



## ST HELENS TOWN CENTRE ST HELENS, MERSEYSIDE HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

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## Executive Summary

1. This report has been prepared by The Environment Partnership (TEP) on behalf of the English Cities Fund (General Partner) Limited to support a hybrid planning application for redevelopment of part of St Helens Town Centre.
2. The historic baseline demonstrates that until the 18th century, St Helens was an outlying estate and small village centred around the medieval St Elyn's Chapel, built as a chapel of ease. From the late-18th century the settlement began to grow, largely as a result of the exploitation of the natural resources of coal and sand, and the location of the later town adjacent to the Sankey Canal and nearby railway which encouraged a number of industries to be established at the townships around St Helens. The improvement of the town in the late Victorian era is reflected in the investment by local industrialists who gave the area Victoria Park, a number of civic buildings such as banks, market halls, town halls and entertainment venues. In the application site the below-ground remains of the St Helens Brewery, St Helens Foundry, former chapel graveyard, Sunday school, pubs, shops, houses, lead and metal works, other factories, and ancillary structures such as tramline and rail lines may be present where 20th century demolition and excavation have not yet removed traces of these structures. The historic street pattern also survives in areas around the current Hardshaw Shopping Centre.
3. There are 33 designated heritage assets within the 2km area of search, which comprise three Scheduled Monuments, two Grade II\* Listed Buildings, 23 Grade II Listed Buildings, two Conservation Areas, and three Registered Parks and Gardens. These heritage assets relate to the post medieval to modern development of the town of St Helens and the surrounding historic townships. No designated standing building or archaeological remains date prior to the 17th century, which in part reflects the late development of the area, and also the likely loss of earlier heritage assets as result of post medieval to modern development.
4. There are 250 non-designated heritage assets within the 1km area of search which date to the prehistoric, medieval, post medieval and modern periods and include assets which likely survive only as below-ground remains, as well as locally important buildings and features.
5. Direct effects of the proposed development may arise from the demolition, remediation works and construction of the development. Construction activities may result in direct adverse impacts on archaeology where required below-ground works interact with potential archaeological deposits. Direct construction impacts are predicted in relation to known and as yet unknown heritage assets with archaeological interest of between low to medium heritage significance which may survive within the application site.
6. Recommendations for a staged programme of evaluation and mitigation have been provided in accordance with paragraph 205 of the National Planning Policy Framework 2021. Following implementation of a programme of mitigation, the residual significance of effect on heritage assets with archaeological interest, is predicted to be low adverse to negligible.

## 1.0 Introduction

- 1.1 This report provides a description of the historic environment baseline conditions for St Helens Town Centre. It has been commissioned by English Cities Fund (General Partner) Limited (ECF).
- 1.2 ECF proposes a hybrid planning application for the redevelopment of the site seeking:
- Full planning permission and permission for relevant demolition in a conservation area for proposed demolition and site preparation works; and Outline planning permission for development of a mix of uses, comprising hotel use (Use Class C1); residential units (Use Class C3); commercial, business and service uses (Use Class E(a-g)); local community & learning uses (Use Class F1(b-e) and F2(b)); and Sui Generis uses, with associated access, servicing, parking, public realm and landscaping, with all matters (Access, Appearance, Landscaping, Layout and Scale) reserved for future determination.
- 1.3 The desk-based assessment has been undertaken in accordance with the Chartered Institute for Archaeologists Standard and Guidance for historic environment desk-based assessment (CIfA, 2020).

### **Site Location and Description**

- 1.4 The site is located at St Helens Town Centre, centred at approximately National Grid Reference SJ 51344 95263 and covers an area of 9.87ha. This is referred to throughout this report as the application site. The application site is bound by Corporation Street to the north, St Helens Central and rail lines to the east, St Helens Canal to the south and the town centre, broadly defined by Bickerstaffe Street and Market Street, to the west.
- 1.5 There are three areas which are excluded from the red line but adjacent to the site, comprising the World of Glass Museum; St Helens Parish Church; buildings between Church Square and Foundry Street; and land between Hall Street, Church Street, Shaw Street and Bickerstaffe Street.
- 1.6 The application site is occupied by existing urban development, predominantly comprising shopping centres and smaller commercial units, road infrastructure, a bus station and pedestrianised area along Market Street and Church Street.
- 1.7 The Merseytravel bus station is located in the north of the application site, between Bickerstaffe Street and Corporation Street. The Swan Hotel and Fish and Chip shop are located to the immediate east of the bus station and a block of retail units is present to the west, bounded by the bus station to the east, Bickerstaffe Street to the south and west, and Corporation Street to the north.

- 1.8 The Hardshaw Shopping Centre is present to the south of the bus station and Bickerstaffe Street. The shopping centre includes rooftop car parking. The St Mary's Shopping Arcade, Market & Multi Storey Car Park (MSCP) is present in the south-east of the application site. The area of the recently demolished Chalon Way MSCP is present in the south-west of the application site, adjacent to the World of Glass to the south-east.
- 1.9 The local planning authority is St Helens Metropolitan Borough Council (SHMBC). The historic environment record relevant to this site is held by the Historic Environment Team at Merseyside Environmental Advisory Service (MEAS).

### **Aims and Objectives**

- 1.10 The aim of this assessment is to provide:
- a description of the baseline historic environment conditions within the application site,
  - a description of the archaeological potential of the application site, and
  - an assessment of the significance of the known and potential heritage assets, considering the contribution made by setting to that significance.
- 1.11 This report also provides an assessment of the likely effects of the proposed development on the relevant known and potential heritage assets with archaeological interest. An assessment of the likely effects on built heritage is set out separately within the Built Heritage Environmental Statement (ES) Chapter (Volume II, Chapter 8).
- 1.12 This report includes conclusions and recommendations. The recommendations consider strategies to avoid, reduce or mitigate effects on heritage assets with archaeological interest that could arise from alteration or destruction of the heritage assets.

## 2.0 Policy context and guidance

### Statutory Legislation

- 2.1 The statutory legislation most relevant to this report comprises:

Ancient Monuments and Archaeological Areas Act, 1979: It is a criminal offence to carry out any works on or adjacent to a Scheduled Monument without Scheduled Monument Consent. This Act makes no reference to the setting of Scheduled Monuments.

Planning (Listed Buildings and Conservation Areas) Act, 1990: In considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting (section 66). Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area (section 72).

### National Planning Policy

- 2.2 The National Planning Policy Framework (NPPF 2021) has three overarching objectives in order to achieve its aim of sustainable development. This includes an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment (Chapter 2, paragraph 8).
- 2.3 Chapter 16 of the NPPF (2021) then goes on to describe provisions specifically relating to conserving and enhancing the historic environment.
- 2.4 Paragraph 194 advises local planning authorities to require an applicant to describe the significance of any heritage assets affected by their proposal, including any contribution made by their setting. It states that *“the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”*.
- 2.5 The glossary to the NPPF describes significance in relation to heritage policy as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”*.
- 2.6 The setting of a heritage asset is defined as *“the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral”*.

## Local Planning Policy

### St Helens Local Plan

- 2.7 St Helens Metropolitan Borough Council adopted the St Helens Borough Local Plan in July 2022. The Local Plan includes Policy LPC11: Historic Environment which is consistent with the NPPF. It states that *"[t]he Council will promote the conservation and enhancement of the Borough's heritage assets and their settings in a manner that is appropriate to the significance of each asset"*. The policy requires an assessment of the significance of any heritage asset, and its setting, which may be affected by a development. The policy also provides guidance on the council's approach to granting or refusing permission for developments which do affect a heritage asset or its setting.
- 2.8 Also of relevance is Policy LPC09: Landscape Protection and Enhancement, which states:

*Proposals for new development must, as appropriate having regard to their scale and nature:*

- a) seek to conserve, maintain, enhance and / or restore any landscape features that are important to the character of the local area;*
- b) demonstrably form the best option for meeting the aims of the development whilst minimising impacts on the landscape and appearance of the area and respecting local distinctiveness;*
- c) be informed by relevant guidance including the St Helens Landscape Character Assessment and the Merseyside Historic Character Study; and*
- d) include assessments of the impact of the proposal on the landscape and appearance of the area, carried out in accordance with any relevant best practice guidelines.*

### St Helens Local Development Framework Core Strategy Supplementary Planning Document List of Locally Important Buildings 2011

- 2.9 This Supplementary Planning Document (SDP) was adopted June 2011 and is to be a material consideration in planning decisions. This SDP sets out those buildings in the borough which are not considered to meet the criteria for national statutory listing but are of considerable local and/or architectural merit. These buildings/structures reinforce local distinctiveness and a sense of place, but do not enjoy statutory protect, particularly against demolition. Reference to planning policy within the SDP is outdated, however these locally important buildings are considered non-designated heritage assets (as set in the definition provided by Planning Policy Guidance 2019, Paragraph: 039 Reference ID: 18a-039-20190723). When considering application for alteration, extension or demolition of a building or structure on the local list, proposals should:

preserve or enhance or restore its historic or architectural character ensure that that setting of a locally important building is preserved/enhanced (includes views, historical layout, and landscape features; and enhance or maintain the local interest of the area and street scene

- 2.10 Demolition will only be permitted where the replacement is of such a high quality that the loss of the locally important building will be adequately mitigated by a development that enhances the character of the local area. Where a loss is proven to be acceptable the Council will require a full record of the building to be carried out and any features of local historical interest to be donated to an interested party e.g., the local archives at a library or incorporated into the site's redevelopment.

#### Guidance

- 2.11 Best practice guidance notes and standards relevant to the historic environment, and consulted in the production of this report comprise:

Chartered Institute for Archaeologists Code of Conduct and Standard and Guidance documents;  
National Planning Practice Guidance (2019),  
Historic England, Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment (HE, 2008),  
Historic England, Advice Note 2 - Making Changes to Heritage Assets (HE, 2016),  
Historic England, Historic Environment Good Practice Advice in Planning Note 3, 2nd Edition - The Setting of Heritage Assets (HE, 2017),  
Historic England, Law and Government Buildings, and Commerce and Exchange Buildings. Listing Selection Guides (HE, 2017),  
Historic England, Conservation Area Appraisal, Designation and Management Second edition, 2nd Edition (HE 2019), and  
Historic England, Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (HE 2019).

- 2.12 Conservation Principles (HE, 2008) sets out Historic England's approach to understanding heritage significance, and describes four groups of heritage 'values', which are referred to below:

Evidential value: the potential of a place to yield evidence about past human activity.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

- 2.13 Historic Environment Advice Note 3, Second Edition, The Setting of Heritage Assets (HE, 2017) recommends a staged approach to assessing effects on setting comprising the following steps:

- Step 1: Identify which heritage assets and their settings are affected;
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it;
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm, and;
- Step 5: Make and document the decision and monitor outcomes.



## 3.0 Method

### Areas of Search

- 3.1 Data was gathered for all designated heritage assets within 2km of the application site boundary. This allowed for the identification of the heritage assets where the development could affect the contribution of the heritage asset's setting to its significance. This study area is proportionate to the scale of the development and was informed by a preliminary appraisal of baseline data.
- 3.2 Data has also been gathered for all non-designated heritage assets within the application site boundary and a 1km buffer from the site boundary. The area of search has been designed to be fully inclusive of the application site boundary to ensure that assets adjacent to the site but with the potential to extend into are captured in baseline data. The area of search also allows for assets with archaeological interest within or adjacent to the application site to be placed in context, and for the identification of trends that may help to predict archaeological potential within the application site.

### Data Sources

- 3.3 The following sources were consulted:
- The National Heritage List for current data on designated heritage assets;
  - The Historic England Archive maintained by Historic England;
  - The Historic Environment Record (HER) maintained by Merseyside Environmental Advisory Service;
  - Ordnance survey (OS) and pre-OS historic mapping;
  - St Helens Archive;
  - Archaeological Data Service;
  - Aerial photographs and satellite images; and
  - British Geological Survey mapping.
- 3.4 The Historic Environment Record was consulted on 8th December 2021; St Helens Archive was visited on 11th January 2022.

