

Jon Matthews Architects

Appendices to Proof of Evidence

of

Sam Ainsley

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Jon Matthews Architects

Appendices Contents

Appendix SA1: JMA CPO Slide Deck

Appendix SA2: Table of Chronology

Jon Matthews Architects

Appendix SA1

JMA CPO Slide Deck

The St Helens Borough Council
Compulsory Purchase Order 2022
Architectural Proof of Evidence
Sam Ainsley of Jon Matthews Architects
On behalf of English Cities Fund (General Partner) Limited.

Appendix SA1 - Slide Deck

IMAGE 01

St Hele

The town centre area has been divided into four broad character zones, which have been designated based upon key characteristics. Each zone has an important role to play in the wider transformation of St Helens town centre, and collectively, they will support the delivery of the overarching vision.

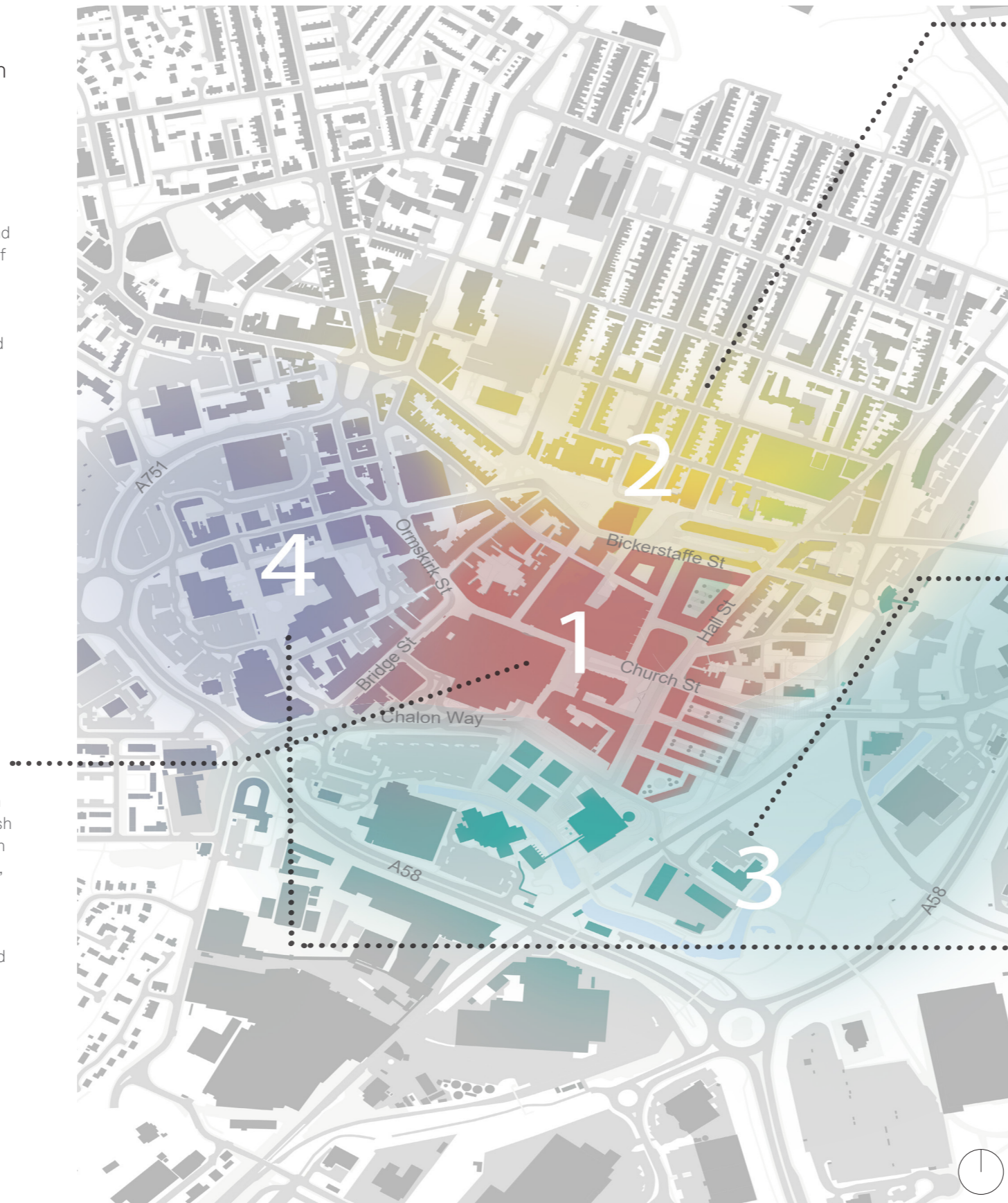
It is important to note that the zones do not represent phasing and delivery priorities. They have been identified based on the types of uses, scale and massing that will be considered in each area.

The zones are set out below, including a summary of the urban design principles and key components that have been considered in each area.

