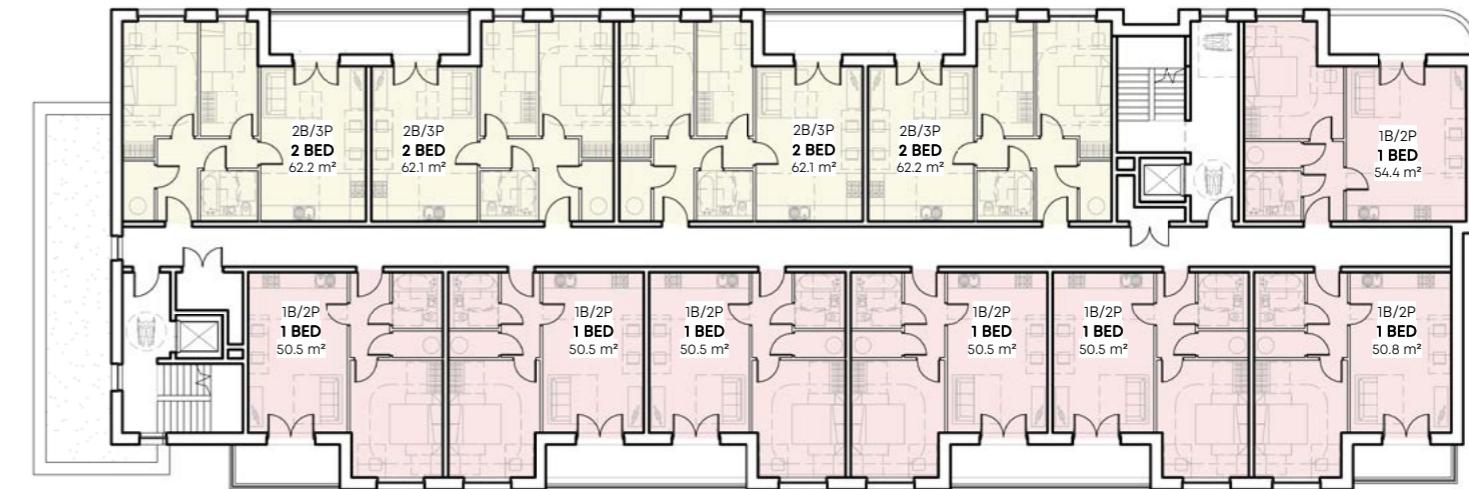
GA Plan - Block A - 02 Second Floor
1:200