### Site Visit

- 3.5 The development site was visited on 11th January 2022. A pro-forma record sheet was completed that recorded the following data:
- Date of survey
  - Surveyor(s)
  - Weather conditions
  - Site description
  - Known heritage assets (noting presence or absence and condition)
  - Archaeological potential
  - Health and safety

- 3.6 A vantage point survey was also undertaken to determine those assets where the development could affect the contribution made by setting to the asset's heritage significance. The survey was undertaken in accordance with the guidance in Historic Environment Advice Note 3 The Setting of Heritage Assets (HE, 2017). The survey considered:

The nature of the physical surroundings in which the heritage assets are experienced (including visual and functional relationships with other heritage assets, formal design, openness, integrity and change over time);  
The way the assets are appreciated, experienced and understood (including views, visual prominence, associative attributes and intentional intervisibility with other assets); and  
The location, form and appearance of the development.

### **Assessing Heritage Significance**

- 3.7 Within this assessment the significance or value of a heritage asset is described in accordance with the definition in the National Planning Policy Framework (NPPF 2021) in relation to its heritage values, which are set out in Historic England's Conservation Principles (2008). The assessment methodology for heritage significance follows the 2008 Historic England guidance and sets out that the impact of the proposed development is assessed on how the proposed changes affect that designated significance or value, or ability to appreciate it.
- 3.8 This assessment methodology differs from that set out in the ES chapter for Built Heritage, whereby current EIA guidance includes an assessment of assets capacity for change, which informs the sensitivity of the heritage receptor which may differ from its designation value. The criteria for Built Heritage receptor sensitivity used in the separate EIA assessment is in accordance with EIA guidance and is included within Table 8.2.2 of the Built Heritage Chapter.
- 3.9 In this assessment the significance of a heritage asset is described in terms of the value of the heritage asset because of its heritage interest (architectural, archaeological, artistic or historic) and is also described in relation to the asset's heritage values (evidential, historical, communal, and aesthetic).
- 3.10 For designated assets (Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, World Heritage Sites and Conservation Areas), the importance is 'high' or 'very high' as these assets meet the national criteria for designation under the relevant legislation. Listed Buildings and Registered Parks and Gardens are graded (I, II\* and II) according to relative significance.
- 3.11 The relative significance of each non-designated heritage asset within the historic environment baseline has also been determined to provide a framework for comparison. These categories do not reflect a definitive level of significance or value of a heritage asset, but a provisional one based on the asset's heritage values to provide an analytical tool that can inform later stages of assessment and the development of appropriate mitigation, where needed. Some non-designated assets can be of equivalent importance to designated heritage assets. In these cases, their relative importance means that they are treated as if they are designated assets.

*Table 1 Criteria for determining heritage significance*

Sensitivity	Description
Very High	Internationally and nationally important resources: World Heritage Sites, Grade I and II* listed buildings and Registered Parks and Gardens. Some Scheduled Monuments, especially those associated with a World Heritage Site.
High	Nationally important resources: Grade II listed buildings, Conservation Areas, Scheduled Monuments, Grade II Registered Parks and Gardens, Registered Battlefield.
Medium	Regionally important resources: Non-designated heritage assets and landscape features with high or medium evidential, historical, aesthetic and/or communal values
Low	Locally important resources: Non-designated heritage assets and landscape features with low evidential, historical, aesthetic and/or communal values.
Negligible	Assets with very low or no evidential, historical, aesthetic and/or communal values, or where remains are known to have been significantly altered or destroyed.
Unknown	Assets and structures of uncertain character, extent and/or date where the importance cannot be readily predicted.

### Assessing the effects of the proposed development

- 3.12 The effects of the proposed development have been determined by comparing the significance of the known heritage assets (or potential for heritage assets with archaeological interest) against the magnitude of likely effect. The significance of a heritage asset can be harmed or lost by alteration or destruction of the asset or development within its setting.
- 3.13 In policy terms (NPPF paragraph 201 and 202), harm to the significance of a heritage asset can be substantial or less than substantial. Planning practice guidance identifies that substantial harm is a high test. This is normally associated with total loss of a heritage asset's significance. Major adverse effects on heritage assets of medium or high heritage significance are equivalent to substantial harm.
- 3.14 Less than substantial harm is a broader bandwidth and the degree of less than substantial harm is a professional judgement encompassing minor changes through to more significant effects. The conclusions in this report identify the overall significant effects of the proposed development on heritage assets in accordance with the following scale:

None: no discernible change to any heritage asset, of any significance  
Minor: minor adverse changes to the significance of a heritage asset of moderate or high heritage significance, or significant adverse changes or

total loss of significance to a heritage asset of low or negligible heritage significance

Medium: moderate adverse changes to the significance of a heritage asset of low or moderate heritage significance.

### Magnitude of Change

- 3.15 Assessing the effect of the proposed development in relation to the historic environment baseline is then considered by comparing the relative significance of the heritage asset against the predicted magnitude of change. This includes the assessment of effects on the setting of heritage assets to determine whether, and to what degree, the heritage significance of an asset may be harmed by development within its setting.
- 3.16 The descriptions of magnitude of change, provided in the following table, relate to harm to or loss of significance of the asset (and not, where development only affects its setting, the degree of change within that setting).

*Table 2 Magnitude of Change*

Magnitude	Definition
Large	Total loss or substantial harm to key elements or features or characteristics of the baseline (pre-development) conditions such that post development character or composition or attributes of baseline will be fundamentally lost or changed.
Medium	Partial loss or harm to one or more important elements or features or characteristics of the baseline (pre-development) conditions such that post development character or composition, or attributes of baseline will be partially changed.
Low	Minor loss. Change arising from the loss or alteration will be discernible but underlying character or composition or attributes of the baseline condition will be similar to pre-development circumstances or patterns.
Negligible/ None	No loss or harm to heritage significance. Change barely distinguishable.

### Significance of Effect

- 3.17 Determining the overall significance of effect is then a professional judgement that compares the magnitude of change against the relative sensitivity of the heritage assets affected.

Table 3 Significance of Effect

Magnitude	Sensitivity of Receptor				
	Very High	High	Medium	Low	Negligible
Large	Major	Major or Moderate	Moderate	Low	Negligible
Medium	Major or Moderate	Moderate	Low	Low or Negligible	Negligible or None
Low	Moderate or Low	Low	Low or Negligible	Negligible	None
Negligible/None	Negligible or None	None	None	None	None

- 3.18 The overall significance of effect reflects national heritage policy, which makes a distinction between substantial and less than substantial harm (NPPF, paragraphs 201 - 202). For the purpose of this assessment, major adverse effects will be considered to be equivalent to substantial harm and these are also significant effects in EIA terms. The judgement will be guided by Planning Practice Guidance paragraph: 018 Reference ID: 18a-018-20190723 "How can the possibility of harm to a heritage asset be assessed?" and paragraph 019 Reference ID: 18a-019-20190723 "How can the possibility of harm to conservation areas be assessed?".
- 3.19 Effects of moderate significance are equivalent to less than substantial harm, but are separately considered significant effects in EIA terminology. Effects of low or negligible significance are less than substantial and also are not significant in EIA terms. Effects recorded as negligible or neutral are not significant and are not harmful to the heritage significance of the asset.
- 3.20 The nature of an effect can be classified as adverse, negligible (or neutral), or beneficial:
- Adverse: Classifications of significance indicate disadvantageous or negative effects to an environmental receptor;  
Negligible and Neutral: Classifications of significance indicate imperceptible effects to an environmental receptor;  
Beneficial: Classifications of significance indicate advantageous or positive effects to an environmental receptor.
- 3.21 Heritage significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. The former relates to any direct physical harm, including total or partial loss of the asset. Where the development only affects the setting of the asset, there is no direct physical harm but loss of or change to the asset's setting can (where setting contributes to the significance of the asset) result in a reduced ability to experience and understand the asset's heritage significance.

### **Limitations of this Assessment**

- 3.22 Monument data from the HER consists of secondary information derived from varied sources. This data, as well as that derived from other secondary sources, is generally accurate. There are however several limitations to the data set, generic to any historic environment assessment. For example, where the known archaeological data relates to chance finds, or cropmark evidence, the full extent, date and nature of the asset is often uncertain. Also, a number of records, especially older records such as antiquarian finds, excavations or observations often fail to accurately locate assets.
- 3.23 Due to these limitations, it is possible that previously unrecorded heritage assets with archaeological interest could survive within the application site. Additionally, due to the buried and invisible nature of archaeological assets, there is often an element of uncertainty regarding the survival, condition, nature and extent of any such assets, which walk over survey and desk-based evaluation, cannot always clarify.
- 3.24 Furthermore, the interiors of the buildings within the Conservation Areas were not inspected at the time of the site visit, primarily due to the fact that the proposed development is only anticipated to affect the setting of built heritage assets, not the historic fabric itself. The exception to this is The Swan Hotel and Fish and Chip shop on Hall Street, which are proposed for demolition as part of the full planning application.

## 4.0 Baseline Conditions

### Introduction

- 4.1 Drawings provided in support of the description of baseline conditions and assessment comprise:

G9019.001 St Helens Site Location  
G9019.002 St Helens - Location of Designated Heritage Assets  
G9019.003 St Helens - Location of Non-designated heritage assets  
G9019.004 St Helens - Demolition Areas Designated  
G9019.005 St Helens - Demolition Areas NDHA  
G9019.006.1 St Helens - HLC 1850  
G9019.006.2 St Helens - HLC 1893  
G9019.006.3 St Helens - HLC 1939  
G9019.006.4 St Helens - HLC Current

- 4.2 Time periods referenced in the text are as follows:

Prehistoric  
    o Palaeolithic: 500,000 -10,000 BC  
    o Mesolithic: 10,000 – 4,000 BC  
    o Neolithic: 4,000 – 2,500 BC  
    o Bronze Age: 2,500 - 800 BC  
    o Iron Age: 800 BC – AD 43  
Roman: 43 – 410  
Early Medieval: 410 - 1066  
Medieval: 1066 – 1540  
Post Medieval: 1540 - 1901  
Modern: 1901 - present

- 4.3 Abbreviations used are as follows:

SM - Scheduled Monument  
CA - Conservation Area  
LB – Listed Building  
NDHA – Non-designated heritage asset

- 4.4 Bracketed number (e.g., NDHA1) reference the unique identifying number allocated to heritage assets in the Gazetteer (Appendix A) and on drawings G9019.002 St Helens - Location of Designated Heritage Assets and G9019.003 St Helens - Location of Non-designated heritage assets.



## **Background and Context**

### Site Geology and Topography

- 4.5 The solid geology is recorded by the British Geological Survey as Pemberton Rock - Sandstone, and Pennine Middle Coal Measures Formation - Mudstone, Siltstone and Sandstone, both sedimentary bedrocks formed during the Carboniferous period (315-318 million years ago) in an environment dominated by swamps, estuaries, and deltas. These are overlain by Till, Devensian - Diamicton, formed in an environment dominated by ice age conditions, and Alluvium Clay, Silt, Sand and Gravel, is present adjacent to the Sankey Canal.
- 4.6 The ground conditions in the town centre are understood to have been historically affected in some areas by coal mining subsidence. Given the recorded history of late-18th to 19th century structures in the town centre which have since been demolished, made ground is known to be present across the site to a depth of around 2m (Hilson Moran 2021), likely as part of the demolition rubble layers from the post medieval buildings of the town, as well as some industrial waste material levelled to create a construction surface. No historic ground investigation works are recorded to have been undertaken within the application site.
- 4.7 The site is relatively flat at an elevation of approximately 33m above Ordnance Datum (aOD) at its highest point (north-west corner), falling to a low point of 27.2m aOD in the south-eastern corner.

### Archaeological and Historical Background

- 4.8 The historic environment baseline presented in this desk-based assessment has been drawn from a number of sources, including historic maps, engravings, and photographs, as well as local history accounts. The general historical development of St Helens is well covered by existing sources, and so the baseline information provided here has been selected from a variety of sources to focus only on the application site location, and heritage assets with the scope of study. Conversely, information on archaeological interventions in the town centre is limited and therefore not well represented at this time.

### *Prehistoric*

- 4.9 There is an absence of evidence for prehistoric activity within the study area, with the exception of a Bronze Age stone axe hammer (NDHA1) which was found at the corner of Corporation Street and Hall Street at a depth of around 3.5m below ground level during excavations for a sewer pipe in 1879. Prehistoric activity has been more widely recorded in the region, it is understood that large scale forest clearance took place at this time, and the banks of the River Mersey to the south have yielded a number of Neolithic and Bronze Age finds, suggesting a possible trade route nearby. The location of St Helens close to the Sankey Brook may have made the area a preferred site for prehistoric activity as evidenced at other sites in the North West. The lack of recorded evidence for the Palaeolithic to Neolithic periods, as well as the later Iron Age here may be a result of the intensive development of the area in the post medieval period, and evidence of prehistoric activity may be sealed within alluvial deposits in the south, or not have been recognised or recorded historic development.