Character Zone 1: Central Retail.

Encompassing the heart of the town, occupied by traditional high street uses and centred around the Grade II listed St Helens Parish Church, which is a key asset for St Helens and the focus of Church Square. There are opportunities to improve the built environment, landscaping and reduce the dominance of the insular shopping centres which reduce the permeability within the town centre.

The Central Retail zone is bounded by the existing bus station and Cloughton Street to the north, St George's Quarter/conservation area to the east, Foundry Street/Chalon Way West to the south, and Bridge Street to the west.



Character Zone 2: Civic and Heritage

Comprising the area between St Helens Central (rail station), existing bus station around Bickerstaffe Street, George Street Quarter Conservation Area, Victoria Square Conservation Area, and the parcel of land between College Street and Birchley Street. This zone includes many of the town centre's heritage assets.

Development coming forward in this location needs to be sensitive to the unique character of the conservation areas – to preserve and/or enhance the heritage assets through bringing forward appropriate and sensitively-considered development in terms of scale, massing and use of materials.

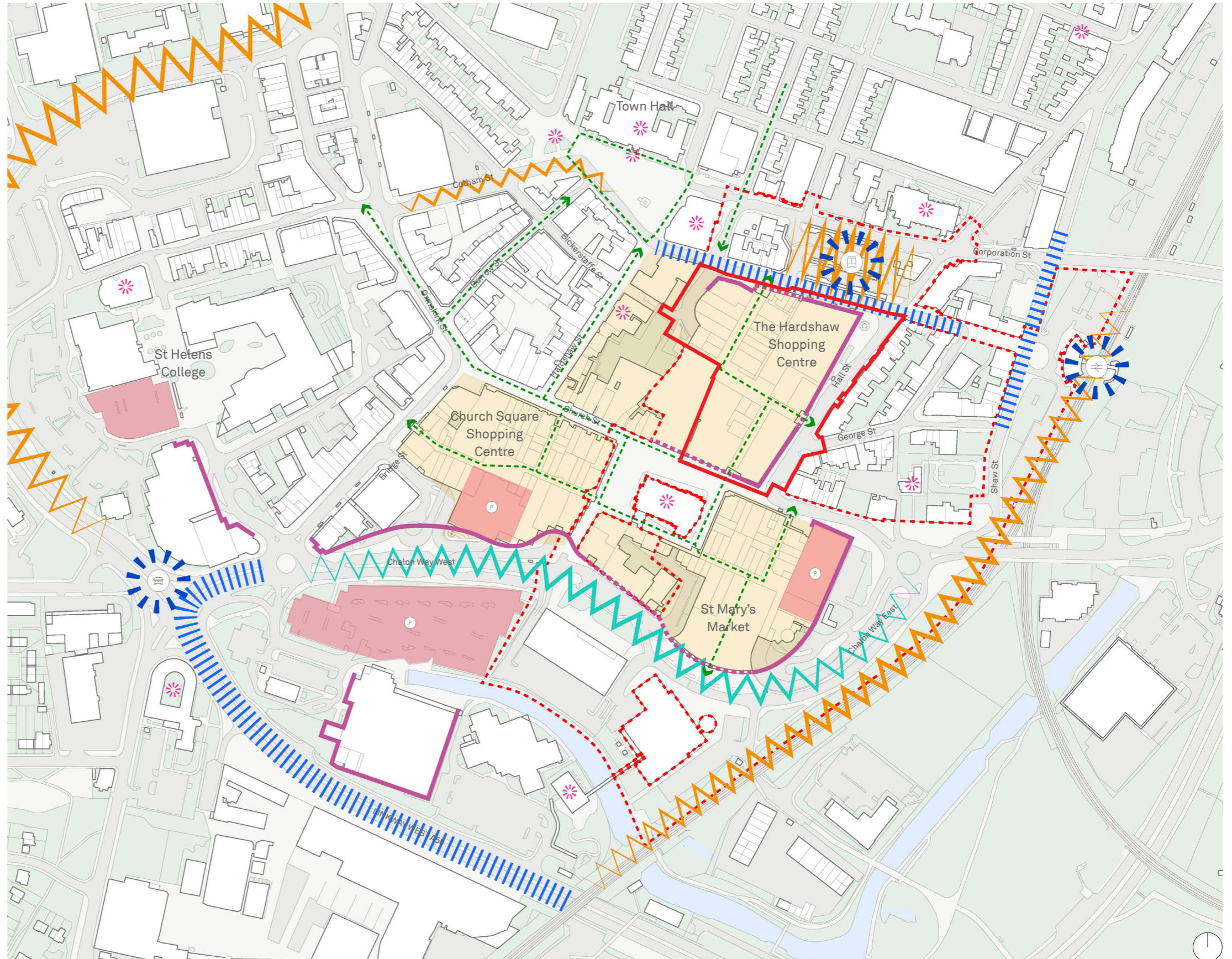
There is a real opportunity in this zone to enhance the quality of the conservation areas.

