



**BRAND NEW
ST.HELENS
DEVELOPMENT
REVIEW**

October 2007

st.helens

The Heart of the Northwest



Contents

Foreword	3
Infrastructure	4
Employment	8
Public Services & Education	11
Tourism & Leisure	15
Residential	18
Planning & Development Listings	22
Awards	32

FOREWORD

St.Helens is undergoing a spectacular “post-industrial revolution” and nowhere has this transformation been more marked than in the realm of recent physical developments.

Working closely with the private sector, and capitalising on our prime regional connectivity and catchment midway between Liverpool and Manchester, the result has been a major uplift in St.Helens’ appeal as a profitable business base, desirable residential location, and attractive visitor destination.

This is best highlighted by a few choice facts:

- We are one of the top 11 centres in the UK in terms of business start up growth rates¹
- We are the most car-friendly location in North West England²
- We offer one of the best Planning Services in the country³
- We are home to officially the best Chamber in Britain⁴
- Our Cultural Quarter has now won 18 regional and national urban design awards
- An internationally renowned artist has been commissioned to create a landmark new artwork in St.Helens overlooking the M62 as one of only 7 UK Channel 4 Big Art Project sites.

Combine these with the iconic new Central Station featured on the cover, the prospect of a fantastic stadium worthy of the current Rugby League World Champions, three new Urban Villages under construction, and a host of other major commercial and “place-shaping” developments in the pipeline, and it all adds up to a winning formula.

This document is intended to review the significant schemes successfully implemented in the Borough over the last two years up until 31 August 2007, while previewing key future physical developments. This is part of the “Brand New St.Helens” initiative - an integrated range of new branding, materials, and activities, all aimed at promoting “St.Helens plc” and further accelerating the Borough’s transformation by renewing our image, raising our profile, showcasing our assets and benefiting our economy.

St.Helens is a passionate, innovative, and enterprising place, and I am positive you will find this publication interesting, useful, and inspiring!



Carole Hudson

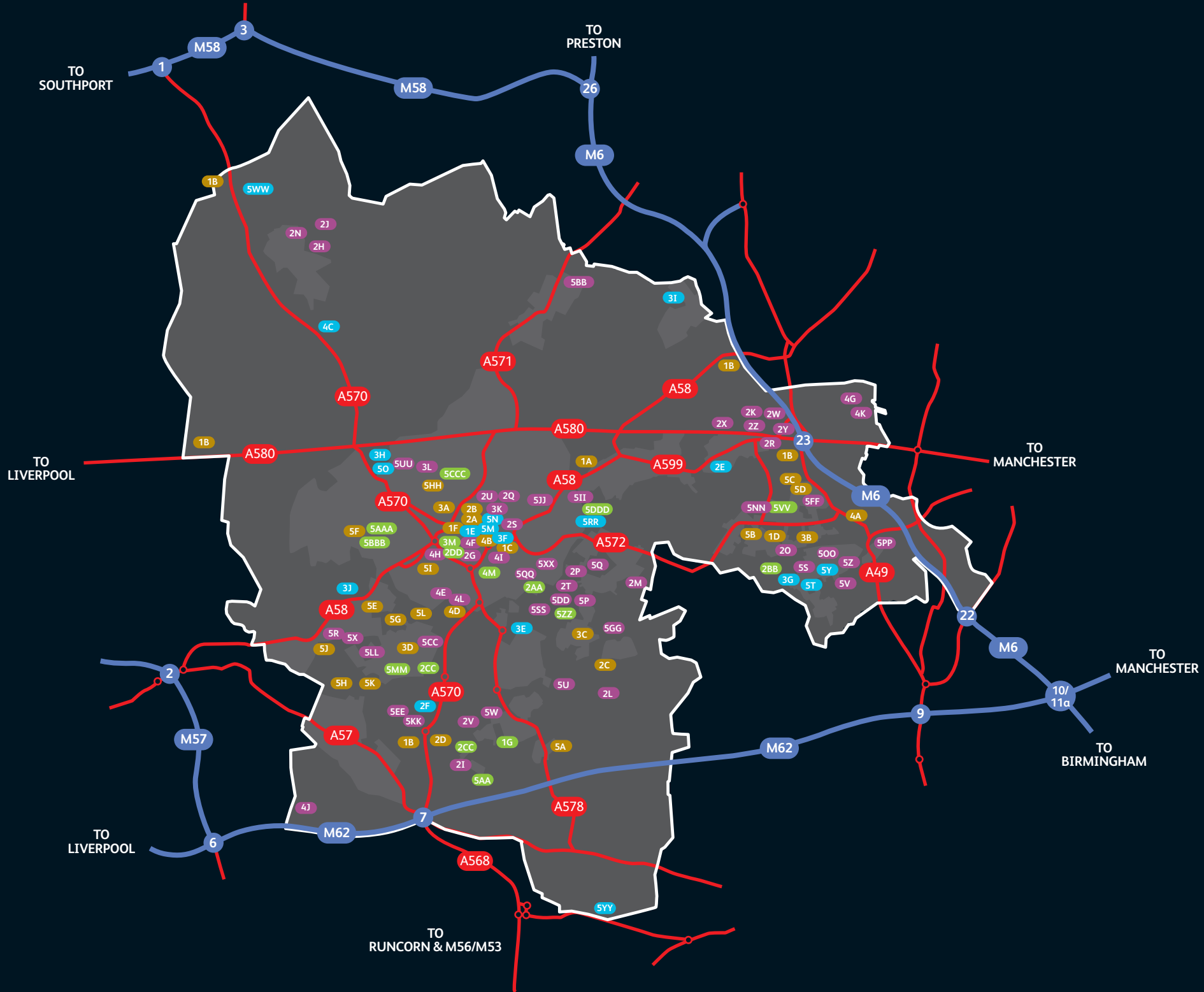
Carole Hudson
Chief Executive, St.Helens Council
October 2007

1 Source: 2007 Barclays Bank survey

2 Source: 2007 Virgin Money survey

3 Source: the Planning Advisory Service, 2007

4 Source: British Chambers of Commerce, 2007



Key to Developments

INFRASTRUCTURE

1A	Blackbrook Bypass
1B	St.Helens Boundary Markers
1C	The Needle
1D	Church & Community Centre, Willow Road
1E	St.Helens Central Station
1F	Town Centre Focal Point
1G	Brickfields Community Woodland

EMPLOYMENT

2A	Catapult Too
2B	Merton Bank Industrial Estate
2C	Station Road
2D	Eurolink Sutton Manor
2E	Tesco (Haydock)
2F	Mere Grange
2G	St.Helens Enterprise Centre
2H	Robinson Country Leisure Mill Lane
2I	Micklehead Business Village
2J	Royden Engineering, Sandwash Close
2K	Land at Old Boston Trading Estate
2L	8a Reginald Road Industrial Park
2M	Land adjacent to 526a Fleet Lane
2N	Land to the North West of Hazel Business Park
2O	Plot 10 - 11 Sankey Valley Industrial Estate
2P	Land opposite Allotment Gardens, Bedford Street
2Q	Cew Recycling Group, Merton Bank Industrial
2R	Land at Old Boston Trading Estate
2S	Land to the North of Pocket Nook Street
2T	Former engineering works, Hertford Street
2U	Next to Gregson House, Central Street
2V	Land at Lea Green Farm East, Elton Head Road
2W	Land at Old Boston Trading Estate
2X	Land bounded by A580 Millfield Lane
2Y	Empress Works, Penny Lane
2Z	Land at Old Boston Trading Estate
2AA	Zepro UK Ltd, Beaufort Street
2BB	Earlestown Labour Club, Legh Street
2CC	Ena Shaw Ltd, Lea Green Business Park
2DD	Tesco's, Chalon Way