### *Roman*

- 4.10 By the time of the Roman invasion, it is likely that the wider rural landscape was characterised by individual farmsteads and small hamlets, with enclosed fields, open grazing and woodland. There would have been existing trackways connecting local people and long-distance routeways. A possible Bronze Age and Roman settlement at Southworth Quarry, Winwick to the south-east of St Helens indicated a short occupation period in the 2nd century AD, with evidence of oat, wheat, and barley cultivation. Evidence of trade reaching the farming settlement was recorded in the form of pottery sherds from Dorset, the Severn Valley, as well as a fragment of South Spanish amphora (North West Regional Research Framework 2021). A large scale Roman industrial and settlement site is known at Wilderspool, at the site of Greenall's Brewery at Warrington near the River Mersey. The first recorded Roman period finds were recovered in 1787 when Wilderspool House was built for the Greenall family and later in 1801 when the Old Quay Canal was cut through a corner of the site, extensive building foundations were found. The site has since been excavated in part, and the extant remains are protected as a Scheduled Monument.
- 4.11 Roman coins have reportedly been found across Merseyside, including a 3rd century AD silver coin at Carr Mill to the north of the town centre, found in July 2020, and a 2nd century AD silver siliqua near Rainford in 2013 (Portable Antiquities Scheme). Sections of the Roman Road from Wilderspool to Wigan (Margary number 70b) are well recorded to the east of St Helens, however there is no known evidence for Roman activity at St Helens within the study area.

### *Early Medieval*

- 4.12 The early medieval period is commonly given to begin in the time following the withdrawal of Roman troops from Britain around 410 AD, up until the time of the Norman Conquest in 1066 AD. Following the collapse of Roman administration in the early 5th century, areas which supplied the Roman troops may have begun to revert to a more local, predominantly subsistence agricultural levels of activity.

- 4.13 By the 7th century, the area of St Helens was located within the Kingdom of Northumbria. With the expansion of the Kingdom of Mercia during the 8th century, St Helens would have been located on the border between the two kingdoms of Northumbria and Mercia. Eventually the West Saxon ruling dynasty (from the Kingdom of Wessex in the south-west) came to dominate the entirety of what is now known as England. Excavations near the Welsh border and on the A556 in Cheshire have evidenced early medieval land divisions in the form of ditches, the fills of which have produced early medieval dates (North West Regional Research Framework 2021).

- 4.14 There is no evidence for this period within the study area.

*Medieval*

- 4.15 The Domesday survey of 1085 - 1086 describes the area of South Lancashire as woodland and mosses with waste and pasture. The land between the River Ribble and Mersey was given to Roger of Poitou, who in turn gave land and titles to his supporters. There are no records for a settlement at St Helens in the Domesday Book, the closest being Newton to the east, Knowsley to the west and Huyton to the south-west. The study area was within the parish of Prescott in the hundred of West Derby, and the land in the region was split into four separate estates and townships named as Eccleston, Windle, Parr and Sutton. The place name for Windle was recorded first as "*Windhull*" in the Pipe Rolls of 1201, with the name likely deriving from the Old English meaning 'a windy hill' (Mills 2011). Parr is first recorded in 1246, and in the 14th century the manor of Parr was held along with several other Lancashire manors by William Dacre, whose family seat was at Naworth Castle in Cumbria.

- 4.16 In the middle of the townships, with Parr to the east and just within Windle, a small outlying estate, known as Hardshaw, was recorded as being held by the Hospitallers in the 13th century. The estate of Hardshaw was held by several different families in the medieval period and the manor house of Old Hardshaw Hall (NDHA5) once stood on raised ground north of Corporation Street. The location of Hardshaw was important as a number of established routes between the townships passed through the area and it is thought that Peter de Brynn, lord of the manor at Windle erected the chapel of ease here and dedicated it to St Elyn (NDHA6). The site of the early chapel is now taken up by a much later building comprising the present Church of St Helen (LB20). The medieval chapel is thought to have been present by 1377 and the structure was built of a red sandstone, with a nave and chancel, with semi-fortified tower and open timbered roof (Sheen 1992).

*Post Medieval*

- 4.17 By the early post medieval period, a few brick houses were built around the chapel, as well as several inns along the road to '*Saint Elyn's Chappel*', with the major focus of settlement still within the townships themselves. The chapel graveyard (NDHA3) was located south of Church Street, now the site of St Mary's Market, and it is likely that it was originally located much closer to the medieval chapel, and later extended east to a plot nearby when the town was further developed. This churchyard was consecrated in 1816, although the earliest records of burials date to 1697.

- 4.18 The chapel is depicted on Saxton's map of 1577 and an inventory was made in the 16th century which noted it was in a poor state of repair. No action was taken until 1618 when the Downbell family from nearby Haydock Lodge commissioned works to demolish the at-risk building and built a new structure in its place. A local school was held in the chapel until 1670, when a local man from Windle, John Lyon, gave monies for a new purpose-built school to be constructed nearby. This is later marked on the 1849 first edition OS mapping as a 'Sunday School' to the west boundary of the graveyard. In 1650, the Parliamentary Commissioners recommended that the chapel should have a separate parish attached to it (British History Online).
- 4.19 Outside of the small settlement around the chapel, the landowners of the townships were becoming involved in small scale industrial efforts, to take advantage of the natural resources in the area, in particular exploitation of the coal seams known to run through the district. Richard Eltonhead, a local landowner, had already sunk coal pits at Sutton Heath to the south, and the Burtonhead estate plan of 1580 notes the location of these shafts, which were thought to have been located during excavations in 1992 (NDHA2).
- 4.20 Another place of worship was opened nearby to the chapel in 1678 at what is now Shaw Street, within the George Street Conservation Area (CA2). The Friends Meeting House (LB4) was initially a barn on a tenement in Hardshaw and was registered by George Shaw of Bickerstaffe as a chapel at this time. The Act of Toleration in 1689 allowed the barn to be formally made a meeting house and it became a centre for Quaker worship for south-west Lancashire (Sheen 1992). The Quakers held a large amount of land in the town centre area which was sold for development including that area which became the Market Square to the west of the chapel. Not long after, at the west end of Church Street, an Independent Chapel was erected in 1710, and in 1715 a grant was made to St Elyn's Chapel from Queen Anne's Bounty to supplement the income of the chapel's clergy.

#### *Industrial development of St Helens*

- 4.21 From the mid-18th century, the influence of the Industrial Revolution began to be seen in the townships, as a result of the proximity to the River Mersey and Weaver, and further exploitation of the raw materials in the area including coal, clay, and sand, which attracted the coal mining and glass making industries to the area. The first glasshouse was built in 1725 in Thatto Heath, and the coal industry was running by this time. Travel through the area of St Elyn's Chapel along Church Street was well established by this time and an extension to the Turnpike Road was made in 1746 to bring coal to Liverpool. The Sankey Canal to the south of the study area was completed as England's first industrial canal and had reached as far as Gerard's Bridge by 1759, although coal was already being transported along the cut in 1757 from the collieries at Parr. The Grade II listed Double Lock (LB5) was installed around 1772.

- 4.22 The area south and west of the chapel around what is now Chalon Way was the initial focus of development in the 18th century. In 1763 the settlement of St Helens was not yet a town and comprised fewer than 30 houses (Presland 1995). Figure 1 shows the area to the west of St Elyn's Chapel which was part of the land belonging to the Quakers and known as Naylor's Tenement. This area of land stretches to Bridge Street and shows larger houses with long gardens down towards Further, Nearer and Middle Woods Field along the banks of the brook and canal. The south-west edge of the application site near the present church includes enclosures of land and gardens adjacent to an area which was to become Market Street later in 1800, and also includes land within Nearer Wood's Field.

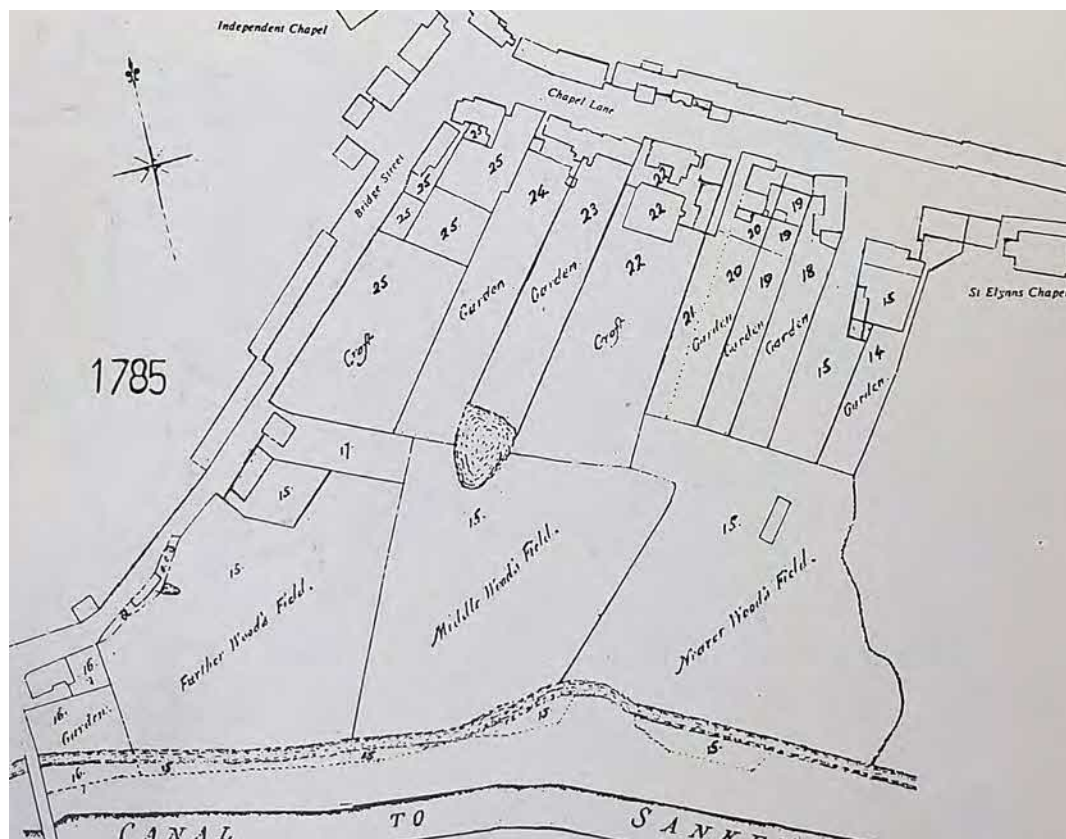


Figure 1: A 1785 plan of Naylor's Tenement to the west of St Elyn's Chapel. Presland, M. 1995

- 4.23 The 1808 plan of the hamlet of Windle by John Maughan shows that Church Street, Tontine Street and Bridge Street were laid out by this time with a number of buildings along the side of the roads. A triangular parcel of land between Baldwin Street and Victoria Square was shown with very little development, however this field boundary shape is still present in the street layout in this area of the town centre. Hall Street is also extant and leads north towards Hardshaw Hall where it branches off to the east slightly up to Hardshaw Hill (now Standish Street). Buildings including the Malt Kiln and Malt Kiln Cottages shown on later 19th century mapping (Figure 2) are also indicated which show the earliest location of the St Helens (Greenall) Brewery.



- 4.24 The Greenhalgh family moved to Parr in the 17th century, and Thomas Greenhalgh (later Greenall) married Mary Turton, becoming manager of Turtons Brewery in Parr. Thomas was responsible for moving the brewery to Hall Street in 1762 and in 1787 he established the brewery at Wilderspool. Later mapping in the mid-19th century shows the layout of the brewery north of Church Street, with a malt kiln, and adjacent 'Malt Kiln Cottages', the brewery itself, and engine house, reservoirs, and distillery. To the west and south of St Elyn's Chapel an old brewery and old malt kiln are also noted on OS mapping.