Character Zone 3: Discovery

Presents an arc of opportunity for change and future transformation for the town centre. It includes the area in and around the Sankey (St Helens) Canal, important listed structures including the highly significant Tank House, which is both Grade II* listed and a Scheduled Ancient Monument (SAM), being the best surviving example of a late 19th century glassmaking tank furnace building. These important buildings and structures represent the cultural heritage and glass legacy of the borough. The zone is bounded by the Linkway (A58) to the south and east.

Character Zone 4: Education and Entertainment

As its name suggests, this part of the town centre includes the St Helens College Campus and is bounded by Linkway West. This area is characterised by education uses, surface car parking, large, big box retailers, leisure uses and provides the focus for the evening economy from Bridge Street and Barrow Street to Westfield Street and extending to Duke Street.



- Key
- Phase 1 Application Boundary
 - Hybrid Application Boundary
 - Large Indoor Shopping Centre Plots
 - Surface and Multi-storey Parking
 - Noise Source
 - Inactive Elevations
 - Access Required
 - Poor Key Arrival Elevations
 - Wide over engineered highway.
 - Building of merit/Listed Building/ Scheduled Monuments
 - Transport Hub

St Marys Market & The World of Glass, Chalon Way



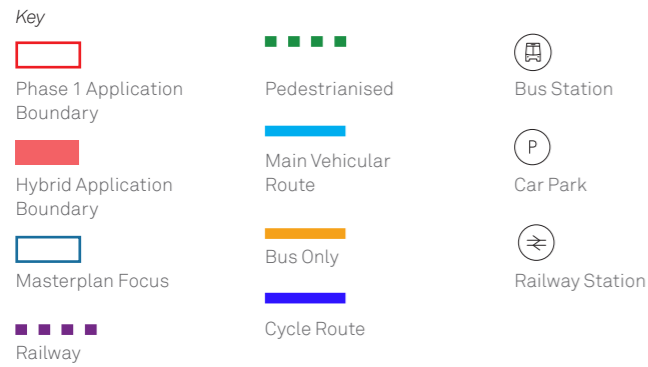
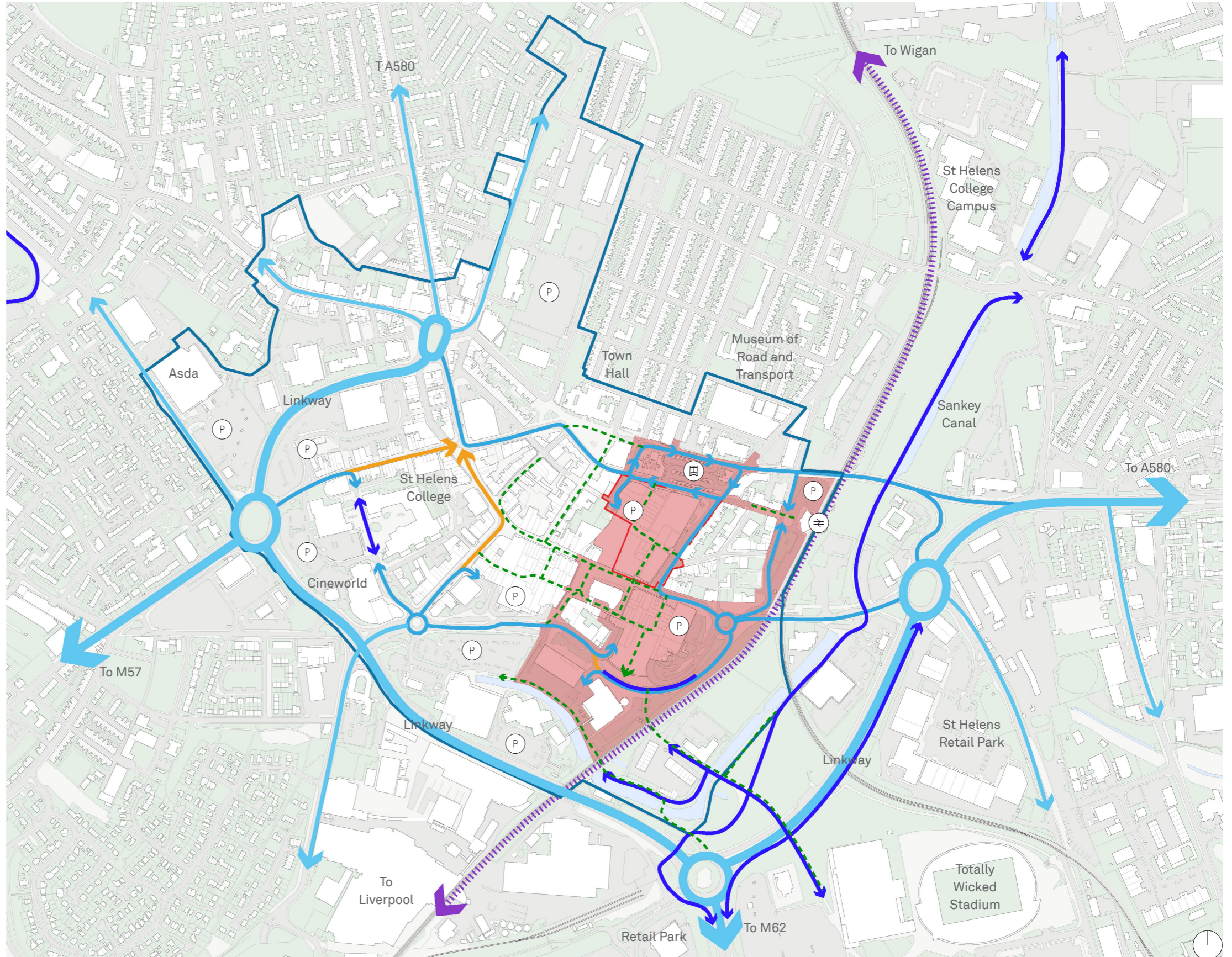