PUBLIC SERVICES & EDUCATION

3A	YMCA - The Beacon
3B	Patterson Street, Newton-le-Willows
3C	Ellamsbridge Road
3D	Dunedin Street
3E	St.Helens Hospital
3F	St.Helens Council CYPS Building
3G	Newton Community Hospital
3H	St.Helens Crematorium
3I	Land adjacent to Senley Green Community Hall
3J	Carmel College
3K	Vocational Skills Centre, St.Helens College Technology Campus
3L	Cowley High School
3M	St.Helens College

TOURISM & LEISURE

4A	Ariete
4B	North West Museum of Road Transport
4C	Pottery Farm Mill Lane Rainford
4D	Ravenhead Retail Park
4E	Ravenhead Retail Park
4F	Land between 103 & 111 Church Street
4G	Haydock Park Racecourse
4H	West Point
4I	St.Helens Retail Park
4J	Land South of Fairchild Farm
4K	Haydock Park Racecourse
4L	Mainsway Ltd, Burtonhead Road
4M	Saints Stadium

RESIDENTIAL

5A	St. Aidans C of E Community Primary School site
5B	Cooper Avenue
5C	Land formerley 25 - 103 Borron Road
5D	Land adjacent to fire station, Borron Road
5E	Land site of former Grange Park Hotel, 369 Prescott Road
5F	Land between Knowsley Road & Eccleston Old Road
5G	Land at junction of Bewsey Street & Whittle Street
5H	Eccleston Park Golf Club, Rainhill Road
5I	Land junction of Glover Street & Bold Street
5J	The Meads, Portico Lane
5K	Land at the East of Nutgrove Road & Rainhill Road
5L	Land at the West of 1 Ravenhead Row & Factory Row
5M	HQ St.Helens
5N	Former Arriva building, Hall Street

5O	Former Hamblett School
5P	Bowling Green Inn, 220 Watery Lane
5Q	Land adjacent to 19 Pennine Close
5R	Land at Lowther Crescent Penrith Road
5S	Former site of 66 - 110 Catherine Way
5T	Land between Bradlegh Road & Catherine Way
5U	Land between 1 and 23 Fisher Street
5V	Site of former garage compound and houses
5W	Land off Elton Head Road
5X	Land at Lowther Crescent Penrith Road
5Y	Land at Park Avenue North
5Z	Land at Laurel Avenue & Cedar Crescent.
5AA	Plots 20 - 34 Sherbourne Park, Jubits Lane
5BB	Claremont, Main Street Billinge
5CC	Site of former 74 - 88 Kimerley Avenue
5DD	Land at Egerton Street
5EE	Land at Lea Green Colliery & Lowfield Lane
5FF	Land fronting & including 11 - 22 Concourse Way Penrith Road
5GG	Land encompassing Brook Cottage Farm & 397 - 399 Watery Lane
5HH	Land incorporating 100 - 150 Argyle Street & 120 - 150 Chapel Street
5II	Land North of Richards Grove & land East of Boardman's Lane
5JJ	St.Helens Service Station Park Road
5KK	Part of Lea Green Urban Village
5LL	Grange Park Labour Club, Upland Road
5MM	Tannery Farm, Elephant Lane
5NN	Land between 60A & 28 Vista Road
5OO	Land at Pipit Avenue Newton-le-Willows
5PP	M T B Chrysler Dealership, Mill Lane
5QQ	Land adjacent to former Griffin Inn, Peasley Cross
5RR	Land East of Boardmans Lane
5SS	Land at Egerton, Emlyn & Gower Street
5TT	Land site of 1 Borron Road
5UU	Former Hamblett School site
5VV	Land between 60A & 28 Vista Road
5WW	Rainford Labour Club, Ormskirk Road
5XX	Land at Somerset Street & Sussey Grove
5YY	Former poultry farm, South Lane
5ZZ	Land at Sutton Road / Baxters Lane
5AAA	Former bowling green site, Marsden Avenue
5BBB	Former Caledonia Peugeot garage, Knowsley Road
5CCC	Land incorporating 132 - 150 Chapel Street & land incorporating 100 - 150 Argyle Street
5DDD	Land North of Richards Grove & land East of Boardman's Lane



INFRASTRUCTURE

St.Helens has benefited from significant investment in new and enhanced infrastructure during the last two years, seeking to maximise the competitive advantage and potential of its prime regional location, connectivity and population catchment.

These works have spanned major rail as well as road infrastructure, plus significant investment in “place-shaping” public realm, art, and information projects. These have been both at key approaches into the Borough, as well as in the town centre, in order to further improve the accessibility and aesthetic appeal of the Borough’s economic and cultural hub. The emphasis throughout has been on quality of design as well as function.

Infrastructure advances have played a key role in the positive transformation of not just the Borough’s connectivity and physical environment but also its image.

The crowning glory will come during 2008 with the creation of a landmark new artwork⁵ overlooking Junction 7 of the M62 at the gateway to Merseyside, that is intended to become an internationally recognised new icon for England’s Northwest. The work by internationally renowned artist Jaume Plensa has been commissioned by St.Helens Council as part of the Channel 4’s Big Art Project.

Key Infrastructure Projects

Blackbrook Bypass

Status: Completed

Project Lead: St.Helens Council

Delivery Partners: Merseytravel, Birse Civils Ltd

Cost: £8.4 million

Funding: Department of Transport

The Blackbrook Bypass was the only major new road construction in the Northwest during 2006-07. Completed on time and within budget, the project provides a major environmental as well as economic boost for the Borough, by significantly reducing traffic through a heavily populated area and speeding up access to the town centre from the eastern East Lancashire Road approach.

The scheme comprises a new 1.3km single-carriageway road, plus a footpath and cycleway along the full length. This bypasses West End Road, and runs from the Ship Inn on Blackbrook Road to the A58/A580 junction at Pewfall, while a spur connects the new roundabout on the bypass to Vicarage Road.