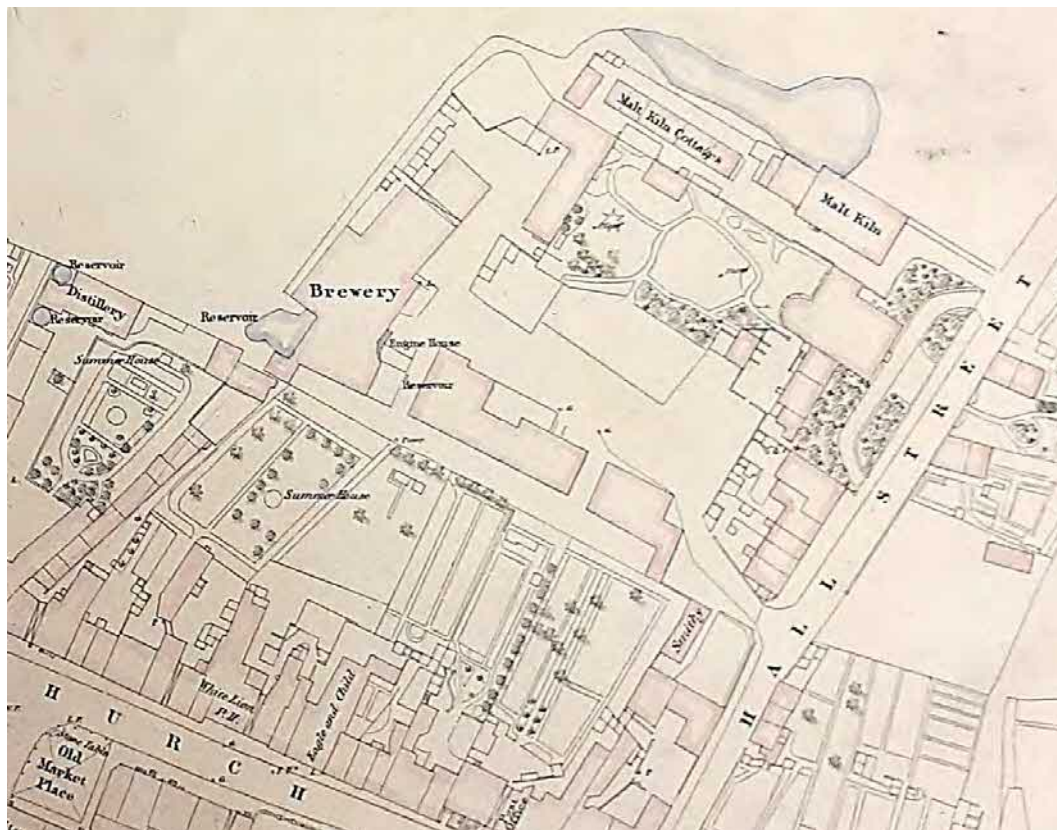
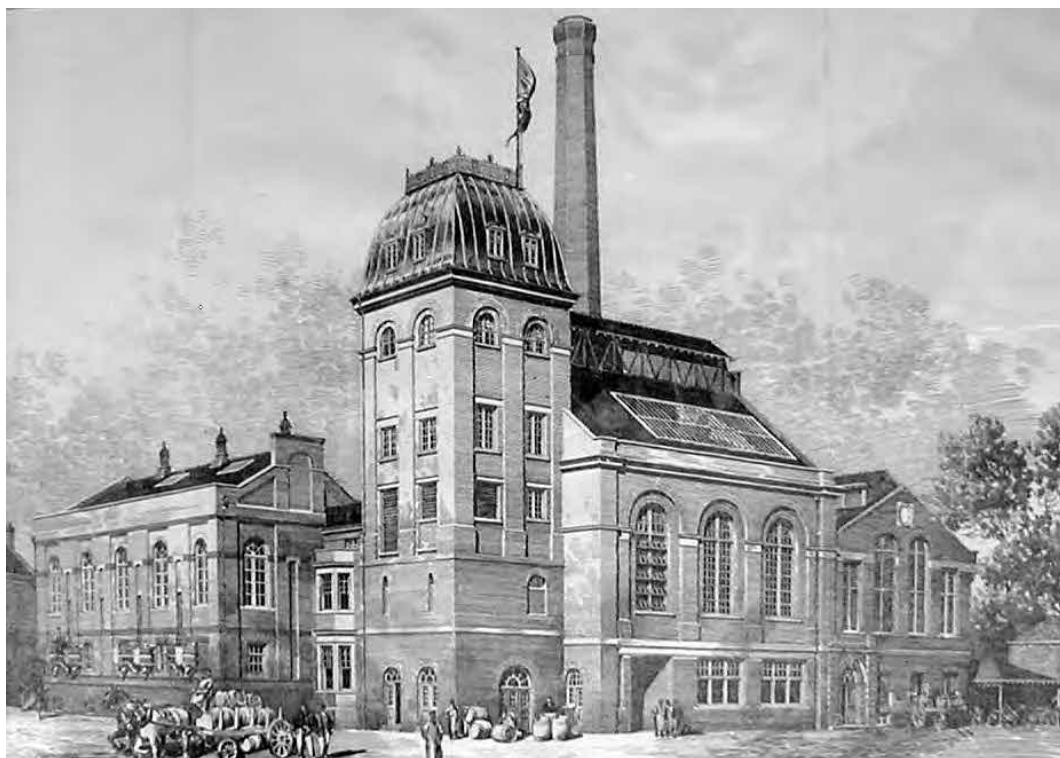


Figure 2: 1849 OS map depicting the site of Greenall's Brewery (St Helens Brewery) in the area of Hardshaw shopping centre. St Helens Archives

- 4.25 St Helens Brewery (NDHA107) was influential to the development of the area around the works, including the operation of inns and hotels, which it easily supplied from its central location (now the site of the Hardshaw Shopping Centre). The reason for the location of the brewery here is likely associated with access to water, as later pipes were laid from the brewery's ponds to supply water to those in St Helens who could pay for the service. Peter Greenall was also involved in the Parr Banking Company which opened premises on 16 Hardshaw Street (now LB12).

- 4.26 The Greenalls, along with other brewers in the area in the 18th - 19th century, often owned several inns themselves, and a close link to grain markets in Liverpool and Warrington was essential to business. The office was located along the west side of Hall Street and the 1800 rent book lists nine inns in the centre of St Helens, including the White Lion the structure for which may still be extant on Church Street (Presland 1995). The first-floor structure of the former inn may have been reused as part of the 1901 building, in use as the Marks and Spencer store. The late Victorian red brick façade is highly decorative and includes bas-relief decoration on the south facing first floor elevation and the crest with the initials of the brewery is preserved in the pediment.



*Figure 3: Messrs. Greenall, Whitley & Co. Ltd. Brewery, St Helens, Lancs. Brewers' Journal 15th August 1902*

- 4.27 At the end of the 18th century, the population of the town centre was around 2,000 and people had begun to move into the area for employment in the industrial works. The settlement was not well set up for a rapid influx in its population and the area experienced episodes of epidemics largely associated with the unsanitary living conditions. In a bid to protect his parishioners, Reverend William Finch of St Elyn's Chapel began to vaccinate them against diphtheria in 1799 (Sheen 1994), and a gravestone for Finch was built into the wall at the church cemetery but was removed when the graveyard was cleared in the 20th century.



- 4.28 Incomers to St Helens came from the surrounding area, but also further afield from Wales, Ireland, and Scotland. A Scotsman John Mackay persuaded the British Plate Glass Company to come to the area in 1773, and the St Helens Crown Glass Company (NDHA50), set up in 1826 by John William Bell and others, was a major employer in the town to the south of the Sankey Canal. The company became Greenall and Pilkington in 1829 after Bell's share was sold to Peter Greenall, James Bromilow, William Pilkington and John Barnes (Bromilow and Barnes left soon after). Following the departure of Peter Greenall, William and Richard Pilkington took over fully and the company was renamed Pilkington Brothers. The Number nine Tank House from the Jubilee Glassworks run by the Pilkingtons is still extant to the south of the application site and is the best surviving example of a late-19th century glassmaking tank (SM3).
- 4.29 In the early-19th century, the wider area was still largely rural and agricultural in nature, although areas of industrialisation began to expand. The settlement around St Elyn's Chapel was variously described as a village, hamlet, and town in this period, but the building was now too small for its growing congregation and was extended in 1816, along with the graveyard.



*Figure 4: View of St Helens 1834 from the engraving by Richard Marsden. The rural periphery to the settlement is highlighted, with the glassworks to the south of St Helens Parish Church. St Helens Council Collection.*

- 4.30 The farming economy in the townships was supplemented with small cottage industries and of some importance to the local area was the small-scale industry of linen weaving of sailcloth. A sailcloth factory was established at Tontine Street to the south-west of the chapel and is recorded to be held by Thomas and William Kidd in 1820. Records show that in the 1840s, the Kidds moved their efforts over to Farnworth, where their main business was situated, however 'Kidd's Foundry' is depicted on the 1849 OS map, adjacent to the Hardshaw Brook. It may be that the factory site was taken over by the St Helens Foundry by this time, as the iron works company had already been established in 1798.

- 4.31 The St. Helens Foundry Engine and Boiler Works was operated by the Daglish family in the mid-19th century and manufactured bridges, colliers, coal drops and other railway machinery, engines, glass and mining machinery, pumps, cast iron girders, to name just a few of the items the firm were listed as making in their 1874 catalogue. A plan in their 1874 publication noted the detailed layout of the buildings on the foundry site which included stables, a boiler bridge department, moulding shop, turning shop, carpenters' shop, erecting shop, smithy, office and stores. This is included in Figure 5 below for context as it also marks the parish church, former St Elyn's Chapel, now parish church, whose tower stands above the buildings of the town centre.



*Figure 5: Robert Daglish and Co's Works. St Helens Foundry and Engine Works, Lancashire, 1874.*

- 4.32 The foundry was partly located at the site of the Chalon Way multi-storey car park which was recently demolished in 2021 to ground level. Excavation of below-ground remains of the foundry on part of the site for The World of Glass Project was undertaken in 1996 and 1997 by Lancaster University Archaeological Unit, which concluded that the main casting shops of the foundry complex, which would provide important information as to the types of iron working technologies in use at the site, lie to the west of the investigated area, potentially within the application site (Hedley and Scott 1999).
- 4.33 Also in the mid-19th century, the firm of J. C. Gamble and Son was established. The chemical works in St Helens was set up by James Muspratt and in 1830 Josias Gamble became a partner in the company. After 1843 when Josias' son David joined the company, the works grew and manufactured Leblanc soda and bleaching powder, as well as potassium chlorate and magnesium sulphate (for use as Epsom salts). The company later joined the United Alkali Company Limited, and in 1896 David Gamble provided the town with a Free Public Library and Municipal Technical School, known as the Gamble Institute (NDHA179), now within Victoria Square Conservation Area (CA1).

- 4.34 By 1850 St Helens had become a small town and the St Helens Canal and Railway joined together in 1845. Railways stations (NDHA90) were built at St Helens in 1833 and 1849 just off Shaw Street, and these were replaced by one larger station in 1858 after the two companies joined together (NDHA89). Peter Greenall who took over the St Helens brewery business in 1818 was chairman of the St Helens and Runcorn Gap Railway and also married into the Pilkington family. Peter was involved in the building of the original Town Hall (NDHA95) in 1839 to the east of Bridge Street, before it was later moved in 1876 to Corporation Street.
- 4.35 The market was initially located around St Elyn's Chapel, but then was moved east of Bridge Street on part of the land belonging to the Quakers, known as Naylor's Tenement. The market hall was opened in 1851 to replace the market sheds erected there in 1843, and the economy of the town increased. By 1883 there were 145 pubs in the town primarily supplied by Greenall's Brewery, one of which was The Swan Inn, recorded by Worrall's directory at 41 Hall Street in 1876 and within the application site. It is likely that the now brick infilled entrance on Hall Street was the original entrance to the building. The inn was rented out by the Greenalls and in 1876 the proprietor was recorded as Ellen Morris. By 1880 the property is listed as also on Corporation Street, under 'Hotels' in the Fulton's commercial directory with Henry Ashton as the proprietor. Ashton is still running the inn in 1897, as a compensation claim for damage to property caused by flooding is held under his name in the St Helens Archives (SH Archives ref: ST1/357).
- 4.36 The influence of the Industrial Revolution on the area dramatically changed the rural environs of the small settlement grouped around the medieval chapel of St Elyn into a busy industrial town. In a short length of time, the population of the townships had grown to 22,000 by 1851. Writing in 1896, local historian James Brocklebank fondly described the area before the arrival of industry as '*verdant fields and woods on every hand, a purse and unpolluted brook, sparkling and rippling through the vale*' (Sheen 1990). This picture was a stark contrast to the St Helens that existed at the end of the century, as the economic boom in the town led to a housing crisis. To give an idea of the change seen in this period, an example of the township of Parr is described in the 1907 Victoria County History as "*a township unpleasing to the eye, where the natural amenities have been replaced by everything unlovely that man could devise. Scarcely a green tree is to be seen, whilst collieries, chemical and iron works, huge banks and heaps of refuse, take the place of woods and fields and green meadows. Clouds of smoke and the fumes of chemical works hang continually over the district*".