IMAGE 05
Arrival at St Helens Rail Station





IMAGE 07
Bus Station Shelters and Barriers





View East down Church Street to St Helens Parish Church



IMAGE 10
Tontine Multi-storey Car Park and Back of the
Church Sq Shopping Centre, Chalon Way



IMAGE 11
Surface Car Park South of Chalon Way



View North up Hall Street the Inactive Facade of the Hardshaw Shopping Centre on the Right



IMAGE 13
Surface Car Park South of Chalon Way



View South Across the Bus Station to the Hardshaw Shopping Centre



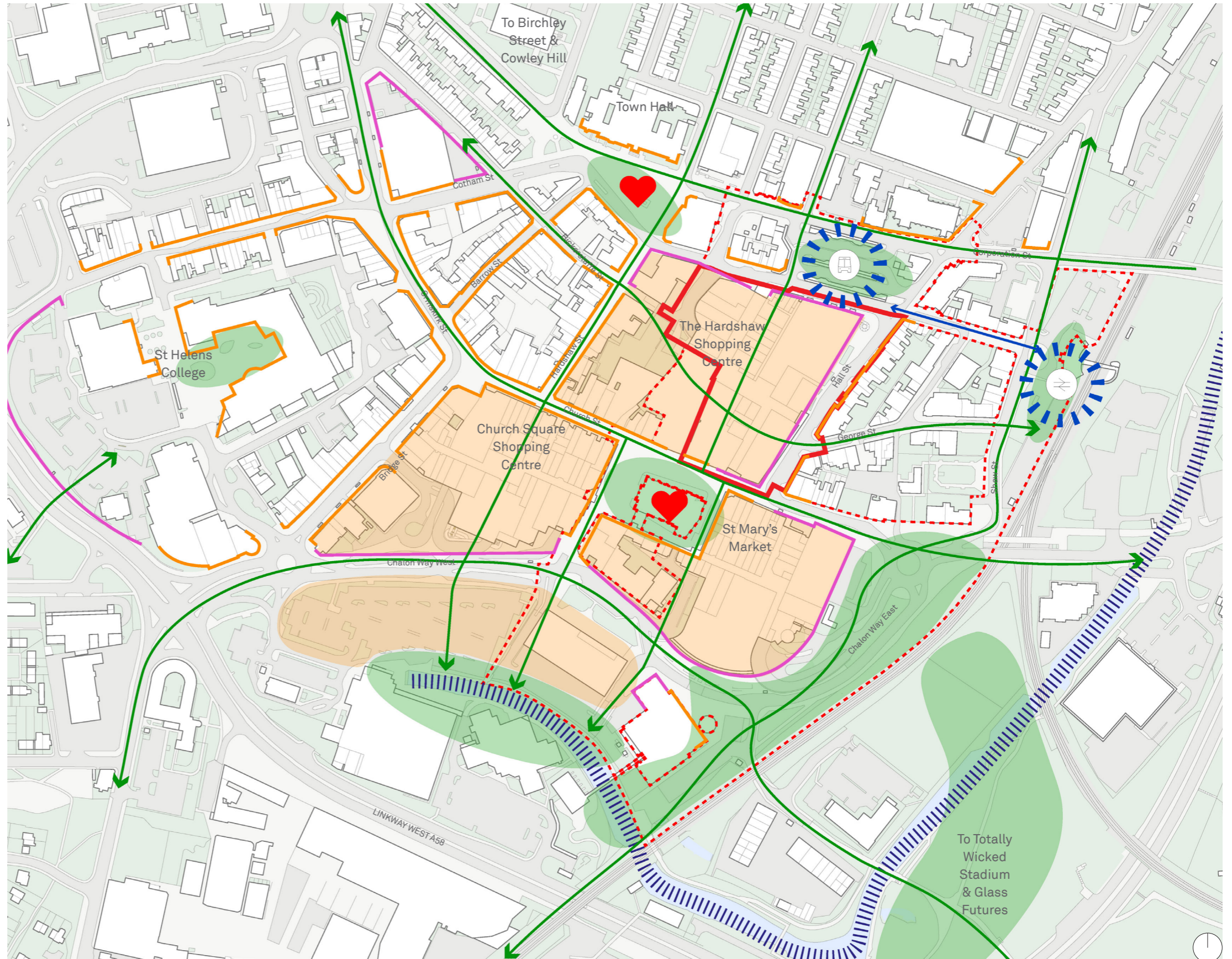
Hardshaw Centre Opposite the Masonic Hall
on the Edge of the George Street Quarter