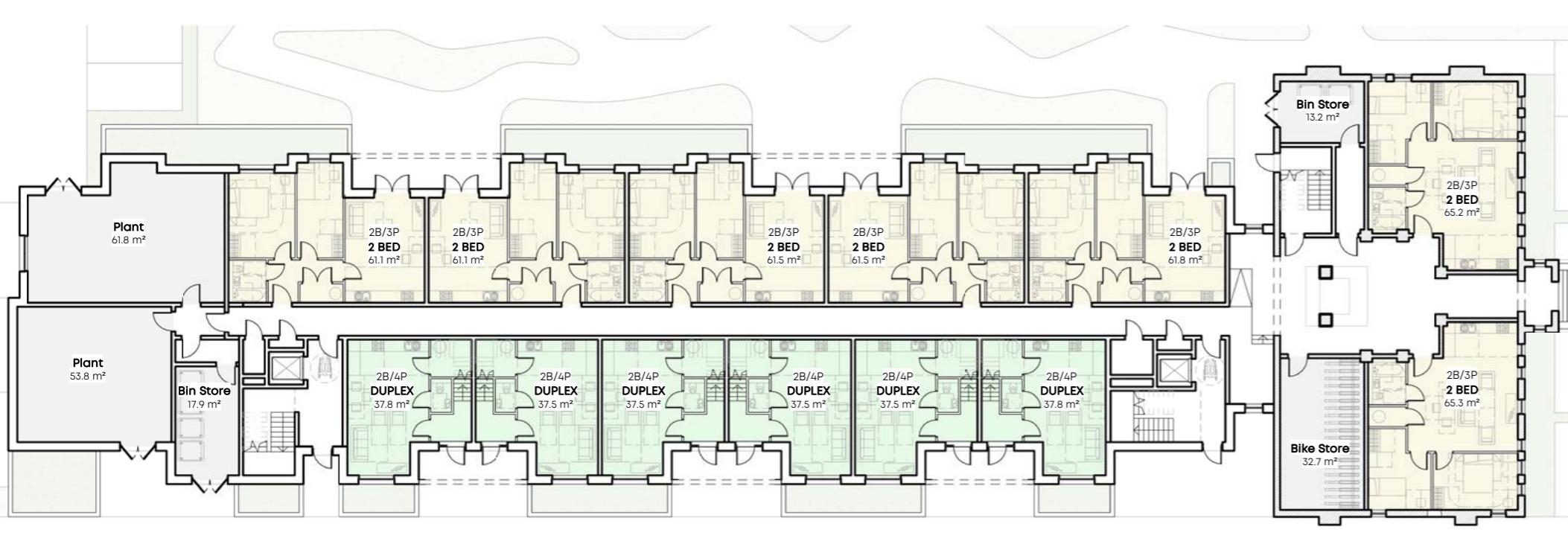
GA Plan - Block B - 02 Second Floor
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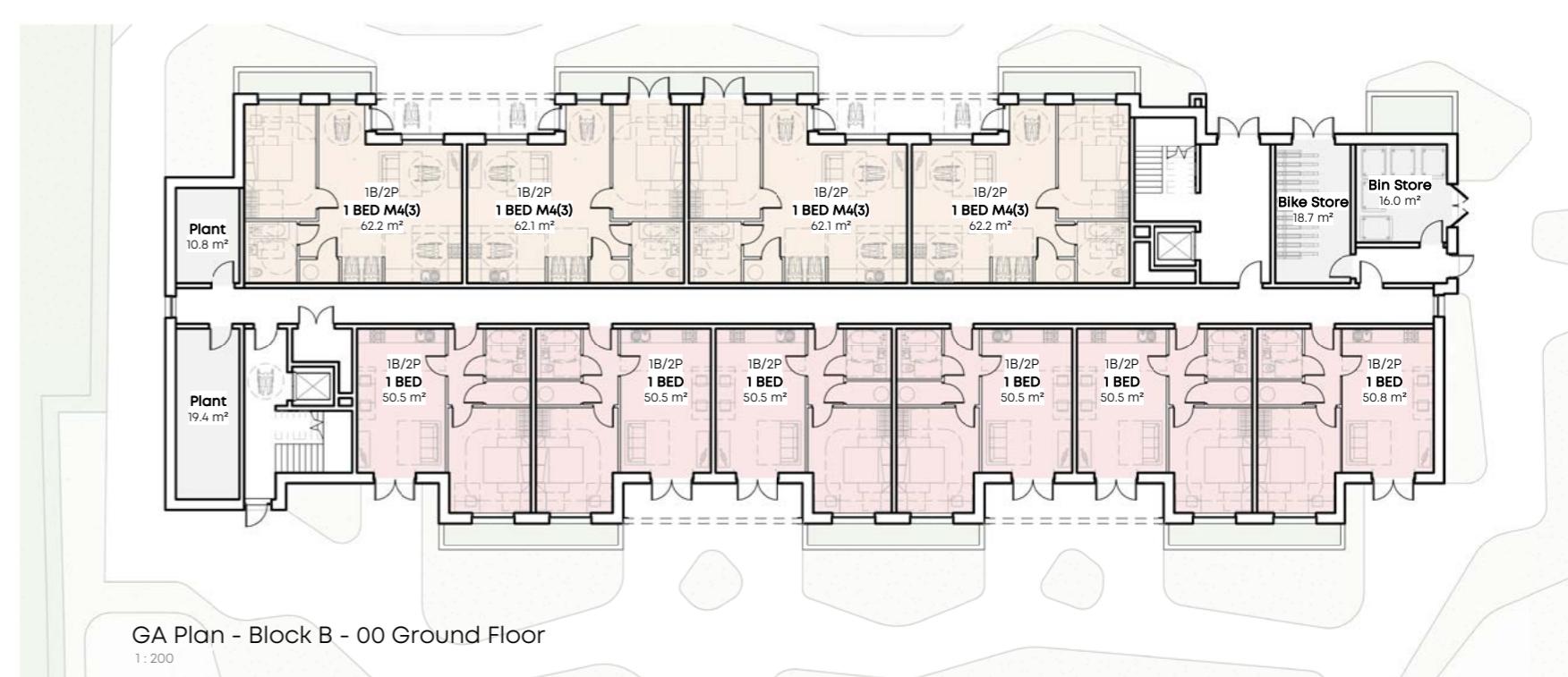
GA Plan - Block A - 01 First Floor
1:200



GA Plan - Block B - 01 First Floor
1:200



GA Plan - Block A - 00 Ground Floor
1:200



GA Plan - Block B - 00 Ground Floor
1:200



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LANDSCAPE



1.