- 4.37 Initially industrial workers housing was built to the north, away from industry, however dwellings quickly erected by fast acting building companies along new streets were in many areas of a poor quality, with back-to-backs, and cramped unsanitary living conditions. Many families shared a single house, this often-included cellar dwellings with little light and fresh air and without sewers, flooding brought the potential for disease. In 1843 an Improvement Act was brought in by M.P Peter Greenall, but it was not until 1845 that a Board of Improvement Commissioners was set up and rules were put in place to ensure that no-one would occupy cellars less than 7ft high. An Urban Sanitary Commission was then also set up to deal with matters of lighting and cleaning up the town and in the 1880s a sewer system was put in place across the town. Settlement in the four townships spread both into the countryside and into the town centre (Sheen 1990).
- 4.38 Slater's Directory of Warrington, Widnes & St Helens of 1895 illustrates the diverse nature of businesses and occupants along Corporation Street near The Swan Inn. This includes grocers, schoolmasters, confectioners, bookkeepers, pawnbrokers, as well as St Helens Electro Depositing Company and Ansell and Eccles solicitors. The building now in use as a Fish and Chip shop is recorded as 39 Hall Street, Smith Brothers, cycle makers and dealers. Along Hall Street there is a similar picture with dentists, chemical workers, and the Conservative Club. Bickerstaffe Street includes the Royal Alfred Hotel, the Dixon-Fletcher cab company, Callow Park Dairy Company and a house furnishing company. The Church of Holy Cross and Saint Helen (LB13) in Corporation Street was built in 1862, and despite being affected by coal mining subsidence, it was the first church in the area to be lit by electricity.
- 4.39 In 1880 Sir Gilbert Greenall and Peter Whitley merged the breweries at St Helens and Wilderspool into Greenall, Whitley and Company Limited and by 1903 the company owned 170 of the 252 public houses in St Helens, and six of the 29 off-licences. Slater's Directory of Warrington, Widnes & St Helens of 1895 records a number of these along Church Street including Webster Edward and Sons; wine and spirit merchants, the White Lion, the Eagle and Child, the White Hart Hotel, and the Cuerdly Arms. At Salisbury Street (now the roundabout at Chalon Way East), the directory records a beer retailer and the Salisbury Hotel, alongside the Corporation Yard, Appleton and Howard; brass founder and lead manufacturers, and the London and North Western Railway Company's mineral office.

#### *Modern*

- 4.40 Into the early modern period, the town continued much as before. The St Helens Corporation ran the tramways and implemented a process of electrification of the transport system which ran along Church Street and Corporation Street in the study area. In 1905, a Statue of Queen Victoria (LB2) was erected by the Earl of Derby in Victoria Square, and the occasion was well attended by the town's inhabitants.



- 4.41 Two major fires occurred in this period which affected important buildings in the town, one of which was the Town Hall (NDHA219), and the other was the former St Elyn's Chapel. The Town Hall, which was moved to Victoria Square in the 1870s, was originally built with a spire on the clock tower, however during renovations in June 1913 a fire broke out and the spire was destroyed and never replaced. Just three years later in 1916 at the site of the 1816 extended St Elyn's Chapel a fire broke out here, and the post medieval structure was destroyed. The present Parish Church of St Helens (LB20) was built and consecrated in November 1926, and the associated medieval to post medieval graveyard went out of use. The congregation met temporarily in the town hall until the new church opened, and war memorial plaques were erected in the church along with a later First World War memorial stained glass window. In 1926, a granite cenotaph (NDHA226) was erected in Victoria Square.
- 4.42 In both the First and Second World Wars, St Helens incurred some damage and loss of life from bombs dropped from aircraft, however it is thought that this was primarily as a result of being located on the flight path to Liverpool. Bombs were recorded in Corporation Street, hitting the Theatre Royal and the Unitarian Church, as well as Charles Street and Talbot Street, and further out towards Carr Mill. During the Second World War, air raid shelters are recorded to have been constructed in gardens, wasteland, as well as parks, schools and in the streets. Records of some locations of the shelters is noted in St Helens Archive, including agreements of exits to basement air raid shelters around Naylor Street to the west in 1940, and later photography during demolition works in the 1960s includes records of removal of these shelters on school sites.
- 4.43 In the post war period, efforts were made to improve the housing stock of the town, and episodes of clearance of the poorly built and uninhabitable 19th century houses was undertaken at this time. Development Status granted to the town in 1966 allowed large scale programmes of demolition and new building. New housing estates were built away from the town centre including at Parr and Carr Mill and plans also made to restore the Sankey Canal as well as plant woodland in the south of St Helens district. However, as well as 'slum house clearance', a number of other more well-built and historic buildings were also taken down in a bid to create a new, modern town centre, including some of the oldest buildings in St Helens.

- 4.44 The glassworks industry continued to operate into the modern period, with the Former Pilkingtons Headquarters landscape now listed as a Registered Park and Garden (RPG3), however the decline of the coal mining industry along with other industries in the area had a marked effect on the economy of St Helens. St Helens Foundry closed and was demolished in 1939, and later in 1975 Greenall and Whitely closed the brewery on Hall Street. Modern redevelopment was undertaken in the town centre in the 1960s and 1970s, including St Mary's Market and St Mary's Car Park in the south-east over the site of the medieval to post medieval St Elyn's Chapel graveyard and 17th century Sunday School, the smaller buildings and 19th century street pattern as well as the tramway Corporation Yard. The Chalon Way multi-story car park was constructed over the St Helens Foundry site in the south, the Hardshaw Shopping Centre over the St Helens Brewery site in the centre, and on Bickerstaffe Street in the north, rows of 19th century terrace housing were removed, and the bus station is now present on this site. Where the housing on Bickerstaffe/Corporation Street abutted the Gamble Institute, this was also removed to create Library Street, however the building outlines from the houses removed have been kept and are visible on the east elevation of the Gamble Institute.
- 4.45 A number of urban regeneration projects have been undertaken in St Helens in the 20th and 21st centuries, which have provided a limited opportunity to investigate the history of the town, as well as link to and understand the formation of its industry which shaped its development. This includes archaeological investigation as part of development plans around the town centre, and also in 2000, the World of Glass Museum opened adjacent to the study area. As part of this, restoration of the Number nine Tank House: the Jubilee glassworks (SM3 and LB1), now a Scheduled Monument and Grade II\* Listed Building was undertaken on the south side of the Sankey Canal. Also in 2000, Victoria Square and the George Street Quarter (CA1 and CA2) were designated as Conservation Areas to protect and enhance the remaining areas of post medieval St Helens, in terms of archaeological remains, street pattern, and built heritage. Within these Conservation Areas, several locally important buildings are still extant and in 2007 a new railway station was built on Shaw Street with a glass façade in reference to the town's long history of glassmaking.

#### Previous Archaeological Events

- 4.46 Evaluation of industrial sites around St Helens town centre have recorded below-ground remains of the 19th century structures, machinery, and evidence of industrial processes, such as remains recorded at the Bridgewater Chemical Works and Jubilee Glass Works from 1991-1997, Sutton Colliery in 2021 and Sherdley Glass Works in 2011. Possible evidence of pre-industrial activity, alongside foundations of machinery and floors, was recorded at the site of the Atlas Foundry and Pocket Nook Smelting Works by RSK in 2018. The below events were undertaken within the application site study area and are most relevant to this assessment.

*Unpublished document: Lancaster University Archaeological Unit. 1996. Chalon Way Car Park, St Helens, Merseyside: Trial Trenching.*

- 4.47 Following a ground penetrating radar survey of the eastern part of the site undertaken in 1995 by G.B. Geotechnics, Lancaster University Archaeological Unit carried out an evaluation of the site, which found traces of building in this area in 1996. Industrial samples from the site were found to be probably the result of cupola furnaces, though may have been produced during smithing operations

*Unpublished document: Lancaster University Archaeological Unit. 1998. Chalon Way, St Helens, Merseyside: Archaeological Excavation*

- 4.48 In 1997 Lancaster University Archaeological Unit excavated the eastern part of the site and recorded the foundation of a building with a possible brick floor. This was truncated by the subsequent phase of activity on the site, a large brick-built smithy building on a north-south alignment across the site, shown on the 1st edition 25" OS map of 1894. It housed a reverberatory furnace and was probably built sometime between 1850 and 1870. The furnace most likely produced wrought iron blooms which were then worked in the southern half of the building before being reworked in the northern half.
- 4.49 Foundations were found which probably relate to a tilt hammer and a slitting mill. The reverberatory furnace was later modified to be fired by gas and a bubbling pit and two associated chambers were added. A tunnel was built for the waste gasses. A gas-fired cupola furnace was built in the south-east corner of the northern half of the building, though it is unclear if both furnaces were operating at the same time. Further buildings were found also to the west of this structure at the time, their function was not determined. A length of railway was also recorded.

#### Historic Map Regression

- 4.50 The available historic mapping shows that from the 18th century, the settlement of St Helens developed along the convergence of the main roads from Liverpool to Bolton and Warrington to Ormskirk. Many industries are shown in the surrounding area, and the historic mapping shows that within the application site, the largest of these was St Helens Brewery until the late-20th century.

*Table 4 Historic Map Regression*

Map	Description
The Countie Pallatine of Lancaster Described And Divided into Hundreds, John Speed, 1610	This county map is one of the earliest maps of the county and shows towns and larger villages. 'St Helins Chap' is labelled.



Map	Description
Map of the County of Lancaster, W Yates, 1786, Sheet 13	This county map has more detail than earlier maps, including roads, and some buildings. On this map the town is called ' <i>St. Hellen</i> ', located around a main road (Church Street) running roughly east-west, which branches off at the western end to the north-west and south-west, and branches off at the eastern end to the north-east and south-east. A 'Glass Works' is labelled to the south-west near Ravenhead and a windmill is depicted in the same area.
Map of the County Palatine of Lancashire, C. Greenwood, 1818	This county map also shows further detail, with roads, building locations, and estates. The town is labelled as ' <i>St Hellens</i> ', and the main road through the town is roughly north-east to south-west direction, though the earlier branches are still evident. A 'Plate Glass Works' to the south and a 'Crown Glass Works' to the west of the town are labelled.
A Map of the County Palatine of Lancaster, G. Hennet, 1829	The town is now labelled as 'St Helens', and the earlier details are shown, along with railway lines running from the collieries to the north.
OS Town Plan: St Helens, 1849, 1:1,056	The OS map shows the large number of buildings associated with the brewery industry within the town centre. A brewery with malt kilns is depicted on the western side of Hall Street. An Old Brewery and Old Malt Kiln are labelled behind Market Street. There is limited development to the south of St Marys Graveyard.
OS Town Plan: St Helens, 1892, 1:500	The residential areas to the north of the application site are now depicted. Corporation Street has been constructed, with a tramway, along with the Town Hall, Theatre Royal and Holy Cross RC Church, Bickerstaffe Street has also been constructed, and terraced housing is present in the space between the two roads. St Helens Brewery is still depicted west of Hall Street, and now directly adjacent to the southern side of Bickerstaffe Street. There are more industries to the south of St Marys Graveyard, which is now labelled as disused, and along the newly constructed Foundry Street.
OS County Series: Lancashire, 1908, 1:2500	Further development of residential areas to the north of Corporation Street is shown, the Gamble Institute building has now been constructed.
OS County Series: Lancashire, 1928, 1:2,500	St Mary's Church has been rebuilt slightly south of its original position. Some changes to the buildings within St Helens Brewery are shown.

Map	Description
OS County Series: Lancashire, 1965, 1:10,560	St Helens Brewery is still labelled, but many of the other industrial sites are no longer present, for example St Helens Foundry on the northern side of the canal is no longer shown.
Geographers' Street Plan of St Helens, 1:15157, 1992	The town centre road plan has been drastically changed with the construction of St Marys Market, the Hardshaw Centre and Chalon Way. Most of the historic street plan has been changed in the centre and appears to survive only in small areas to the north, west and east.