The Phase 1 site opportunities need to be looked at in the context of the wider town centre. These opportunities unique to the site must be realised for the delivery of any successful and contextual response.

The key opportunities are summarised below:

- Create active frontages throughout the town.
- Open up the desire lines improving natural way-finding. 'Animated Experience'.
- Improve and link public space, historic, cultural buildings, canal and existing positive streets.
- Increasing the footfall throughout the town centre.
- Create dwell spaces.
- Intensify the retail experience 'shrink and link'.
- Creating a density appropriate to a town centre location.
- The site is served by excellent transport connections.
- Draw upon the heritage analysis of the site and street patterns.
- The proposed development should learn from the existing negative environment.
- Consolidate car parking supply to make car parks more efficient, reduce circulating vehicles in the town centre and promote sustainable travel.
- Potential to soften the town centre through additional landscaping and creation of an area of open space.








Key

Phase 1 Application Boundary	New Active Frontages	Transport Hub
Hybrid Application Boundary	Permeability	St Helens Canal
Opportunity Sites	Existing Positive Frontages	
Key Public Spaces	Place making	

IMAGE 17
Permeability and Street Grain



Key

	Application Boundary		Development Plots
	Public Space		Existing Buildings
	Permeability		

Giving Everything Back to the Street
Active Street Frontage



- Key
- Application Boundary
 - Public Space
 - Active Frontages
 - Development Plots
 - Existing Buildings

Hall Street Transformed Looking Northwest





Hall Street Transformed Looking Northwest

Plot 3 Office

- G+4 storeys
- NIA circa 47,911sqft
- New public space created to the north of the commercial building, providing buffer to Bus Station and sense of arrival to New Market Street.

Plot 4 Block A Hotel

- G+5 Storeys
- 150 Beds

Plot 4 Block B Apartments

- G+4 Storeys
- 40 Homes

Plot 4 Block C Apartments

- G+4 Storeys
- 16 Homes

Plot 4 Block D Town houses

- G+2 Storeys
- 8 Homes

Total homes 64

Plot 5 M&S Wrap

- G+1 Storeys
- Activating and providing access into M&S.
- Allowing Subdivision of large retail unit.