The Needle

Status⁶: Completed

Project Lead: St.Helens Council

Delivery Partners: Frank Whittle Partnership, Birse Civils Ltd

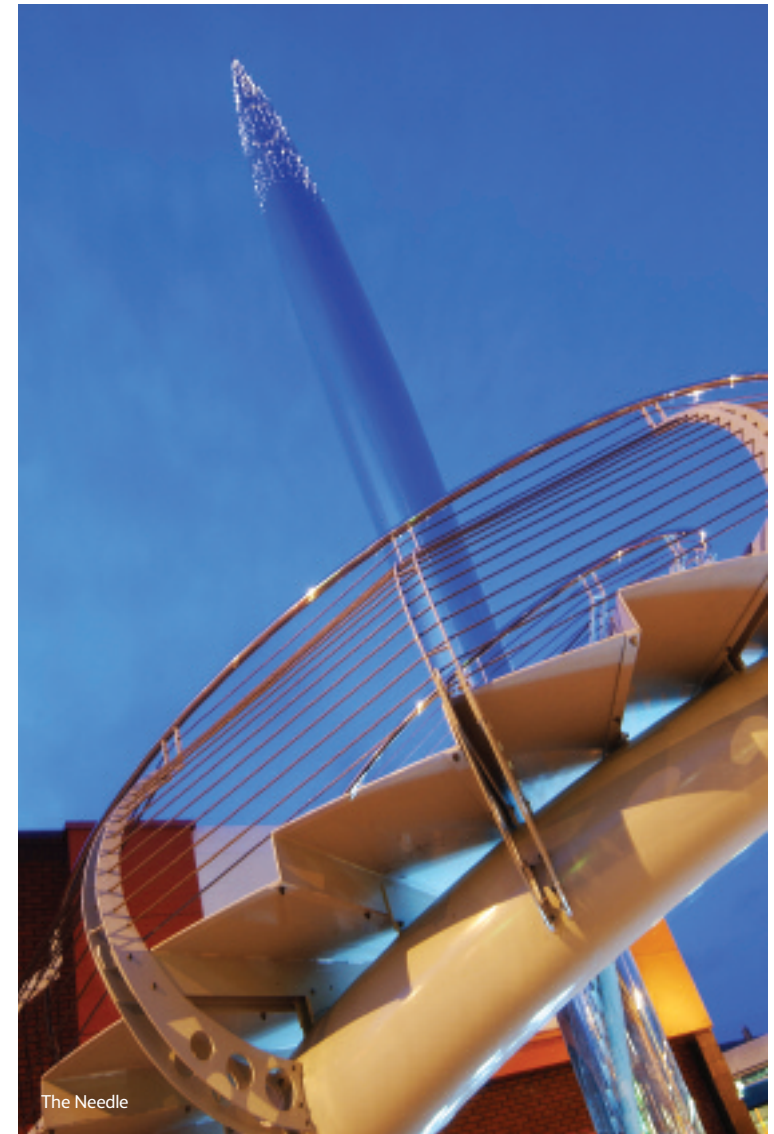
Cost: Circa £85,000

Funding: NRF⁷, NWDA⁸, SRB⁹, Local Transport Plan, Birse Civils, LCP Retail

The 20 metre high polished stainless steel Needle provides a new landmark that is visible from most parts of the town centre.

Having been installed in the middle of a new spiral stair case from ground level to the rooftop car park of the Hardshaw Shopping Centre, it makes a telling contribution in terms of function as well as aesthetic form in so far as the previous stairwell had been disused for some years.

The light radiating from the top of the Needle is intended to signify the newly regenerated George Street Quarter where it is sited “reaching for the stars”.



The Needle

5 Subject to planning permission being secured

6 The status of development throughout the document is as at 31 August 2007

7 Neighborhood Renewal Fund

8 North West Development Agency

9 Single Regeneration Budget

Key Infrastructure Projects

Town Centre Focal Point

Status: Phase 2 completed; additional phases on-going.

Project Lead: St.Helens Council

Delivery Partners: Mayfield Construction

Cost: £6.7million

Funding: St.Helens Council, SRB, ERDF

This comprehensive town centre public realm renovation project has built on the urban design principles utilised in the George Street Cultural Quarter which has now won 18 regional and national awards.

Inspired by design ideas from leading European cities, the scheme has used the highest quality materials to resurface the core town centre retail area, as well as install new lighting, seating, trees, and other attractive environmental enhancements.

New infrastructure has also been installed to maximise the town centre’s potential to host speciality events, tied to the Borough’s ambitious tourism development agenda. The project has already won the prestigious Green Apple environmental award on the basis of contractors Mayfield’s record of recycling over 95% of materials, and it is anticipated that more accolades will follow.

Boundary Markers

Status: Completed

Project Lead: St.Helens Council

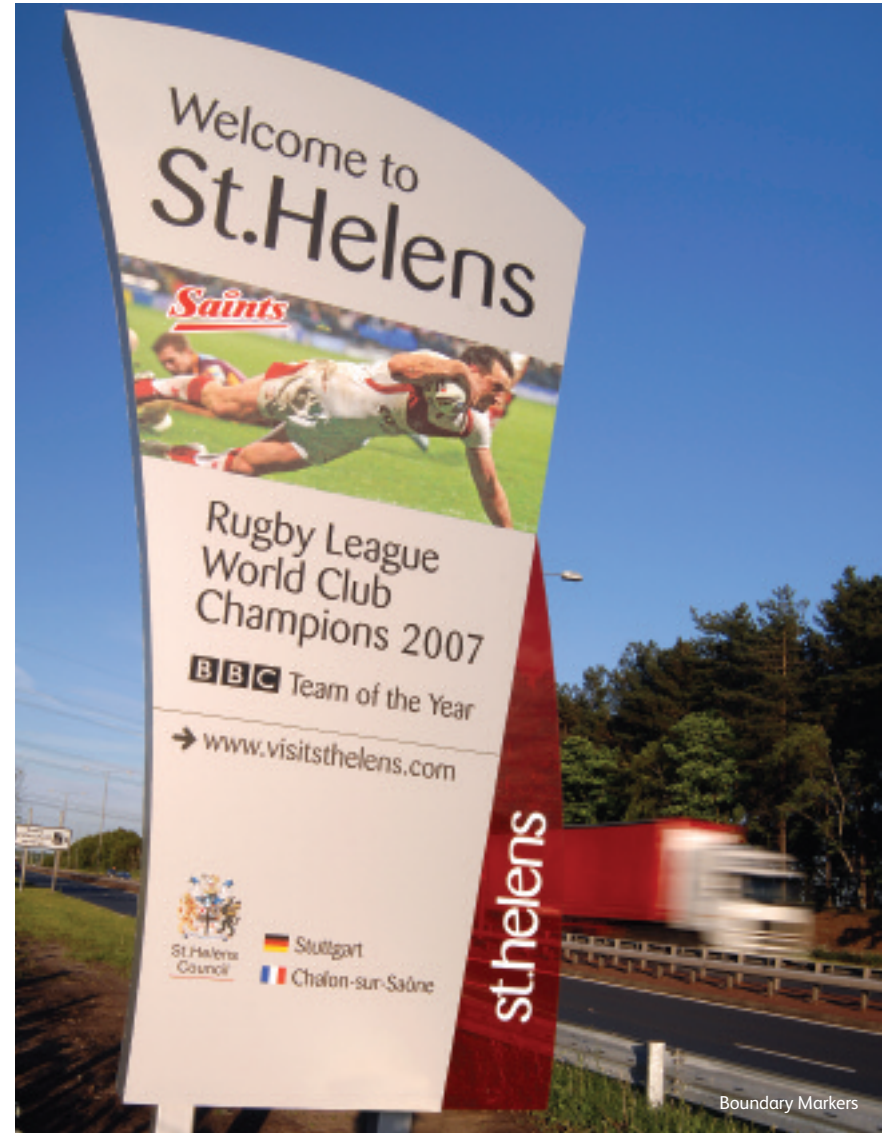
Delivery Partners: PalfreyGreer, Vinyline

Cost: £100,000

Funding: LEGI¹⁰

The unique and innovative new “Welcome to St.Helens” markers installed at five key gateways to the Borough use high tech design to impart both information and a sense of arrival to the tens of thousands of passing motorists. To complement their striking asymmetric shape and convey the notion of a dynamic, modern Borough, the signs incorporate special vinyl panels featuring stunning images and promoting major events, that are regularly replaced.

It is thought that St.Helens is the first area in the country to use replaceable panels in this novel and practical way, which is part of the wider “Brand New St.Helens” promotional initiative to raise and enhance the profile of “St.Helens plc”.



Boundary Markers

10 Local Enterprise Growth Initiative

Key Infrastructure Projects



St. Helens Central Station

Status: Completed

Project Lead: Merseytravel

Delivery Partners: SBS Architects

Cost: £6.2 Million

Funding: Local Transport Plan, ERDF¹¹

The iconic 21st Century design of the new Central Station provides a fitting sense of arrival for rail passengers disembarking in St. Helens town centre.