2.



3.



4.



5.



6.

Public Landscape

Public realm design focuses on creating welcoming, attractive spaces that encourage walking, socialising and play.

Features include:

- A clear, direct route through the site as the primary pedestrian spine.
- Subtle banding to the pavement to guide movement.
- Feature lighting columns for safety and character.
- Planting, trees and seating to create a green, pedestrian-friendly environment.

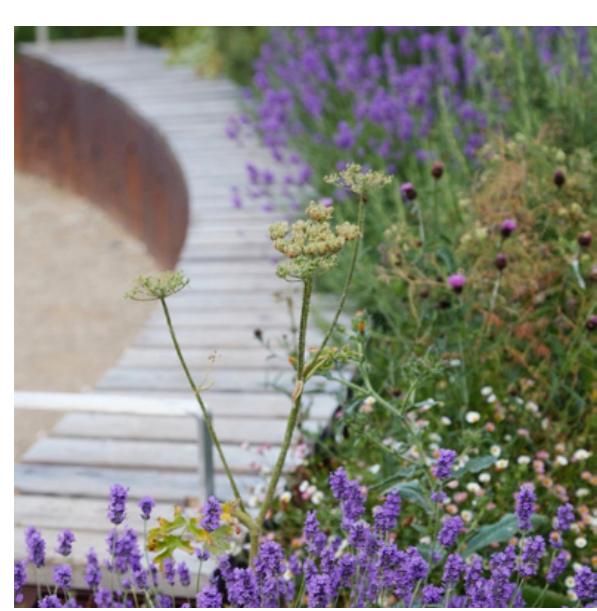


Private Landscape

Private communal spaces will include:

- Timber pergolas for sheltered seating.
- Hedgerows and planting to define entrances and create enclosure.
- Chunky timber benches, stepping stones and flexible spaces.
- Opportunities for informal recreation such as table tennis and planting areas/growing spaces.

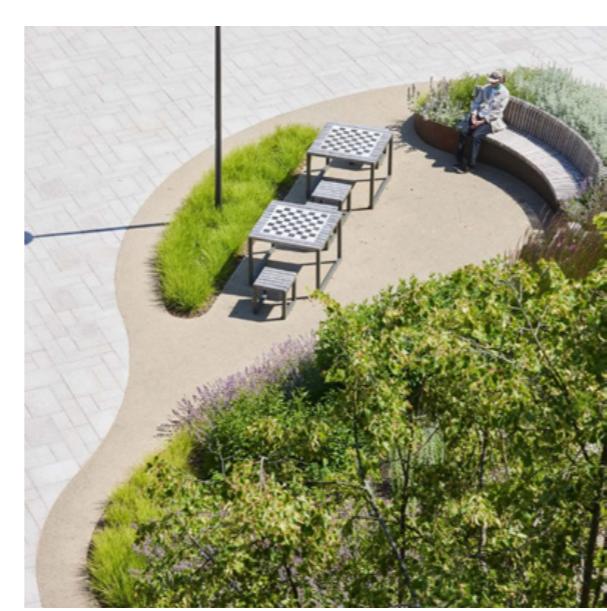
The landscape strategy aims to create a coherent, people-centred environment for residents and visitors alike.