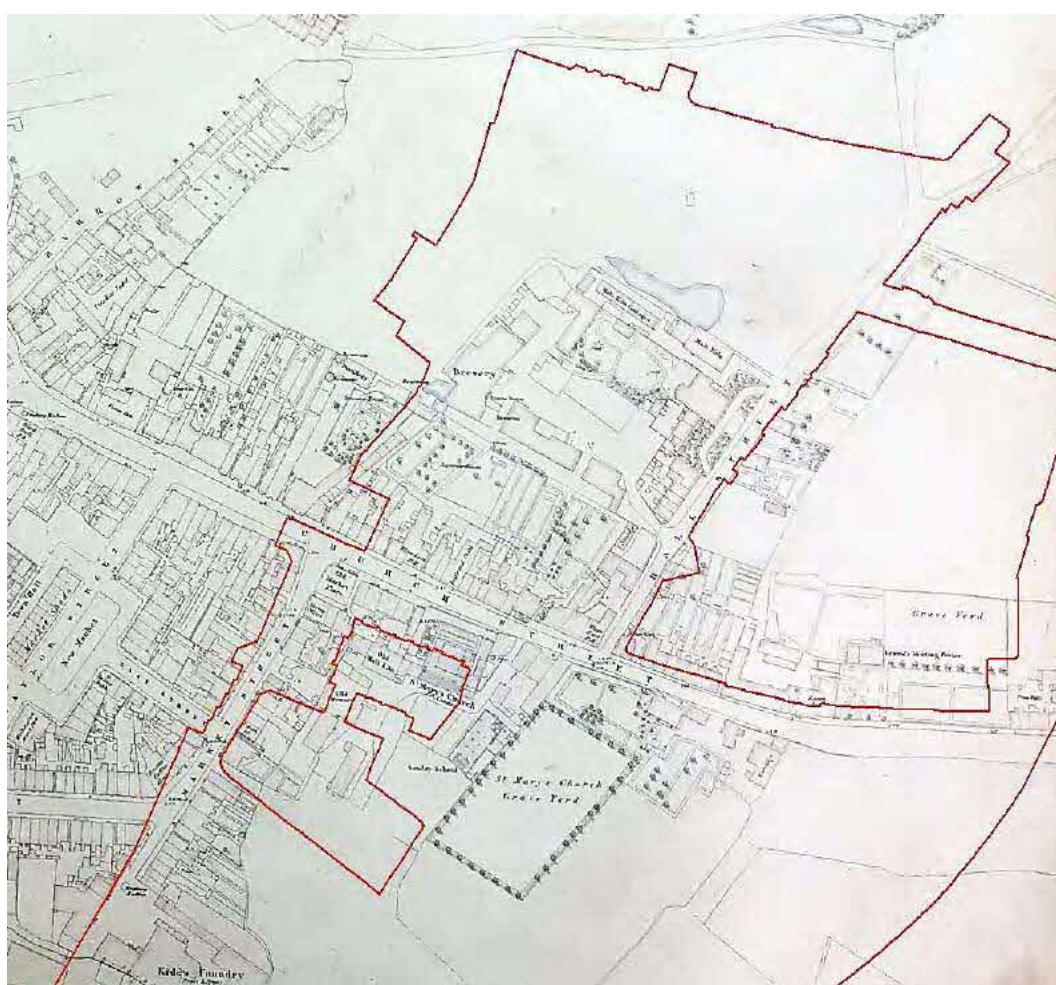


Figure 6: Approximate location of the application site on the built-up areas of the OS Town Map 1849. St Helens Archives





Figure 7: OS County Series Lancashire, 1908, 1:2500 with overlain application site boundary. © NLS

#### LiDAR

- 4.51 Due to the urban nature of the application site and study area, no potential archaeological features can be seen on the available LiDAR data within the site boundary.

#### Historic Landscape Character

- 4.52 The Merseyside Historic Landscape Characterisation project uses historic mapping to characterise the land use at particular points in the development of the town. The Merseyside HER have HLC data for 1850, 1893, 1939 and current period. In 1850, as is reflected on the OS Map 1849, the northern part of the application site is recorded as a field system, of regular small fields. The area of the St Helens Brewery is described as a manufacturing industry area, and to the south is an area of iron industry/foundries. The majority of the application site is recorded as being commercial.
- 4.53 The HLC data from 1893 shows the expansion of the commercial and civil use buildings into the northern section, which was once fields, and the expansion of the industrial areas in the south of the application site.

- 4.54 The HLC data from 1939 has little change from the 1893 data. The current data shows the change of the previously industrial areas into commercial or civil use. It also shows that parts of the canal and railway which were previously classed as communication routes, are now described as water bodies or rough land respectively.

#### Site Visit

- 4.55 The site visit was conducted on 11th January 2022. The application site comprises the core of St Helens Town Centre, the northern section comprises the bus terminal, to the east includes the area of the railway station, the south abuts the glass works museum, the western area comprises the shopping centre and in the centre is located around the church with the market square.

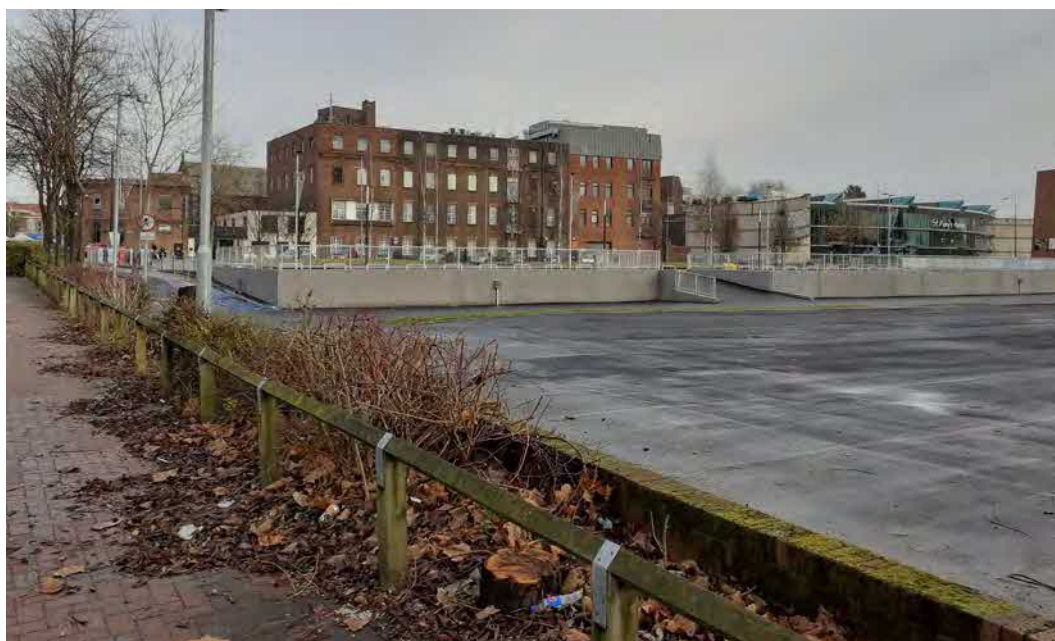


*Figure 8: View west along Bickerstaffe Street, with the bus terminal to the north. The Gamble Institute is shown along the street with scaffolding covering the building, the Hardshaw Shopping Centre is to the left and just seen at Victoria Square are the red brick 1901 Prudential Buildings. Looking west.*





*Figure 9: View south from within George Street Conservation Area along Shaw Street from Corporation Street, with the entrance to St Helens Central rail station on the left of the photograph. The 19th century red sandstone wall to the north-west of the station is seen to the left and provide the boundary to the north-east corner of the conservation area here. Looking south.*



*Figure 10: View north of the southern boundary of the application site, towards St Helens Parish Church and St Mary's Market from the site of St Helens Foundry. Looking north-east.*



Figure 11: St Helens Parish Church with the market square in the foreground. The decorative red brick Victorian façade of the White Lion Inn is seen to the left. Looking north-east.



Figure 12: View west along Church Street showing the 20th century shopping precinct and market square. The 1928 façade of the former Stringfellows shop on Bridge Street is just seen. Looking west.





*Figure 13: View south along Hall Street from the junction with Bickerstaffe Street, with St Helens Parish Church tower visible above the Hardshaw Shopping Centre. To the left is the George Street Conservation Area western boundary with 19th century shops and buildings marking the edge of the post medieval street pattern. Looking south-west.*

- 4.56 St Helens Church tower is visible from several locations when walking around the town centre. The tower is evident in views from Hall Street (Figure 13) and from Church Street. Glimpses of the tower can be seen in views from the St Helens Canal (Figure 10) from Shaw Street. The modern construction of the tower means that the shape of the structure does not stand out amongst other tall modern brick buildings in the area.
- 4.57 The site visit did not highlight any unknown archaeological features or potential due to the urban nature of the town centre.

## 5.0 Known Heritage Assets within the Area of Search

### Designated heritage assets within area of search

- 5.1 There are no Registered Battlefields and World Heritage Sites within the 2km area of search.
- 5.2 There are 33 designated heritage assets within the 2km area of search, which comprise three Scheduled Monuments, two Grade II\* Listed Buildings, 23 Grade II Listed Buildings, two Conservation Areas, and three Registered Parks and Gardens. This area of search was extended following comments from the Heritage Advisor to St Helens Council to identify where any longer distance views to or from heritage assets may be important beyond the town centre. This has been considered for heritage assets where relevant, such as the Grade II Listed Church of St Helen (List Entry Number: 1199141) and 170ft Tower block at the Former Pilkingtons Headquarters Complex (List Entry Number: 1259806). The designated heritage assets represent the development of the town of St Helens and the surrounding historic townships. No designated standing building or archaeological remains date prior to the 17th century, which in part reflects the late development of the area, and also the likely loss of earlier heritage assets as result of post medieval to modern development.
- 5.3 Three Scheduled Monuments date to the post medieval period and are of high heritage significance.

**SM1** - Standing cross south of the chapel of St Thomas of Canterbury in the cemetery at Windlehurst (List Entry Number: 1015605). Located north-west of the application site at Windlehurst, the application site is not in the setting of this asset.

**SM2** - Cannington Shaw Bottle Shop, Sherdley Works (List Entry Number: 1004917). Largely screened by the earthworks associated with the A58, as well as the tree line along the road and around the Steve Prescott Bridge, the application site will only be visible in glimpsed long views from this asset and seen as part of the built form of the town centre. This includes the modern St Helens Chamber building as well as the tower of St Helens Parish Church, the view of which is assessed as an incidental element within the wider landscape.

**SM3** - Number nine Tank House: The Jubilee Glassworks 100m southwest of the Government Offices on Chalon Way (List Entry Number: 1020908). Also a Grade II\* Listed Building (LB1). Although largely screened and connected as part of the World of Glass Museum, the setting of this asset includes the application site to the north.

- 5.4 The Grade II\* Listed Buildings are of very high heritage significance.

**LB1** - Tank House, beside canal at Crown Glass Works (List Entry Number: 1075879). Also Scheduled Monument (SM3), the setting of this asset includes the application site to the north.

**LB2** - Statue of Queen Victoria (List Entry Number: 1075878). Sculpted by Sir George James Frampton and given to the town by Colonel William



Windle Pilkington, mayor of St Helens in 1902, the statue was moved to the west of Victoria Square in 2000. The setting of the asset comprises the Victoria Square Conservation Area the name of which is closely linked to the asset (formally known as the Town Hall Square), as well as the locally important late-19th and early-20th century buildings which enclose the space. Acting as a focal point in the square, along with the non-designated war memorial, its enclosed setting does not include the application site.

- 5.5 There are 23 Grade II Listed Buildings within the study area which are of high heritage significance. The following sixteen listed buildings are dated to the post medieval period:

**LB3** - Sherdley Hall Farmhouse (List Entry Number: 1343272). Located south of St Helens in Sherdley Park, the setting of this asset does not include the application site.

**LB4** - St Helens Quaker Meeting House (List Entry Number: 1075910). Although this asset is largely enclosed by 19th century buildings and mature trees as part of the George Street Conservation Area which comprises the main part of its setting, the former burial yard to the west is open in nature and the green looks out onto Shaw Street, with views to the adjacent modern St Helens Central Station and the application site.

**LB5** - New Double Lock on the Sankey Canal (List Entry Number: 1283484). Located north-west of St Helens at Merton Bank, the setting of this asset does not include the application site.

**LB6** - Offices of Pilkington's Ravenhead Works (List Entry Number: 1075913). Located at Alexandra Road, adjacent to the Registered Park and Garden as the former Pilkingtons Headquarters landscape the setting of this asset does not include the application site.