This is enhanced by the relocation of the station entrance which now looks out down Bickerstaffe Street into the George Street Cultural Quarter, whose success and high class urban design provided Merseytravel and the architects with the inspiration and confidence to create something extraordinary.

The combination of durable copper-clad “fins” and translucent, glass walls reference the Borough’s renowned heritage in terms of manufacturing and glass-making innovation.

EMPLOYMENT

The St.Helens economy is on the up, as evidenced by the 4,000 new jobs created 2000-2005 and the fact that average earnings have increased by over 20% since 2002, at a rate of 4% above the national average. Meanwhile, a 2007 Barclays Bank survey identified St.Helens as one of the top 11 centres in the UK in terms of business start-up growth rates.

St.Helens already provides some of the best business support in the country thanks to its unique approach to private sector engagement and the Council's delivery relationship with St.Helens Chamber.

This has been further enhanced by being the only district in the Northwest to be awarded Local Enterprise Growth Initiative (LEGI) funding (£13.4 million) in Round 1. With its three themes of Enterprise Culture, Business Growth, and Business Environment, the LEGI programme has already borne significant dividends after only 18 months in the form of more than 500 new businesses started and around 1,150 new jobs created.

Both inward investment and local reinvestment remain buoyant thanks to the Borough's evident benefits in terms of connectivity, catchment, and cost. Developers have also recognised the increased demand for quality office space and are working hard to fulfil it.

As the range and scale of the regeneration schemes profiled in this section demonstrate, and with confidence at an all-time high, it is clear that St.Helens means business!



Key Employment Projects

Catapult Too

Status: Completed

Project Lead: St.Helens Council

Delivery Partners: The Archdiocese

Cost: Approximately £1.3million

Funding: ERDF, NRF, SRB

Catapult Too involved the redevelopment of two historic buildings within the Holy Cross Church complex in the George Street Cultural Quarter to create 13 managed workspace units, complete with landscaping, and a feature public art work.

The units range in size from 15m² to 55m² and were designed with St.Helens' burgeoning creative industries sector in mind.

The development builds on the previous success of Catapult One at nearby Haydock Street, also in the George Street Quarter.



Catapult Too

Key Employment Projects

Mere Grange

Status: Under Construction

Project Lead: Langtree Group plc

Delivery Partners: English Partnerships, St.Helens Council

Cost: Phase 1 £12million

Funding: Langtree plc, ERDF, EP's, National Coalfields Programme

Mere Grange will be a prestigious, 32,000m² business park on one of St.Helens' most prominent sites, less than a mile from Junction 7 of the M62 and on the arterial Linkway that provides rapid transit from St.Helens town centre to the motorway.

The scheme will be developed over five phases following the completion of extensive infrastructure, public realm and landscaping works. Phase 1 features ten modern self-contained small office units ranging from 296 m² to 753 m² in size.

Once completed, Mere Grange will be the largest office development in St.Helens and will make a significant contribution to the local economy in terms of inward investment, job creation, and facilitating local company expansion.

Tesco Haydock

Status: Under construction

Project Lead: Tesco

Delivery Partners: Tesco

Cost: Unknown

Funding: Private Sector

The new 5500m² Tesco store in Haydock will not only provide a significant new convenience shopping outlet for local residents, but is also a major employment scheme in its own right.

Due to open in November 2007, the store will create over 280 full and part-time jobs, with more than 100 allocated to staff recruited via the award-winning Tesco Regeneration Partnership Initiative, in collaboration with the Council, Chamber and other agencies.

This initiative focuses on the socially disadvantaged and long-term unemployed by targeting jobs at people who are currently not working, rather than seeking to attract staff from other employers in the locality.

Micklehead Business Village

Status: Under construction

Project Lead: Partnership Projects

Delivery Partners: Private Sector

Cost: Unknown

Funding: Private Sector

Micklehead Business Village is currently under construction on a brownfield site close to Lea Green Industrial Estate.

The self-contained two-storey office units will start from 149m² in size, with planning consent for total of 18 units to be built. Attractive landscaping and on-site car parking for staff and visitors form an integral part of the business village concept, which has already proved successful in other areas of the UK.

St.Helens Enterprise Centre

Status: Planning approved

Project Lead: St.Helens Chamber

Delivery Partners: St.Helens Council, Langtree PLC

Cost: £6million

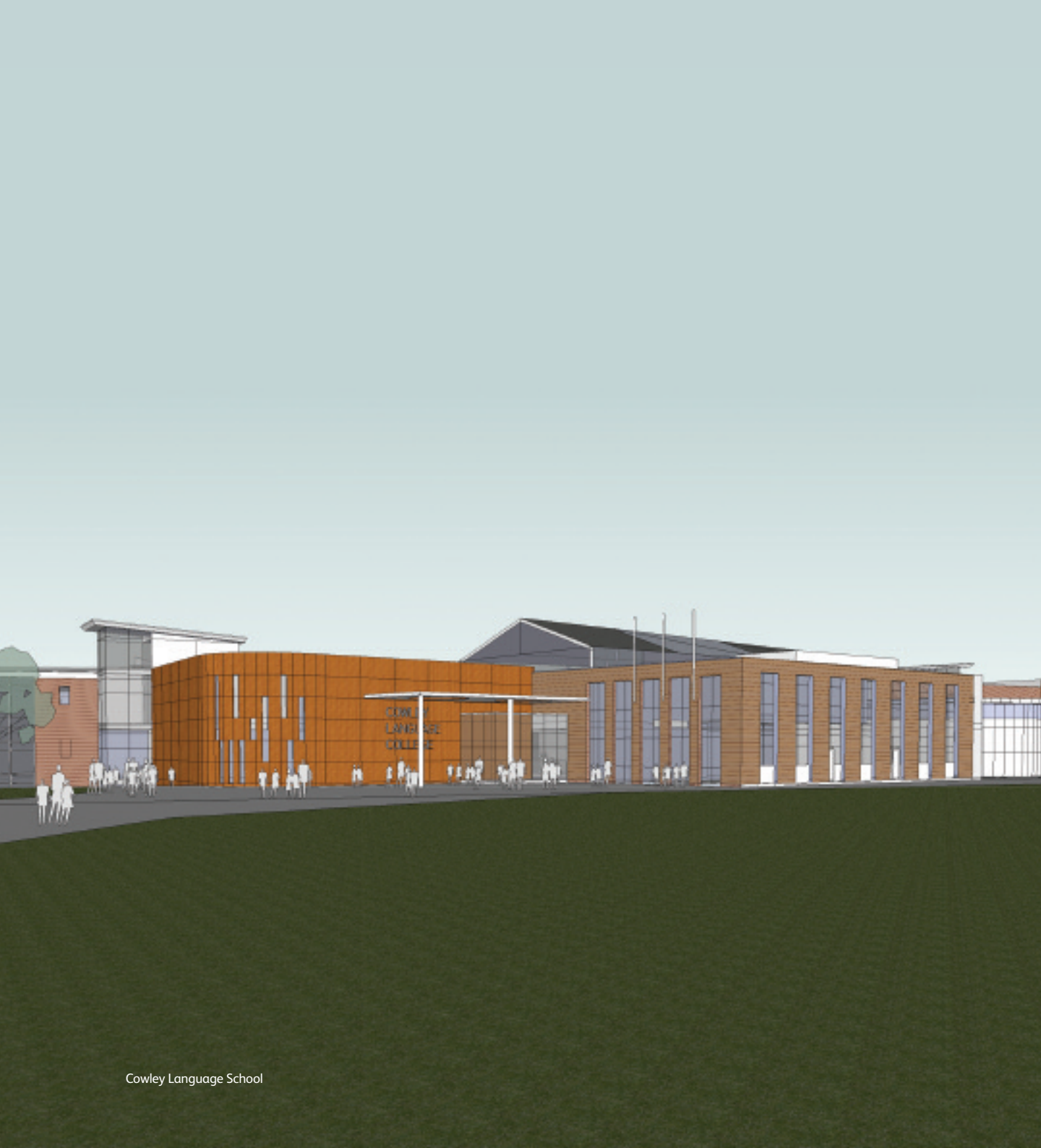
Funding: LEGI, ERDF, St.Helens Chamber

This flagship LEGI project involves the provision of contemporary new office space on the once-brownfield site at Chalon Way in the town centre.

