



ST HELENS
BOROUGH COUNCIL

ST. HELENS BOROUGH LOCAL PLAN 2020-2035

**Examination Matter 5 Action 4 Note:
SHLAA Site 25: Alexandra Park - Former
Pilkington HQ**

July 2021

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Introduction

This note has been prepared to provide further clarification regarding SHLAA site 25: Alexandra Park - Former Pilkington HQ. Information regarding the status of listed assets and how the site's capacity has been derived is provided. The information provided in this document will inform an update to the housing trajectory (SHBC007).

Registered Assets

SHLAA site 25 contains grade II listed assets as well as a registered park and garden. Appendix 1 illustrates the location of these assets.

Listed Buildings

(Historic England List Entry: 1259806)

Listed assets included on this site were first registered in November 1995. In addition to the tower block, other buildings including the canteen block, gatehouse, former chauffeur's house and the car port were given listed status. As well as buildings, other landscape features such as the steps to the lake, the north lake surrounds and concrete bridge were also given listed status.

Historic England indicate that this site is of architectural interest and is an example of a “*greenfield headquarter complex*”¹ that has successfully integrated both building design and the surrounding landscape design. To date, many of the buildings and associated landscape remain in their original form, therefore preserving the significant architectural features of the site.

Registered Park and Garden

(Historic England List Entry: 1412004)

The landscaping surrounding the built development features of this site was registered as a grade II park and garden in April 2013. The landscape design includes of mixture of hard and soft landscaping features such as mature trees, lawned areas and terraces. A prominent landscape feature is a large lake situated to the South of the site. Similar to the listed buildings within this site, many of the landscape features remain in their original form.

Historic England, states that the landscaping features of this site are a “*rare surviving example of a 1950s/60s headquarters landscape and is one of only a small number of registered post-war landscapes associated with its contemporary listed buildings*”².

¹ Historic England: <https://historicengland.org.uk/listing/the-list/list-entry/1259806>

² Historic England: <https://historicengland.org.uk/listing/the-list/list-entry/1412004>

Further information regarding these listed assets can be found on Historic England website³.

Site Capacity

When determining the site capacity for this specific site, potential site constraints were taken into account. As a result, a reduced Net Developable Area (NDA) of 30% was applied. The reduced NDA is primarily due to the listed assets which are contained within this site (as above).

The overall site area, as listed in the SHLAA 2017, (HOU002 and SHBC004) is 10.84ha however, the application of an NDA of 30% results in a site area of 3.252ha being considered developable.

Notwithstanding the reduced NDA, it is considered that a higher density of 50dph is achievable for this site. The application of such a density would facilitate the delivery of a viable residential scheme on the site, and one which could be appropriate to its surroundings.

The application of an NDA of 3.252ha and a density of 50dph, results in a potential site yield of 162 units, as stated in the SHLAA (ie. $3.252 \times 50 = 162.6$).

Development Opportunities

Over recent years, there have been several pre-application discussions regarding this site. Indeed, the latest pre-application advice request was submitted to St Helens Borough Council in 2020. This proposed the construction of 81 new residential dwellings, located on the Western side of the site. Schemes that have been discussed previously with St Helens Borough Council have varied from mixed use to all residential schemes. Therefore, illustrating a clear interest in the site for residential development.

It is also apparent that the conversion of existing buildings into apartments is an option for those seeking to develop the site. This form of development has previously been considered acceptable as planning permission was granted in 2008 for a conversion of part of this site (31 dwellings in the building known as 'the canteen'). However, this has since expired.

Conclusion

To conclude, it is apparent that this site is developable as there continues to be interest from potential site developers. It is evident that even with a reduced Net

³ Historic England website address: <https://historicengland.org.uk/>

Developable Area, the site has the potential to deliver a high-quality, effective and sympathetically designed scheme to the scale proposed in the SHLAA.

Overall, it is considered that the inclusion of this site within the housing trajectory (SHBC007) is justified. There is a recognition that any site constraints can be overcome through effective design principles and that the site can support the delivery of housing over the medium term of the plan period.

Appendix 1: Site Plan



Legend



Listed Building - H.E. List Entry: 1259806



Registered_Park - H.E. List Entry 1412004



SHLAA Site Ref: 25



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SHLAA Site Ref: 25 Alexandra Park, Former Pilkingtons HQ

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