**LB7** - Part of Numbers 96 and 98 Former Windmill Tower, Ravenhead (List Entry Number: 1084314). Located south of St Helens near Ravenhead Road, the setting of this asset does not include the application site.

**LB8** - The Mansion House (List Entry Number: 1199150). Located north-west of St Helens at Victoria Park, the setting of this asset does not include the application site.

**LB9** - Grotto by lake to north of Victoria Park House (List Entry Number: 1283499). Located north-west of St Helens at Victoria Park, the setting of this asset does not include the application site.

**LB10** - Sutton Oak Welsh Chapel (List Entry Number: 1343292). Located south-east of St Helens surrounded by modern development, the setting of this asset does not include the application site.

**LB11** - Church of Holy Trinity (List Entry Number: 1199308). Located east of St Helens surrounded by 19th century and modern development and the A58, the setting of this asset does not include the application site. Long distance views towards the application site and the tower of St Helens Parish Church are possible along the A58 from this asset however this view is assessed as an incidental element within the wider landscape, and the key element of the asset's setting comprises the streetscape and 19th century buildings north of the A58, the community of which this church was built to serve.

**LB12** - 16 Hardshaw Street (List Entry Number: 1199202). Former bank run by Parr, Lyon & Greenall, the branch was opened in St Helens around 1860. Although the principal facade faces west into Hardshaw Street the rear of the building is adjacent to the application site, and location of the former St Helens Brewery (set up by Peter Greenall) from which it derives a minor positive contribution to its heritage significance.

**LB13** - Church of Holy Cross and Saint Helen (List Entry Number: 1075912). The asset is located on Corporation Street and its immediate setting comprises the application site.

**LB14** - Church of St Peter (List Entry Number: 1075909). Located east of St Helens in Broad Oak, the setting of this asset does not include the application site.

**LB15** - Church of St John Evangelist (List Entry Number: 1283506). Located south of St Helens in Ravenhead, the setting of this asset does not include the application site.

**LB16** - Bottle Shop at Former Ravenhead Glass Bottle Works (List Entry Number: 1199288). The setting of this asset is the same as SM2 and does not include the application site.

**LB17** - St Marks Gate Lodge (List Entry Number: 1075911). Located north-west of St Helens at Victoria Park, the setting of this asset does not include the application site.

**LB18** - Beechams Clock Tower and Offices (List Entry Number: 1260540). Located on Westfield Street, intervening built form means that the setting of this asset does not include the application site. Views south-west towards the tower from Victoria Square Conservation Area will not be impacted by the proposed development.

5.6 The following seven listed buildings are dated to the modern period:

**LB19** - Cowley High School, South Block (List Entry Number: 1241408). Located north-west of St Helens at Wynne Road, the setting of this asset does not include the application site.

**LB20** - Church of St Helen (List Entry Number: 1199141). The application site boundary surrounds this heritage asset, and therefore it is in the immediate setting of this asset.

**LB21** - Church of St Mary, Lowe House (List Entry Number: 1343271). Located on North Road, just north-west of the town centre, intervening built form means that the setting of this asset does not include the application site. Views north-west to the roofline of the church from Victoria Square Conservation Area will not be impacted by the proposed development.

**LB22** - Pair of K6 Telephone Kiosks flanking steps to the Town Hall (List Entry Number: 1075881). Located at the front elevation of the town hall, the setting of this asset comprises the Victoria Square Conservation Area. Any wider views east towards Bickerstaffe Street are assessed as an incidental element within the wider landscape glimpsed through the square, and the proposed development is not capable of affecting this asset's heritage significance.

**LB23** - Reflection Court, the former Pilkington's HQ Offices, Grove Street & Canal Street, St Helens (List Entry Number: 1283515). Largely screened

by modern built form, including shopping centres and restaurants as well as the tree line along Chalon Way, the application site will only be visible in longer views from this asset and seen as part of the built form of the town centre. This includes the tower of St Helens Parish, the view of which is assessed as an incidental element within the wider landscape, and is not key to this heritage asset's significance.

**LB24** - Former Pilkingtons Headquarters Complex (List Entry Number: 1259806). Located to the south of St Helens in the Registered Park and Garden (RPG3), the 170ft Tower block dominates the skyline of industrial St Helens in the south-west and symbolises the power and prestige of Pilkingtons in the mid-20th century. The intervening distance between this asset, c.1.4km, and the application site means the site is not within the setting of this asset, and development at the town centre is not assessed to compete with or dominate the views of the modern tower.

**LB25** - The Miner Or The Anderton Mining Monument, St Helens Linkway (List Entry Number: 1431463). Located on the roundabout for the A58 and A570, screened by tree lines and roadway infrastructure and earthwork bank, the setting of this asset does not include the application site.

- 5.7 The three Registered Parks and Gardens are listed at Grade II and so are of high heritage significance.

**RPG1** - Borough Cemetery, St Helens. (List Entry Number: 1001662). Located north of St Helens adjacent to the A580, the setting of this asset does not include the application site.

**RPG2** - Taylor Park (List Entry Number: 1001632). Located south-west of St Helens at the site of old Eccleston Hall, the setting of this asset does not include the application site.

**RPG3** - Landscape Associated with The Former Pilkingtons Headquarters Complex (List Entry Number: 1412004). Located south-west of St Helens just west of Ravenhead, the setting of this asset does not include the application site.

- 5.8 There are two Conservation Areas partly within and adjacent to the application site.

**CA1** - Victoria Square Conservation Area. The asset comprises the square and its listed structures, as well as those non-listed, but locally important, late Victorian buildings which focus in on the flat open space of the square and provide a sense of enclosure here. These include the Town Hall, Prudential Buildings, and the Gamble Institute, as well as other smaller public buildings. Long views are restricted out of the Conservation Area however glimpses of the application site are possible from the edge of the square.

**CA2** - George Street Quarter Conservation Area. The asset is bound by Hall Street on the west, Church Street on the south, Shaw Street on the east and Corporation Street in the north (however the north-west of the area goes up to Charles Street to include the Church of Holy Cross and St Helen and former school building to its west). The collection of 19th century buildings is set out on the historic street pattern and encloses the earlier

Quaker Meeting House. Interior views will not be affected by the proposed development, however as the application site surrounds the area and partly crosses the site along Bickerstaff Street, the application site is within the setting of this asset and the locally important buildings, and the Church of Holy Cross and St Helen, which make up its built environment.

- 5.9 The method of determining which heritage assets the proposed development could affect as a result of development within the assets' setting is an iterative one based on the stepped approach outlined in the Historic England guidance, GPA 3, 2nd Ed. The Setting of Heritage Assets (2017). This advocates setting out 'what matters and why' in terms of providing a robust yet proportionate assessment of the likely effects of development. Consequently, the designated heritage assets to be assessed in the Built Heritage ES chapter have been scoped to include only those assets where a significant effect could arise, and designated heritage assets within the 2km study area have been scoped out from a more detailed assessment for one or more of the following reasons:

The setting of the asset does not include the application site; or  
That aspect of the asset's setting that includes the application site does not contribute to the significance of the asset; and / or  
The magnitude of change from baseline conditions would not be appreciable and a neutral significance of effect is predicted.

- 5.10 Therefore, there are eight designated heritage assets within or adjacent to the application site which will be assessed in the Built Heritage ES chapter comprising:

**CA1** - Victoria Square Conservation Area

**CA2** - George Street Quarter Conservation Area

**SM3** - Number nine Tank House: The Jubilee Glassworks 100m southwest of the Government Offices on Chalon Way. Also a Grade II\* Listed Building (**LB1**).

**LB4** - St Helens Quaker Meeting House

**LB12** - 16 Hardshaw Street

**LB13** - Church of Holy Cross and Saint Helen

**LB20** - Church of St Helen

- 5.11 As designated assets, the Listed Buildings and Conservation Areas hold high levels of architectural and historic interest. The churches, meeting house, former bank on Hardshaw Street and locally important structures in the Conservation Areas hold a high level of communal value, being located within the town centre with public access. As demonstrated in the historic background, many of the locally important buildings, as well as the Listed Buildings, have links with historically important former inhabitants of St Helens who have shaped the development of the town from a small settlement around the late medieval chapel to an industrial borough. The tank house Scheduled Monument and Listed Building are part of the House of Glass Museum and retain strong links with the industrial history of the area from which the town still derives its identity.

## Non-designated Heritage Assets within area of search

- 5.12 There are 250 non-designated heritage assets within the 1km area of search. These are set out in detail in Appendix A: Gazetteer of Known Heritage Assets and are summarised here by period.
- 5.13 There is one known heritage asset dating to the prehistoric period, comprising a Bronze Age perforated stone axe hammer, Corporation Street, St Helens, Windle (**NDHA1**). It was found at a depth of 12' from the surface near the corner of Corporation Street and Hall Street in 1879, during the cutting of a 16' sewer. This is the only known asset dating to the prehistoric period in the study area, however as a findspot, since removed from the site, it holds negligible heritage significance.
- 5.14 There are no known heritage assets dating to the early medieval period recorded in the study area.
- 5.15 Five known heritage assets dating from the medieval period of low (local) heritage significance. These comprise;
- NDHA2:** Location of 16th century coal pits, Sutton Heath Road, Sutton. This asset is located outside of the town centre but attests to the importance of coal mining to the history of the town.
- NDHA3:** Site of St Helen's chapel's graveyard, Church Street, St Helens, Windle. It is likely that the earliest burials took place closer to the chapel site and the graveyard shown on mid to late-19th century mapping was a later extension. This site is located within the application site.
- NDHA4:** Site of Peasley Cross, Sherdley Road, Sutton. The Burtonhead estate plan of c.1580 shows a cross atop three steps and labels it as Pesley Cross. No longer extant.
- NDHA5:** Site of Hardshaw Hall manor house, Tolver Street, St Helens, Windle. A medieval building, the property of the Hospitallers and ranked as a separate manor. It seems to have been held of them by the Orrells and from about 1330 until the 17th century by the Travers family. The old building was pulled down in about 1840 and was located just to the north of the application site.
- 5.16 There are 218 heritage assets dating from the post medieval period, which demonstrates the rapid development of St Helens in this period, and accordingly the known heritage assets relevant to this assessment primarily date to this period. These assets are of negligible to moderate heritage significance, the former applying to sites or finds where little survives and the latter relates to extant remains, such as non-listed historic buildings and structures within the town centre Conservation Areas.
- 5.17 The recorded assets reflect the industrial, civic, and residential structures and features of the post medieval town of St Helens and its immediate surroundings at this time including, collieries, railways, canals, bridge, houses, shops, public houses, churches, glass works and town brewery, as well as foundries, factories, potteries, and chemical works. Only those heritage assets within or adjacent to the application site are included in this assessment and these 35 assets are provided in more detail below.

**NDHA6:** Site of St Helen's Chapel, Church Street, St Helens, Windle. A 16th century or earlier chapel of ease, rebuilt in 1816 as St. Mary's Church, burnt down in 1916. This asset, along with its medieval to post medieval graveyard (NDHA3) is likely located within the application site.

**NDHA15:** Site of Bridgewater Chemical Works, Linkway West, Sutton. The Bridgewater Alkali works were built in 1853-4. They made sulphuric acid and copper from copper pyrites. The plant was auctioned in 1884 and is no longer extant.

**NDHA21:** Site of coal pits, Salisbury Street, St Helens, Windle. The 1st edition 6" OS map of 1849 shows old coal pits on this site.

**NDHA34:** Site of coal pits, Hall Street, St Helens, Windle. The Tithe map of 1808 shows a number of features in this area, presumably coal shafts. The 1st edition 6" OS map of 1849 only shows one feature which is labelled as an old coal pit.

**NDHA35:** Site of a coal pit, Corporation Street, Windle. No features are shown in this field on the Tithe map of 1808. The 1st edition 6" OS map of 1849 shows a feature which is labelled as an old coal pit.

**NDHA36:** Site of coal pits, Haydock Street, Windle. 17th to 19th century features. A plan of 1785 labels this area as Coal Pit Field and shows five coal pits across this area. The Tithe map of 1808 shows two features on this site, presumably coal pits. No features are shown in this area on the 1st edition 6" OS map of 1849.

**NDHA37:** Site of a coal pit, Hall Street, Windle. The Tithe map of 1808 shows a feature on this site, possibly a coal pit. No feature is shown in this area on the 1st edition 6" OS map of 1849.