The ground floor will provide two to six person offices suites to be targeted at new SMEs generated in the main via the LEGI programme. The first floor will comprise business training and conference facilities, while the second floor will be the new HQ for St.Helens Chamber itself.

This will not only serve to support the future sustainability and growth of the Chamber, but will also mean that new start-ups receive on-site all the support they require to grow and flourish.





PUBLIC SERVICES & EDUCATION

St.Helens' status as an increasingly attractive residential and business location means that expectations around public services and education are understandably high.

This section profiles a series of major investments in public service infrastructure, which in terms of both their quality and scale reflect the determination of public bodies in the Borough to raise their game even further.

This is exemplified by the Council's successful £150million "Building Schools for the Future" bid to further enhance and modernise the Borough's secondary schools.

These new developments will make a significant contribution not only to the provision of even better local public services, but also to the Borough's wider regeneration and visual appeal in terms of the new jobs and the improved quality of the public realm they will provide.

Key Public Services & Education Projects

YMCA Beacon Project

Status: Completed

Project Lead: YMCA

Delivery Partners: St.Helens College, Merseyside Connexions, Learning & Skills Council

Cost: £8million

Funding: ERDF, NRF, LSC, Connexions, YMCA

St.Helens YMCA’s Beacon development provides a range of services intended to give people the life chances they need, all under one roof.

The scheme features five key components - a “one stop” service centre, a purpose-built childcare facility, training and development suites, a sports, leisure and cultural facility, and finally a “base station” from which young people can access help and advice on employment and education opportunities.

St.Helens Hospital

Status: Under construction

Project Lead: St.Helens & Knowsley Hospital Trust in partnership with PFI New Hospitals

Delivery Partners: Taylor Wimpey

Cost: £90million

Funding: PFI

St.Helens Hospital is undergoing a massive redevelopment to enhance the provision of patient-focused health care for the Borough’s residents.

The plans encompass a new four-floor, 25,000m² building to house new diagnostic facilities for the Radiology, Pathology and Cardio-Respiratory Departments, as well as modern state-of-the-art operating theatres and outpatient amenities.

A glazed atrium will provide aesthetic appeal, while extensive external landscaping is intended to create an attractive and relaxing environment for visitors and patients alike.



Key Public Services & Education Projects

St.Helens College Town Centre Campus

Status: Under construction

Project Lead: St.Helens College

Delivery Partners: Learning & Skills Council

Cost: £63million

Funding: Private/Public Sector

This large scale development will not only create a modern, new educational facility that befits one of the Top 5 Colleges in the UK, but will also contribute to the ongoing positive transformation of St.Helens town centre.

This brand new campus will involve renovating and incorporating the historic Smithkline Beecham Clocktower into an overall new-build plan, that includes spacious and accessible reception and social gathering areas plus upgraded contemporary teaching and learning facilities, all within a safe and secure user-friendly environment, using sustainable technology throughout.



St.Helens College Town Centre Campus

Key Public Services & Education Projects

Carmel College

Status: Planning approved

Project Lead: Carmel College

Delivery Partners: Ryders, AA (Project Manager)

Cost: Approx £17million

Funding: Carmel College, LSC

This will involve the extensive modernisation and enhancement of an “outstanding” Sixth Form College in St.Helens’ western suburbs.

The centrepiece of the Masterplan is a new Centre for Media and Music, and the scheme will almost double the size of the existing campus overall.

Innovative design and the use of energy-efficient materials throughout will help provide an attractive 21st Century educational facility for the local community.

Atlas House

Status: Planning approved

Project Lead: Nextdom

Delivery Partners: St.Helens Council

Cost: Unknown

Funding: Private Sector

This development will involve the construction of contemporary new office accommodation to house the whole of St.Helens Council’s Children & Young People’s Services Department, which is currently spread over several sites.

This will maximise operational efficiency for the benefit of local service users, as well as serving to regenerate a gateway town centre site.



Atlas House

Cowley Language School

Status: Planning approved

Project Lead: St.Helens Council

Delivery Partners: Wilmott Dixon

Cost: £21million

Funding: Building Schools for the Future, St.Helens Council, DCSF

This project is an integral element of a wider £150million “Building Schools for the Future” investment and modernisation programme.

If approved, the £21 million scheme will see the complete rebuild of Cowley High School - already one of the best schools in the region - on the nearby site of the former Windlehurst and Hurst primary schools, with a purpose-built new Sixth Form centre being constructed on the current Hard Lane site.



Carmel College



TOURISM & LEISURE

The St.Helens visitor economy now attracts more than 7.3million people a year, spending over £129million (Source: STEAM, 2006).

This reflects the Borough's growing status as a regional visitor destination of choice, linked to its location, all-round entertainment and leisure offer, and specific product strengths in terms of spectacular sport, global heritage, rural recreation, and unique events.

The Borough is cited by the Northwest Development Agency (NWDA) as an example to others in terms of its passion, commitment, and integrated approach to tourism development, which is centred on very close joint working with leading local tourism businesses and external partners.

The highlighted projects give an insight into the range and scale of the ever developing tourism and leisure offer, while a number of other significant schemes are currently in the pipeline, including the Channel 4 Big Art Project, aimed at capitalising on and expanding our mounting reputation, profile and success.

Key Tourism & Leisure Projects



Ariete Restaurant

Ariete Restaurant

Status: Completed

Project Lead: Private Sector

Delivery Partners: Private Sector

Cost: Unknown

Funding: Private Sector

Located on the historic High Street in Newton-le-Willows, Ariete combines the old with the new to great effect.

The listed derelict archway that previously marked the gateway to Haydock Park, is now the entrance to a spacious, high quality restaurant featuring extensive glazing and modern décor.

The Italian name is derived from the ram's head insignia atop the arch, symbolising the well designed fusion of a historic façade with the stylish contemporary interior of this striking addition to the Borough's burgeoning nightlife scene.

North West Museum of Road Transport

Status: Completed

Project Lead: The North West Museum of Road Transport Trust

Delivery Partners: St.Helens Council

Cost: £1.5million

Funding: ERDF, SRB, NRF, NWCCRP¹², Transport Museum

St.Helens' newest regional visitor attraction was re-opened in 2006 following full-scale refurbishment.

The Museum details North West England's transport heritage and houses one of the country's finest collections of vintage buses within the former Old Hall Street Bus Depot on the edge of the George Street Cultural Quarter.

The extensive use of glass and modern materials, including solar panelling, has been integrated with the original brick structure to create an attractive and informative visitor experience while retaining the character of the original building.



North West Museum of Road Transport

Key Tourism & Leisure Projects

Ravenhead Retail Park

Status: 4 Phases completed, 2 remaining

Project Lead: Private Sector

Delivery Partners: Private Sector

Cost: Unknown

Funding: Private Sector

Already one of the UK's top 20 retail parks, Ravenhead is largely completed, with 70% of the retail units built, fitted, and occupied by tenants including B & Q, Next, Boots, JJB, Currys and Frankie & Benny's.