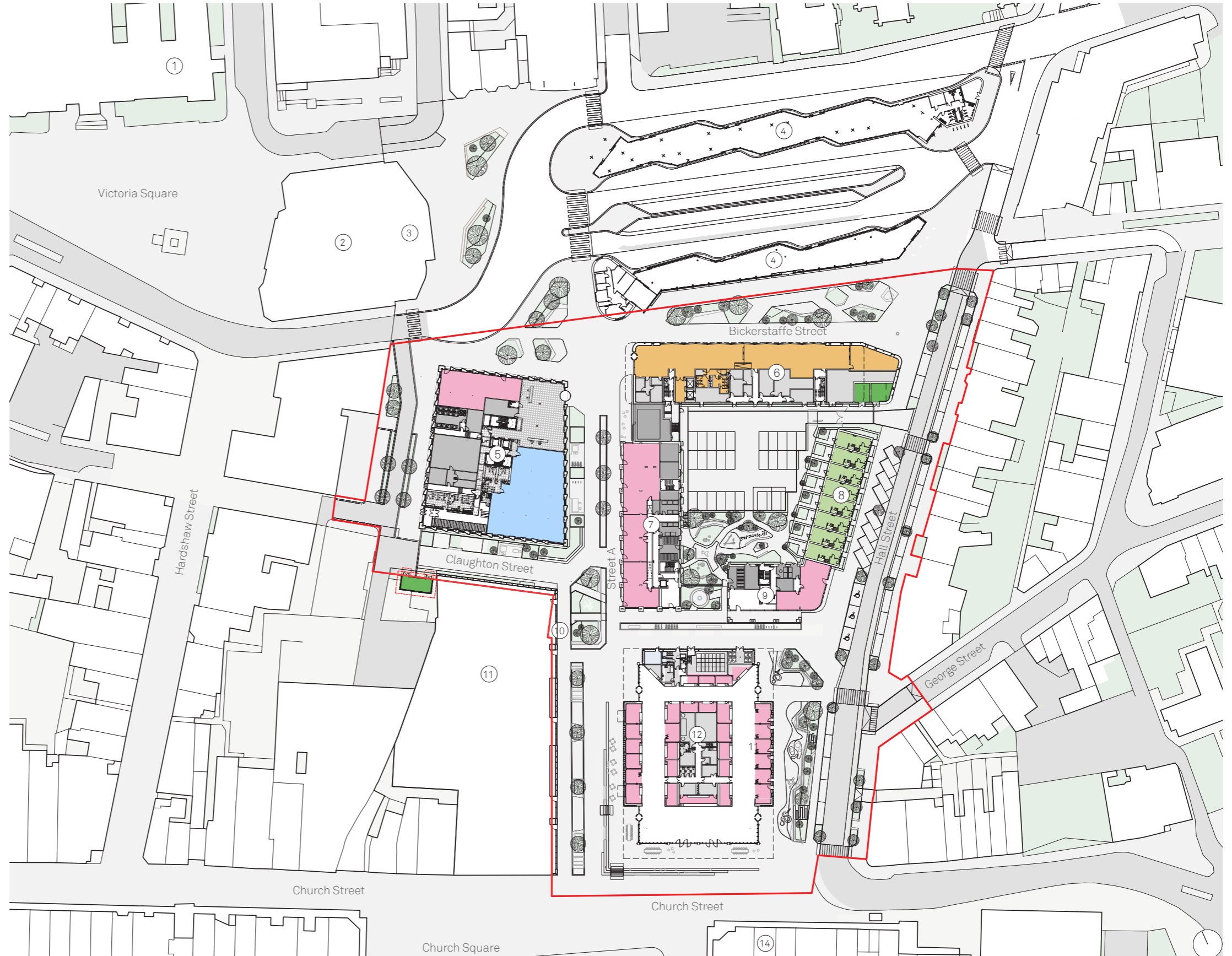
Plot 6 Market Hall

- Single storey
- 27 Stalls

Key

- Phase 1 Site Boundary
- Council Boundary

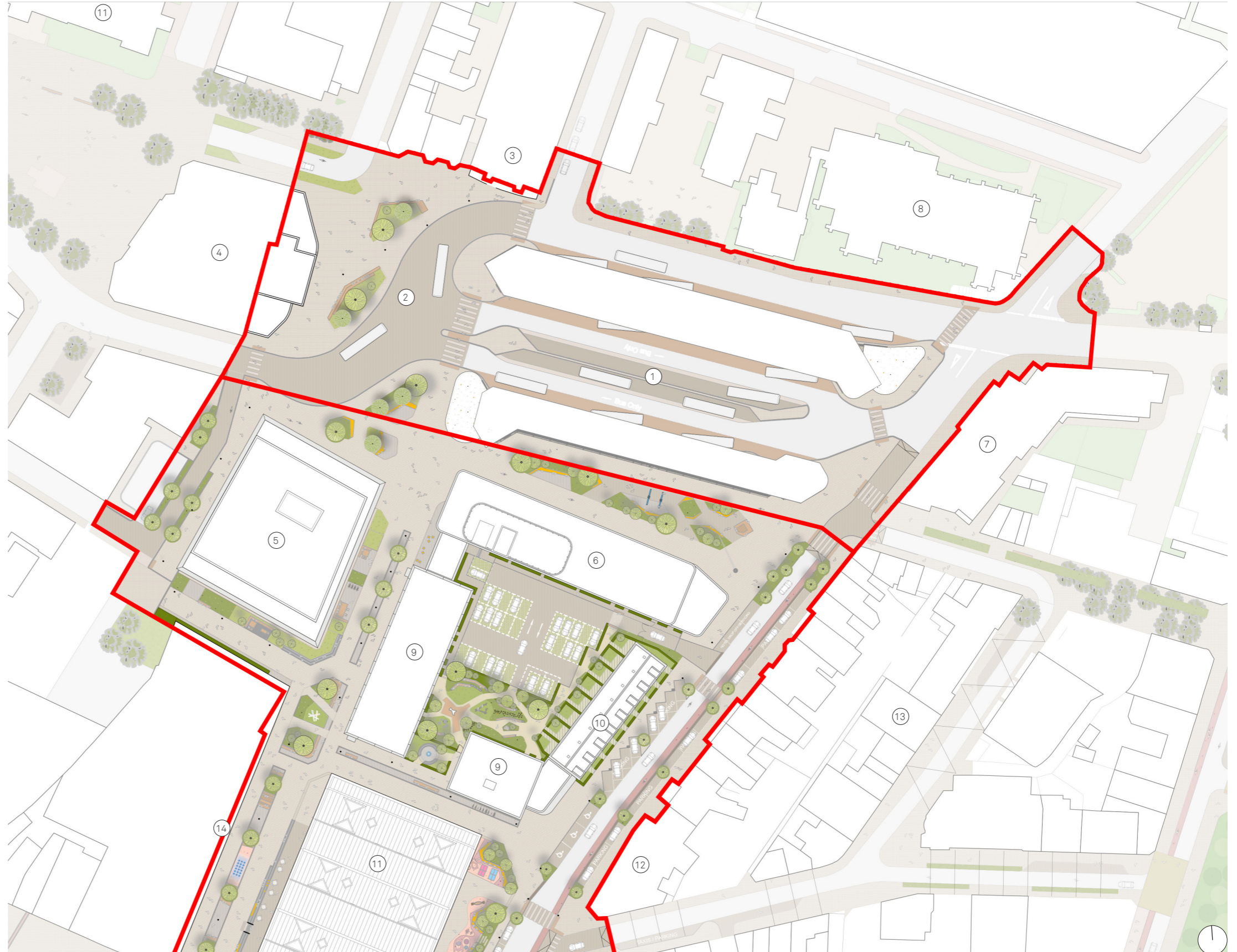
- 1. St Helens Town Hall
- 2. The Gamble Building
- 3. Gamble Extension
- 4. Bus Station
- 5. Plot 3 Commercial Office
- 6. Plot 4 Block A Hotel
- 7. Plot 4 Block B Apartments
- 8. Plot 4 Block C Town houses
- 9. Plot 4 Block D Point Block
- 10. Plot 5 Former M&S Wrap
- 11. Former M&S
- 12. Market Hall
- 13. Church Square Shopping Centre
- 14. St Mary's Shopping Centre