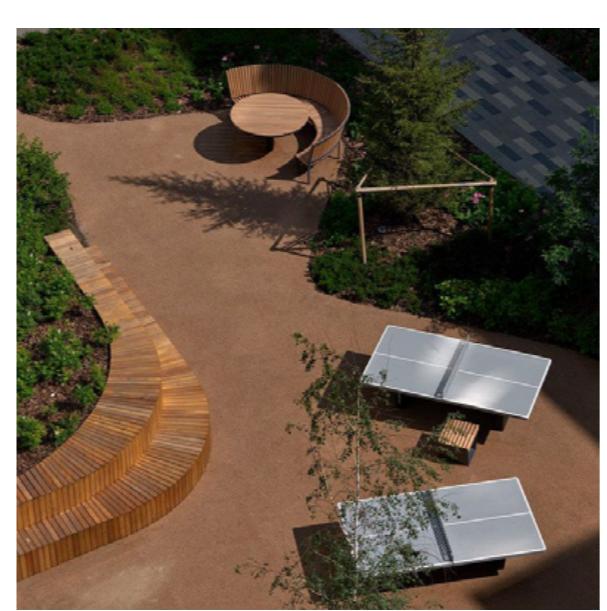
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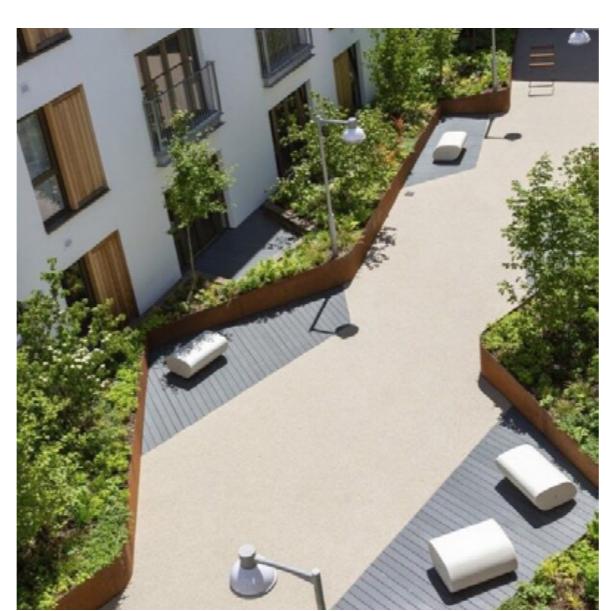
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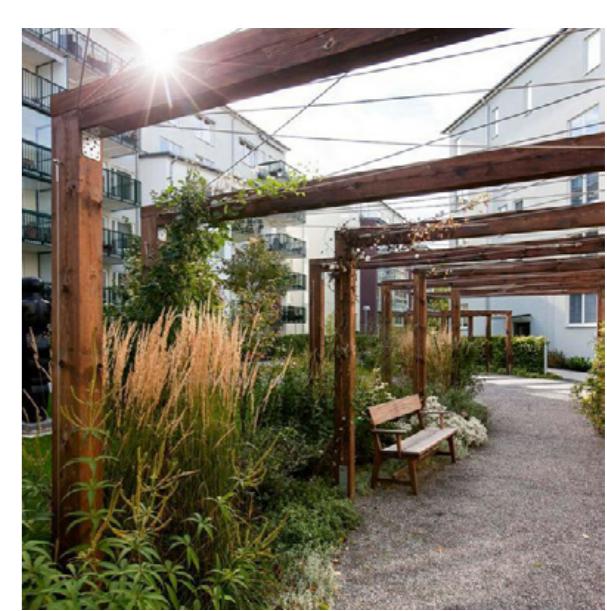
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ABOUT TAWD VALLEY

Tawd Valley Developments is a purpose-led, ethical development company committed to delivering high-quality, sustainable places for the people of West Lancashire. As a wholly owned company of West Lancashire Borough Council, we are focused on creating long-term social value, improving housing choice, and supporting local economic growth. For the Derby Street scheme, the intention is that TVD build, own and manage the scheme, maintaining a commitment to a high quality environment.

PURPOSE

- Addressing housing and economic imbalance
- Delivering a wide range of residential and commercial units to meet local needs.
- Enabling affordable home ownership
- Supporting residents on lower incomes to access new homes.
- Reviving local areas
- Bringing forward regeneration projects such as the Digmoor Revival initiative.
- Supporting under-served communities
- Delivering homes for elderly, single people, families, & individuals with disabilities.
- Responding to climate change
- Committing to low-carbon, future-ready and net-zero standards.
- Building partnerships
- Collaborating with likeminded organisations across the region.

INVESTING IN LOCAL ECONOMY

- Prioritising local supply chains, ensuring construction spend benefits the West Lancashire economy.
- Engaging with local colleges, careers programmes, and businesses to share opportunities and support skills development.

TRACK RECORD

- Incorporated in 2018, trading from 2019
- Delivered 145 new affordable homes across eight sites (2020–2025)
- Secured over £6 million of government grant funding to support the council's affordable housing programme



NEXT STEPS...

Thank you for taking part in this consultation. Your feedback will help refine the design before a planning application is submitted.

What happens next:

- We will review all comments and identify key themes.
- Update the proposals based on technical work and public feedback.
- A planning application is expected to be submitted this year.
- A further update will be provided as the project progresses.
- Further work will be undertaken on a heritage-focused project, exploring ways to reference the history of the building and its former civic use within the scheme.

Please share your thoughts using the QR code or feedback forms provided. Your input is greatly appreciated.



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