Situated opposite the proposed new Saints Stadium and just off the Linkway providing rapid transit between St.Helens town centre and the M62, the two final phases of development will provide additional retail and leisure space.



Haydock Park Racecourse

Status: Planning approved

Project Lead: Haydock Park & Jockey Club Racecourses

Delivery Partners: Unknown

Cost: Unknown

Funding: Haydock Park & Jockey Club Racecourses

Haydock Park Racecourse is set to increase its status as one of the leading and most visited racecourses in the country by altering its track in order to accommodate more race fixtures.

Realigning and widening the sprint track will create two flat courses, enabling adequate rest-time for each course over the busy summer months along with an increase in the number of race days.

This follows on from significant additional recent investment in refurbishing the main stands, both internally and externally, to further enhance the enjoyment of the raceday experience and Haydock Park's appeal as a leading regional business, conferencing and events venue.



Saints Stadium

Status: Application

Project Lead: Langtree

Delivery Partners: St.Helens Rugby League Football Club, St.Helens Council, NWDA, Tesco

Cost: £21million (Stadium only)

Funding: Private/Public Sector

This long-awaited application seeks to provide a new 18,000-capacity stadium for the current World Rugby League Champions on the derelict, 46-acre former United Glass Bottling Plant site.

If approved, this landmark development will be situated at a strategic gateway to the town centre at the top of the M62 Linkway, while a new Tesco Extra superstore will be developed alongside. Works on both are scheduled to begin in 2008, with the first game being prospectively played in the new stadium in 2010.

Consent will also be sought to convert the current town centre Tesco store on Chalon Way into new high quality retail space capable of attracting large national retailers. The intention is also to redevelop Saints' historic 116 year-old current ground at Knowsley Road, in order to provide new family housing.

RESIDENTIAL

St.Helens has experienced a significant upsurge in demand by both residential developers and would-be homeowners in recent years.

This is reflected in the completion of over 2,400 new homes during 2000-2006, plus the fact that the Borough has one of the highest quotas in the Northwest in terms of the numbers of new homes able to be built.

The reasons for this heightened demand are clear. The Borough's location and connectivity midway between Manchester and Liverpool makes it a great residential base for people working throughout the majority of the Northwest.

This allure is enhanced by an all-round leisure offer that spans glorious countryside, first class sport and amenities, a year-round calendar of quality events, and vibrant shopping and nightlife.

Meanwhile, the fact that local house prices are growing at above national and regional average rates while remaining lower than many comparator areas, suggests greater affordability now combined with good long-term value for money.

The developments profiled in this section convey St.Helens' varied and growing quality residential offer, ranging from town centre apartments and urban villages, to executive and family homes, and rural retreats.



Key Residential Projects



Eccleston Park Golf Club Housing

Status: Completed
Project Lead: Briery Homes
Delivery Partners: Eccleston Park Golf Club
Cost: Unknown
Funding: Private Sector
 This attractive development involved the conversion of red-brick agricultural buildings into 18 high quality homes, in the appealing, tranquil grounds of Eccleston Park Golf Club.

Former United Reform Church

Status: Complete
Project Lead: WDI Properties
Delivery Partners: Unknown
Cost: Unknown
Funding: Private Sector
 This unique residential development tastefully fuses the old - a listed church building, with the new - a modern annex. The scheme involved converting the United Reform Church in Newton-le-Willows into nine high quality two-bedroom apartments, with a further six provided within a glass walkway linked annex utilising matching sandstone, plus exterior landscaping.

Heyescroft

Status: Planning approved
Project Lead: Arena Housing
Delivery Partners: Hulme Upright Manning
Cost: Unknown
Funding: Housing Corporation, Arena Housing & St.Helens Council
 Heyescroft is a three-storey Extra care village comprising 92 one- and two-bedroom apartments, together with community facilities, landscaping, car parking.
 The development is intended for people aged 55 years or over who have a housing or care need, and will provide with 24-hour care and support on hand for those who need it. 30 of the units will be for rent, 30 will be shared ownership with Arena Housing Association, and 32 will be for sale.
 The facilities are to include a shop, hairdresser, therapy room/fitness suite, launderette, IT and television suite, plus a communal dining room, lounge and greenhouse.



Key Residential Projects



HQ St.Helens

Status: Under construction

Project Lead: Countryside Properties

Delivery Partners: Private Sector

Cost: Unknown

Funding: Private Sector

Bordering on the George Street Cultural Quarter, and close to the new Central Station, the HQ development will provide stylish, purpose-built, one- and two bedroom town centre apartments, all planned and designed with modern urban living in mind.

Key Residential Projects



Worsley Brow Urban Village

Status: Planning approved

Project Lead: HJ Banks & Company Ltd

Delivery Partners: Private Sector

Cost: £140million

Funding: Private Sector

The Worsley Brow Urban Village will see the transformation of a derelict and underused 50-hectare site at Moss Nook, Sutton into a vibrant 1,200-home community.

In addition to quality housing and amenities, the proposals include tree-lined boulevards, village greens, allocated open spaces, a network of smaller green areas, plus three Sport England-standard, full-sized football pitches, and changing facilities.

This will be the largest of the three urban villages that have now been approved, with that at Lea Green already on site.

Hamblett Site

Status: Planning approved

Project Lead: Miller Homes

Delivery Partners: Private Sector

Cost: Unknown

Funding: Private Sector

This project will see the site of a former school transformed into a substantial housing development, incorporating 55 dwellings. It will incorporate some housing for the over 55's, along with a proportion of affordable housing.

The accommodation has been designed in harmony with the surrounding area, with landscaping being undertaken to enhance the site further.

PLANNING & DEVELOPMENT LISTINGS

The projects featured so far in this publication represent just selected highlights of the developments in St.Helens that, as of 31 August 2007, have recently been completed, are currently under construction, or have submitted planning applications and are awaiting approval.

This section offers an at-a-glance overview of all the principal physical regeneration projects at different stages of development across five main categories - Infrastructure, Employment, Public Services & Education, Tourism & Leisure, and Residential.

All of these projects are plotted on the map of St.Helens contained inside the back cover, putting into clear visual context the volume of physical development and regeneration activity that is taking place in the Borough.



Infrastructure Listings

Map Ref	Development	Stage of Development	Brief Description
1A	Blackbrook Bypass	Completed	See page 5
1B	St.Helens Boundary Markers	Completed	See page 6
1C	The Needle	Completed	See page 5
1D	Church & Community Centre, Willow Road	Completed	New build church & community centre.
1E	St.Helens Central Station	Under construction	See page 7
1F	Town Centre Focal Point	Phase 2 completed	See page 6
1G	Brickfields Community Woodland	Application	Installation of paths, benches and access controls.