New Street Connecting the Church Square with the Bus Station
View North with the Market Hall to the Right and
Former M&S Wrap to the Left



IMAGE 23
Bickerstaffe Square and Bus Station



Key
Phase 1 Site Boundary

- 1. Bus Station
- 2. Bickerstaffe Square
- 3. Theatre Royal
- 4. Gamble Building
- 5. New Office

- 6. New Hotel
- 7. Millennium Centre
- 8. Holly Cross and St Helens Catholic Church
- 9. New Residential Block
- 10. Town Houses
- 11. Market Hall
- 12. Masonic Hall
- 13. George Street Quarter
- 14. Former M&S Wrap

New Street Connecting the Bus Station with Church Square
View South from Bickerstaffe Square, the Gateway Between the
Hotel and Office Framing the Church Tower



IMAGE 25

Hotel Design Inspiration Grounded In St Helens a Unique Response

St Helens Town Hall Craftsmanship and Detail.

Glass and Pilkingtons are at the heart of St Helen as are both the old Head Quarter Buildings. Both instantly recognisable, the 1937 to 41 HQ for its beautiful curved form and clock tower. The more recent 1964 HQ with its towering walls of the office, the gables finished in blue glazed tiles instantly make you think of glass.

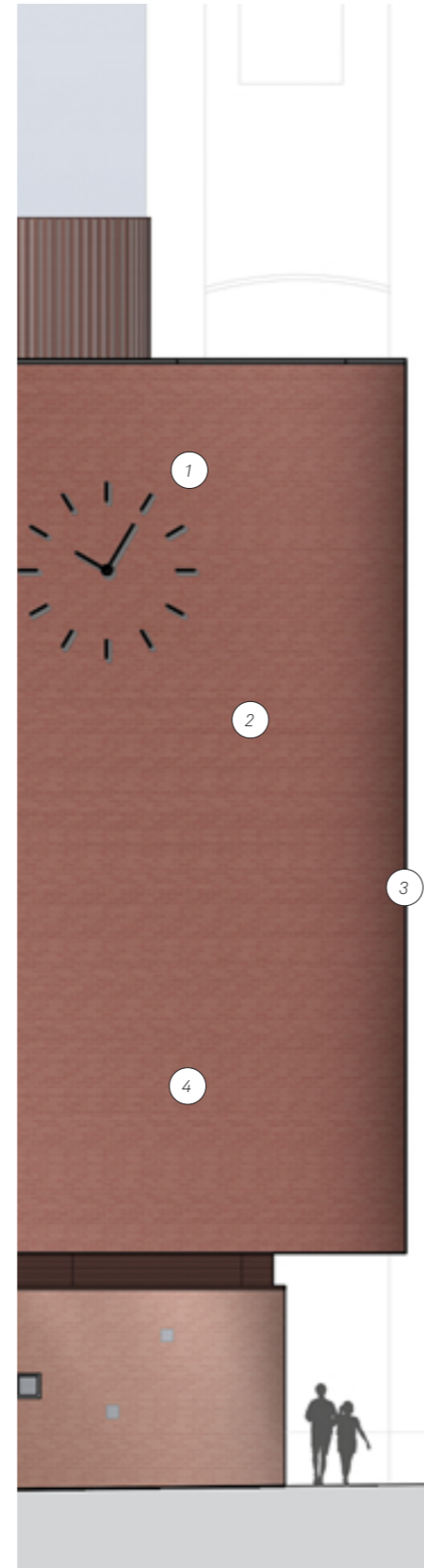
The tiles subtly inserted into the window openings of the hotel, put this history and connections to Pilkingtons right at the heart of the town, held aloft at the point of arrival.