Employment Listings

Map Ref	Development	Stage of Development	Brief Description
2a	Catapult Too	Completed	See page 9
2b	Merton Bank Industrial Estate	Completed	Rebuild of existing workshop.
2c	Station Road	Completed	Office building.
2d	Eurolink Sutton Manor	Completed	Construction of two light industrial blocks comprising of seven units.
2e	Tesco (Haydock)	Under construction	See page 10
2f	Mere Grange	Under construction	See page 10
2g	St.Helens Enterprise Centre	Planning approved	See page 10
2h	Robinson Country Leisure Mill Lane	Planning approved	Change of use from B8 (storage & distribution) to B2 (general industrial)
2i	Micklehead Business Village	Planning approved	See page 10
2j	Royden Engineering, Sandwash Close	Planning approved	Two extensions to existing buildings.
2k	Land at Old Boston Trading Estate	Planning approved	Reclamation & regrading of land, together with contruction of access for economic development purposes
2l	8a Reginald Road Industrial Park	Planning approved	Erection of 20 industrial units, each approximately 100sq m, & associated car parking.
2m	Land adjacent to 526a Fleet Lane	Planning approved	Construction of one building to accommodate six B1 industrial units, plus associated car parking & lighting.
2n	Land to the North West of Hazel Business Park	Planning approved	Erection of two buildings for B1, B2 & B8 use (creating 1618 sq m of floorspace) plus ancillary works.
2o	Plot 10 - 11 Sankey Valley Industrial Estate	Planning approved	Warehouse including vehicle service workshop & associated car parking.
2p	Land opposite Allotment Gardens, Bedford Street	Planning approved	Three buildings comprising of 13 light industrial units (Class B1c) plus car parking & ancillary works.
2q	Cew Recycling Group, Merton Bank Industrial	Planning approved	Installation of 9MW Gasification Plant to generate electricity from reclaimed wood.
2r	Land at Old Boston Trading Estate	Planning approved	One industrial unit (2229 sq m), plus associated car parking, servicing & landscaping.

Employment Listings

Map Ref	Development	Stage of Development	Brief Description
2s	Land to the North of Pocket Nook Street	Planning approved	Driving test centre plus associated works & landscaping.
2t	Former engineering works, Hertford Street	Planning approved	Three general industrial units (Class B2), plus ancillary works.
2u	Next to Gregson House, Central Street	Planning approved	Change of use to open storage of building materials & siting of steel container for storage of plant & Machinery
2v	Land at Lea Green Farm East, Elton Head Road	Planning approved	Erection of nine business units (B1) and ten business/general industrial units (B1/B2) with associated access & car parking
2w	Land at Old Boston Trading Estate	Planning approved	One industrial unit (2194 sq m) for storage, distribution & general industry, plus ancillary works.
2x	Land bounded by A580 Millfield Lane	Planning approved	Construction of industrial unit (B2), with ground floor office & mezzanine floor, car parking & landscaping works.
2y	Empress Works, Penny Lane	Planning approved	Proposed office development to provide four three-storey units of varying sizes, plus associated car parking.
2z	Land at Old Boston Trading Estate	Planning approved	Three industrial units (6016 sq m) for manufacturing & storage, plus layout, parking, storage & fencing.
2aa	Zepro UK Ltd, Beaufort Street	Application	Construction of eight starter industrial units contained within one block, plus refurbishment of the existing industrial units.
2bb	Earlestown Labour Club, Legh Street	Application	Demolition of existing Labour Club, plus erection of a three storey mixed use building comprising of retail units (ground floor) & office units (second floor).
2cc	Ena Shaw Ltd, Lea Green Business Park	Application	Erection of one building comprising of five units. Unit 1 would be a mixed use of general industrial (B2) & retail (A1), with the remaining four units for general industrial use (class B2) plus ancillary office accomodation.
2dd	Tesco's, Chalon Way	Application	

Public Services & Education Listings

Map Ref	Development	Stage of Development	Brief Description
3a	YMCA - The Beacon	Completed	See page 12
3b	Patterson Street, Newton-le-Willows	Completed	Children's centre.
3c	Ellamsbridge Road	Completed	SureStart nursery.
3d	Dunedin Street	Completed	Children's centre.
3e	St.Helens Hospital	Under construction	See page 12
3f	Atlas House	Under construction	See page 14
3g	Newton Community Hospital	Under construction	Demolition of existing buildings & redevelopment to provide a new two-storey community hospital, ancillary buildings, car parking & associated landscaping.
3h	St.Helens Crematorium	Under construction	Change of use of land from agricultural to centery & creation of additional car parking.
3i	Land adjacent to Senley Green Community Hall	Under construction	Two storey Primary Care Centre (Including a GP's Practice, Minor Surgery & Baby Clinic), plus a Pharmacy Dispensary, carparking and ancillary works.
3j	Carmel College	Planning approved	See page 14
3k	Vocational Skills Centre, St.Helens College Technology Campus	Planning approved	Demolition of outdoor activities centre & erection of two & three storey building & associated car parking.
3l	Cowley Language School	Planning approved	See page 14
3m	St.Helens College	Application	See page 13

Tourism & Leisure Listings

Map Ref	Development	Stage of Development	Brief Description
4a	Ariete	Completed	See page 16
4b	North West Museum of Road Transport	Completed	See page 16
4c	Pottery Farm Mill Lane Rainford	Under construction	18 hole golf course with clubhouse (converted from existing house & barn), plus nine hole golf course, driving range, indoor academy & shop, along with ancillary car parking and landscaping.
4d	Ravenhead Retail Park	Phases 1-4 completed	See page 17
4e	Ravenhead Retail Park	Planning approved	Application for the erection of a four-storey hotel with undercroft car parking & adjoining pub / restaurant.
4f	Land between 103 & 111 Church Street	Planning approved	Mixed use scheme for five-storey building with retail use (A1) on ground floor & 21 one & two bedroomed apartments above.
4g	Haydock Park Racecourse	Planning approved	See page 17
4h	West Point	Planning approved	Mixed use development for retail (A1/A3) & leisure (D2) plus ancillary works & car parking.
4i	St.Helens Retail Park	Planning approved	Erection of four non-food retails (A1) units, one with a mezzanine level, totalling 2573 sq m of new floorspace, plus extension of an existing unit (including a mezzanine level) creating a total of 2051 sq m of new floorspace. Ancillary works & car parking.
4j	Land South of Fairchild Farm	Planning approved	Erection of eight stables and a haybarn in a single building plus associated works. Change in use of land for keeping eight horses.
4k	Haydock Park Racecourse	Planning approved	See page 17
4l	Mainsway Ltd, Burtonhead Road	Planning approved	Demolition of existing buildings & erection of 5760 sq m of retail units & associated car parking.
4m	Saints stadium	Application	See page 17

Residential

Map Ref	Development	Stage of Development	Brief Description
5a	St. Aidans C of E Community Primary School site	Completed	Erection of a two storey building consisting of 36 apartments, plus associated works & car parking.
5b	Cooper Avenue	Completed	Construction of 38 dwellings.
5c	Land formerly 25 - 103 Borron Road	Completed	Erection of 28 dwellings.
5d	Land adjacent to fire station, Borron Road	Completed	Construction of 15 apartments.
5e	Land site of former Grange Park Hotel, 369 Prescott Road	Completed	Creation of 22 apartments.
5f	Land between Knowsley Road & Eccleston Old Road	Completed	Construction of 39 apartments.
5g	Land at junction of Bewsey Street & Whittle Street	Completed	Erection of 21 apartments.
5h	Eccleston Park Golf Club, Rainhill Road	Completed	See page 19
5i	Land junction of Glover Street & Bold Street	Completed	Construction of 18 apartments.
5j	The Meads, Portico Lane	Completed	Erection of 17 dwellings.
5k	Land at the East of Nutgrove Road & Rainhill Road	Completed	Construction of 28 dwellings.
5l	Land at the West of 1 Ravenhead Row & Factory Row	Completed	Construction of 17 dwellings.
5m	HQ St.Helens	Under constuction	See page 20
5n	Former Arriva building, Hall Street	Under constuction	Demolition of existing building & construction of six-storey building containing 28 residential apartments plus semi-basement parking.
5o	Former Hamblett School	Planning approved	Residential development including means of access. (Reserved matters include siting, design, external appearance & landscaping).
5p	Bowling Green Inn, 220 Watery Lane	Planning approved	Demolition of the Bowling Green Inn & the erection of two three-storey apartment blocks, comprising a total of 23 apartments.
5q	Land adjacent to 19 Pennine Close	Planning approved	Outline application for residential development, all matters except siting & access reserved.
5r	Land at Lowther Crescent Penrith Road	Planning approved	Replan of the mews / town houses to plots 91 - 120 of the previously approved layout.

Residential

Map Ref	Development	Stage of Development	Brief Description
5s	Former site of 66 - 110 Catherine Way	Planning approved	Erection of 23 dwellings, associated car parking & ancillary buildings.
5t	Land between Bradlegh Road & Catherine Way	Under construction	Erection of 26 dwellings, along with associated buildings & car paking.
5u	Land between 1 and 23 Fisher Street	Planning approved	Construction of 17 houses.
5v	Site of former garage compound and houses	Planning approved	Erection of 22 two-storey terraced & semi-detached houses.
5w	Land off Elton Head Road	Planning approved	Reserved matters application for the construction of 90 dwellings following an earlier application.
5x	Land at Lowther Crescent Penrith Road	Planning approved	Alteration to an earlier application to incorporate 30 one & two bedroom apartments.
5y	Land at Park Avenue North	Under construction	Residential development comprising 113 dwellings & associated works & landscaping.
5z	Land at Laurel Avenue & Cedar Crescent.	Planning approved	Residential development comprising of 56 dwellings, public open space (including the relocation of a children's play area) plus ancillary works & landscaping.
5aa	Plots 20 - 34 Sherbourne Park, Jubits Lane	Planning approved	Erection of 11 three-bedroomed houses & three one-bedroomed apartments (14 dwellings in total).
5bb	Claremont, Main Street Billinge	Planning approved	Redevelopment of site to form ten residential properties (including the erection of five dwellings).
5cc	Site of former 74 - 88 Kimerley Avenue	Planning approved	Outline application for residential development. All matters except siting & access are reserved.
5dd	Land at Egerton Street	Planning approved	Siting & means of access of 16 semi-detached houses. Design, external appearance & landscaping reserved for future consideration.
5ee	Land at Lea Green Colliery & Lowfield Lane	Under Construction	Outline application for residential development including a public open space provision & local centre. External appearance, siting, design & landscaping reserved for future consideration.
5ff	Land fronting & including 11 - 22 Concourse Way		Erection of two three-storey buildings, comprising of 28 apartments (with 14 per block), plus associated car parking. Permission also granted for the erection of six bungalows.

Residential

Map Ref	Development	Stage of Development	Brief Description
5gg	Land encompassing Brook Cottage Farm & 397 - 399 Watery Lane	Planning approved	Demolition of two houses & existing farm buildings, & the erection of two apartment blocks comprising 15 apartments.
5hh	Land incorporating 100 - 150 Argyle Street & 120 - 150 Chapel Street	Planning approved	Outline application for the demolition of the existing properties & construction of 46 new affordable homes plus an enclosed car park.
5ii	Land North of Richards Grove & land East of Boardman's Lane	Planning approved	Outline application for a residential development & means of access.
5jj	St.Helens Service Station Park Road	Planning approved	Erection of a two and three storey apartment block to create 18 dwellings.
5kk	Part of Lea Green Urban Village	Planning approved	Outline planning application for the erection of 54 apartments & four houses.
5ll	Grange Park Labour Club, Upland Road	Planning approved	Residential development for 16 low cost units, comprising a two-storey building & and a two & three storey building with associated parking & landscaping.
5mm	Tannery Farm, Elephant Lane	Under Construction	Demolition of existing buildings & erection of a two - 2 1/2 storey 90 bed care home & day centre, with ancillary accommodation for staff training/accommodation (two flats) & other associated works including car parking & landscaping.
5nn	Land between 60A & 28 Vista Road	Planning approved	Two x two-storey buildings, comprising of 14 sheltered apartments for the over 55's, plus associated access, carparking & landscaping.
5oo	Land at Pipit Avenue Newton-le-Willows	Planning approved	Substitution of house types on plots 1 - 11 & 21 - 22, reducing the total number of dwellings to 22.
5pp	M T B Chrysler Dealership, Mill Lane	Planning approved	One three-storey building & one 2 1/2, three & 3 1/2 storey building, comprising a total of 43 apartments, plus layout, access, car parking & landscaping.

Residential

Map Ref	Development	Stage of Development	Brief Description
5qq	Land adjacent to former Griffin Inn, Peasley Cross	Planning approved	Construction of 15 apartments, plus associated landscaping & car parking.
5rr	Land East of Boardmans Lane	Under Construction	Application for approval of reserved matters associated with a previous application.
5ss	Land at Egerton, Emlyn & Gower Street	Planning approved	Residential development comprising 37 two & three storey houses & six bungalows.
5tt	Land site of 1 Borron Road	Planning approved	2, 3 & 4 storey building consisting of 32 apartments, layout car parking & landscaping
5uu	Former Hamblett School site	Planning approved	Reserved matters application following an earlier application for the erection of 55 dwellings.
5vv	Land between 60A & 28 Vista Road	Application	Application for approval of reserved matters associated with a previous application.
5ww	Rainford Labour Club, Ormskirk Road	Application	Demolition of existing Labour Club to facilitate the construction of a new Labour Club & 19 residential units.
5xx	Land at Somerset Street & Sussex Grove	Planning approved	Erection of 80 two-storey houses & 6 bungalows.
5yy	Former poultry farm, South Lane	Application	Redevelopment of poultry unit site for a single dwelling & site remediation to enhance / protect Scheduled Ancient Monument.
5zz	Land at Sutton Road / Baxters Lane	Application	Erection of 214 dwellings & associated works.
5aaa	Former bowling green site, Marsden Avenue	Application	Proposal for 12 residential units, comprising two bungalows, six flats & four houses, plus access road & carparking.
5bbb	Former Caledonia Peugeot garage, Knowsley Road	Application	Mixed use development consisting of 80 residential units & a 100 bed nursing home.
5ccc	Land incorporating 132 - 150 Chapel Street & land incorporating 100 - 150 Argyle Street	Application	Demolition of existing buildings & erection of 44 new affordable houses.
5ddd	Land North of Richards Grove & land East of Boardman's Lane	Application	Application for approval of reserved matters associated with a previous application.

AWARDS

The impressive, radical recent physical transformation of St.Helens has been recognised by a host of regional and national awards.

The George Street Cultural Quarter alone has scooped 18 regional and national regeneration and urban design awards, including:

- Royal Institute of Chartered Surveyors 2005 Town Centre Regeneration award
- Royal Town Planning Institute 2006 Town Centre Regeneration award
- Association of Town Centre Management Regeneration award
- RENEW Northwest Exemplar status

Other accolades accorded to recent developments in the Borough include the Northwest Business Insider 2005 Public Sector property award, and a 2007 Green Apple award for the 97+% recycling rate achieved by the Town Centre Focal Point comprehensive public realm renovation project.

In addition, St.Helens Council's Development Services Sub-Division, comprising Planning and Building Control functions, received a Charter Mark for excellent customer service in 2006, which was successfully retained in 2007.



George Street Quarter

Application

Planning approved

Under construction

Completed

Disclaimer:

The utmost care has been taken to ensure the accuracy of all the information throughout this publication at the time of going to print, however St.Helens Council accepts no responsibility for any omissions or errors. The views expressed in this publication are not necessarily those of St.Helens Council.



St. Helens
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Online information is available via www.theheartofthenorthwest.com which serves as a portal for all local economic development related sub-sites, links, & downloads.

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