The ground floor of the hotel front of house facilities are predominantly glazed, the zigzagged glazing drawing your attention to the glass it also relieves the long elevation overlooking the bus station.

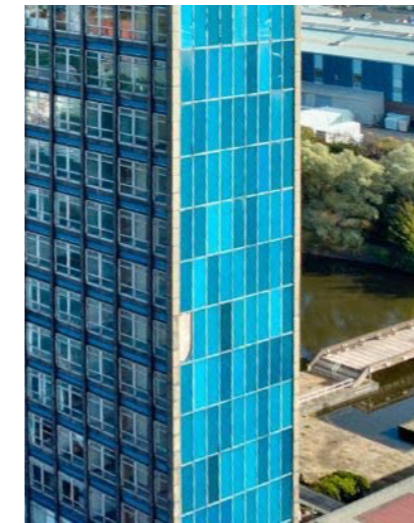
Reflection Court



Facade Study



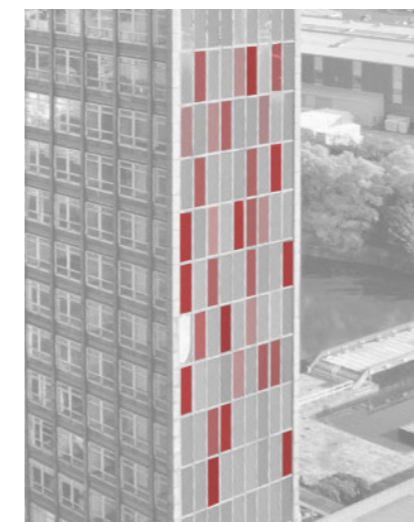
Crafting the Detail



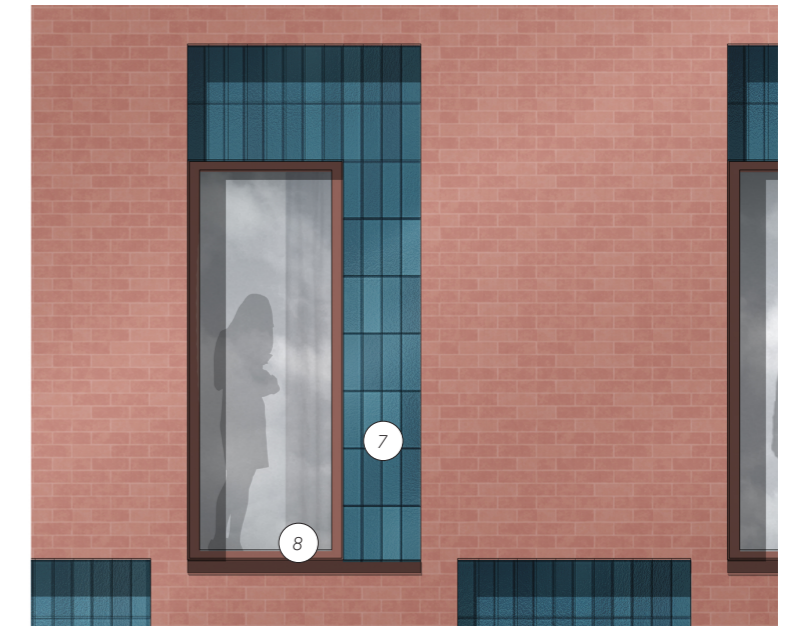
Blue Glazed Terracotta Tile



Subtle Tone Variation



Typical Upper Floor Bay Study



Typical Lower Floor Bay Study



Key

- 1. Clock Face
- 2. Horizontal Stretcher Bond. Wether profile mortar joint colour to match brick. Corner bricks to be on a 1800mm radius
- 3. Curved Brickwork
- 4. Playful Hit + Miss Windows
- 5. PPC coated metal cill with folded end caps
- 6. Insulated PPC aluminium louvre backing panel
- 7. Ceramic tile on metal framing system on backing board. Fixed with invisible undercut anchors
- 8. PPC Composite window system thermally broken fixed window
- 9. Extruded PPC aluminium curtain walling capped system
- 10. PPC Aluminium Panel

Simple, elegant design.

Appendix SA2

JMA Table of Chronology

Date	Activity/ Milestone
January 2020	JMA appointed to deliver the draft masterplan framework document
February 2020	First draft of masterplan development framework document issued for principal sign of by SHTC/ ECF
November 2021	Public Consultation on the draft masterplan development framework
February 2022	SHTC adoption of the masterplan development framework
September 2022	Hybrid Planning Application granted