**NDHA41:** Site of St Helens Colliery, Linkway West, Sutton. The Tithe map of 1843 shows the colliery. It is labelled on the 1st edition 6" OS map of 1849 as St. Helens Colliery, showing a series of old coal pits, an engine house and chimneys. It does not appear on the 1st edition 25" OS map of 1894.

**NDHA42:** Site of a colliery, Linkway West, Sutton. A probably early to mid-19th century facility.

**NDHA47:** Site of Caledonian Foundry, Parr Street, St Helens, Windle. The Caledonian Foundry is shown on plans of St. Helens station dated 1876 and 1879. Not shown on OS mapping.

**NDHA79:** Site of the King's Head Inn, Church Street, St Helens, Windle. Built in 1629. It was demolished in 1879.

**NDHA89:** Site of St Helens Railway Station, Shaw Street, St Helens, Windle. Built in 1858 and closed in 1871.

**NDHA99:** Nos. 19-27 George Street, St Helens, Windle. A former late 19th century agricultural merchants building. First appears on the 1st edition 25" OS map in 1894.

**NDHA106:** Site of a cast iron boundary post, Church Street, St Helens, Windle. Posts probably date from 1864 or soon after, when St Helens Railway and Canal Co. was absorbed by the LNWR. Originally the post had a rounded top, and a T-section. No longer extant.



**NDHA107:** Site of St Helens Brewery, Hall Street, St Helens, Windle. Built in 1762 and expanded in the 19th century. Last shown on the OS map of 1960.

**NDHA115:** Railway bridge over the Sankey Navigation Canal, Sutton. The railway opened to goods traffic on 1st July 1871 and to passengers on 1st January 1872.

**NDHA116:** Railway turn bridge over the Sankey Navigation Canal, Windle. Shown on the 1st edition 6" OS map of 1849. It pivoted at its southern end and swung northwards, coming to rest against the east bank of the canal.

**NDHA140:** Friends Garden, Shaw Street, St Helens, Windle. The former burial ground associated with the adjacent Friends Meeting House, in use from 1679.

**NDHA176:** Site of Hall Street Foundry, Hall Street, Windle. Built c.1880, used as a livery stable in the late-19th century, a cinema in the mid-20th century and a bingo hall in the late-20th century.

**NDHA177:** Site of St Helens Foundry, Foundry Street, St Helens, Windle. A late 18th century industry, probably on this site from the early 19th century. The 1st edition 6" OS map of 1849 shows buildings on this site and labels them Kidd's Foundry. Does not appear on the OS map of 1959.

**NDHA178:** Site of St Helens Lead Works, Salisbury Street, St Helens, Windle. A complex of single storey buildings of 1882 with a large chimney. In use for smelting lead. The site was cleared in or before 2000.

**NDHA179:** The Gamble Building, Victoria Square, St Helens, Windle. A library and former technical school built 1894-6. Stands in Victoria Square Conservation Area.

**NDHA183:** Lantern House, Haydock Street, St Helens, Windle. A former nail factory. No building is shown on this site on the OS town plan of 1851. The OS town plan of 1892 labels this building as livery stables. The OS map of 1959 labels it as St. Helens Technical College (Haydock Street Centre).

**NDHA186:** Holy Cross Presbytery, No. 2 Corporation Street, St Helens, Windle. Built 1862.

**NDHA189:** The Raven Lodge public house, Church Street, St Helens, Windle. An 18th century building, an engraving of the Meeting House, c.1750 shows the building. Adverts in the mid to late 18th century refer to auctions held at the Sign of the Raven in St Helens.

**NDHA190:** Site of Royal Standard Hotel, shops and Wellington Hotel, New Market Place, Eccleston. This group of modest stucco buildings dating from circa 1840 is all that remains of the formal Market Square layout that originally faced the old Town Hall (demolished).

**NDHA194:** Huyton to St Helens railway. The railway opened to goods traffic on 1st July 1871 and to passengers on 1st January 1872.

**NDHA200:** Site of St Helens Railway Station, Parr Street, St Helens, Windle. This was the second passenger station for St. Helens and was built in 1849. It closed to passengers in 1858 and was replaced by the Shaw Street station. The site continued to be used as a goods station until 1871 when a new railway line was cut across the site. Some of the station buildings survived until 1959.

**NDHA215:** Site of a school, Church Street, St Helens, Windle. The 1st edition 6" OS map of 1849 shows a building on this site and labels it Sunday School. It is labelled as an Inland Revenue Office on the OS map of 1959. Was demolished to build St Mary's Arcade, probably in the 1960s.

**NDHA216:** Holy Cross parish hall and Catapult Too, Corporation Street, St Helens, Windle. Formerly a school built in the 19th century.

**NDHA219:** St Helens Town Hall, Victoria Square, St Helens, Windle. Built 1873-6 by Henry Sumners of Liverpool. The spire burnt down in 1913. It originally housed courts, the police, library, fire brigade, an assembly room as well as council chambers and offices. Constructed of dark red brick and sandstone dressings. Stands in Victoria Square Conservation Area.

**NDHA220:** North West Museum of Road Transport, Hall Street, St Helens, Windle. The OS town plan of 1892 shows a tramway depot. The museum collection moved to the former bus depot in 1986 and opened to the public in 1991.

**NDHA222:** St Helens station boundary wall, Shaw Street, St Helens, Windle. St. Helens Station was replaced in 1871. The wall was probably built for the new station at that time.

- 5.18 There are 25 known heritage assets dating from the modern period. These primarily comprise civic and public buildings. Only those assets within or adjacent to the application site are included in this assessment and these five assets are provided in more detail below.

**NDHA226:** War Memorial, Victoria Square, St Helens, Windle. Built in 1926. A granite cenotaph on a pedestal and base of similar materials. On all four sides there are marble tablets containing rolls honouring those who served and died in the World Wars. Stands in Victoria Square Conservation Area.

**NDHA227:** Nos. 9-17 George Street, St Helens, Windle. Formerly the Conservative and Unionist Building, built 1907-8.

**NDHA238:** Nos. 51-55 Church Street, St Helens, Windle. Built 1905.

**NDHA239:** Hippodrome, Corporation Street, St Helens, Windle. Built 1903 by J.A. Baron, of St. Helens. It replaced a wooden variety theatre of 1893. After 1937 the auditorium was reconstructed as a cinema. It was then operated as the New Hippodrome Cinema. The Edwardian ceiling was retained with its central dome and plasterwork and can still be seen today. It closed in 1968 and became a bingo hall.

**NDHA240:** Prudential Buildings, Victoria Square, St Helens, Windle. Built in 1902. Stands in Victoria Square Conservation Area.

- 5.19 There is one known heritage asset of an unknown date in the north-west of the study area, which is the site of a standing stone, Wood Street, Parr (**NDHA250**). This asset is only marked on the 1st edition OS map of 1849 and is assumed to be no longer extant.

- 5.20 There are seven recorded non-designated built heritage assets within or adjacent to the application site which will be included in the Built Heritage ES chapter, and are within the two Conservation Area comprising;

**NDHA222:** St Helens station boundary wall

**NDHA140:** Friends Garden, Shaw Street, St Helens, Windle.

**NDHA179:** The Gamble Building, Victoria Square, St Helens, Windle

**NDHA186:** Holy Cross Presbytery, No. 2 Corporation Street, St Helens, Windle

**NDHA189:** The Raven Lodge public house, Church Street, St Helens, Windle.

**NDHA216:** Holy Cross parish hall and Catapult Too, Corporation Street, St Helens, Windle

**NDHA219:** St Helens Town Hall, Victoria Square, St Helens, Windle.

### Archaeological Potential

- 5.21 There is a low potential for heritage assets with archaeological interest dating to the prehistoric, Roman and early medieval periods to survive as below-ground remains within the application site. This is reflected in the baseline data for the study area for these periods. Should any such remains be present they are likely to be of low to medium heritage significance as they are unlikely to be well-preserved and may be truncated by post medieval and modern development.
- 5.22 There is a moderate potential for heritage assets with archaeological interest dating to the medieval period to survive as below-ground remains within the application site. This is reflected in the baseline data for the study area and should any such remains be present they are likely to be of low to medium heritage significance as they may be truncated by post medieval and modern development. In the area of the medieval core around the site of the former St Elyn's Chapel and its associated graveyard, the extent and level of survival of these remains is not known, and there is potential for unrecorded burials to be present within the application site.
- 5.23 There is a high potential for heritage assets with archaeological interest dating to the post medieval and modern periods to survive as below-ground remains within the application site. This is reflected in the baseline data for the study area for these periods, along with the results of previous archaeological events and known ground conditions around the town centre periphery. Should any such remains be present they are also likely to be of low to medium heritage significance, associated with the pre-industrial use of the area as well as the former industrial sites of the foundry, brewery, lead works and other smaller industrial buildings along with the former pubs, shops and houses around Church Street and Hall Street. The level of preservation and truncation by the modern redevelopment of the town centre is at present unknown.

## 6.0 Discussion and Conclusions

### Summary of baseline conditions

- 6.1 The settlement at St Helens grew up around the late medieval St Elyn's Chapel and the areas to the west and north of what is now St Helens Parish Church comprises the earliest area of settlement and activity here. From the late-18th century the settlement began to grow, largely as a result of the exploitation of the natural resources of coal and sand, and the location of the later town adjacent to the Sankey (St Helens) Canal and nearby railway which encouraged a number of industries to set up at the townships around St Helens.
- 6.2 These 18th and 19th century industries flourished in the area and as a result the population grew. Alongside this, hastily developed streets and buildings were constructed to house the working population and it took a while for sanitation and standards to improve for those living in the town itself. The improvement of the town in the late Victorian era is reflected in the creation of sewer systems and better living conditions, as well as investment in the town by the local industrialists who gave the area Victoria Park, a number of civic buildings such as banks, market halls, town halls and entertainment venues. The influence of the St Helens Brewery on the town is reflected in the number of hotels and inns built here, which served the town's inhabitants as well as those travellers who came through St Helens by road, rail, or canal. Into the modern period an enthusiasm for further improvement and modernisation meant clearance of those poorly built 19th century dwellings in the town centre to re-house the population in the new suburbs, and as a result the town centre has lost some of its historic street pattern as well as a number of locally important buildings. The two Conservation Areas in the town centre seek to preserve these elements as well as protect the archaeological remains of the earlier settlement which may be present here.
- 6.3 The study area for this assessment includes 33 designated heritage assets which date to the post medieval to modern periods, and 250 non-designated heritage assets which reflect the baseline conditions set out within the historic background of this report.

### Proposed development

- 6.4 The proposed development includes site clearance and preparation works, including removal of hardstanding areas and vegetation, where necessary;

Demolition of the majority of existing buildings. The Former M&S building in the west of the application site and a substation in the east of the application site will not be demolished. The buildings proposed for demolition are as follows:

- The Hardshaw Centre;
- St Mary's Shopping Arcade, Market & Multi Storey Car Park (MSCP);
- Swan Hotel and Fish and Chip shop to the immediate east of the bus station;

- All buildings in the block of retail units bounded by the bus station to the east, Bickerstaffe Street to the south and west, and Corporation Street to the north.
- 6.5 Construction of a series of new buildings, up to 6 storeys (Ground plus 5 storeys) in height, which are for a range of uses as detailed in the development schedule and are presented as two options (options only affect Plots 4 and 11):
  - Up to 7,854 sqm Gross Internal Area (GIA) of retail/leisure/food & drink floorspace, including a market, kiosks, and other retail units (Option A) (Option B: up to 8,134);
  - Up to 24,678 sqm GIA of office floorspace (Option B) (Option A: up to 10,950 sqm GIA);
  - Up to 470 sqm GIA of arts/leisure/community/retail/drinking establishments/ancillary bus station facilities floorspace (340sqm excluding ancillary bus station facilities);
  - Up to 423 residential units (Option A) (Option B: up to 374 units);
  - A hotel of up to 155 beds (Option A only); and
  - Redeveloped bus station.
- 6.6 Pedestrian and vehicle access improvement works, including access reconfiguration around the redeveloped bus station. Provision of up to 175 car parking spaces and cycle parking in line with local authority requirements; and landscaping and public realm improvement works.

### **Assessment of Effects**

- 6.7 Direct effects of the proposed development may arise from both the demolition and construction phase activities which may result in direct adverse impacts on archaeology where required below-ground works interact with potential archaeological deposits and features.
- 6.8 Demolition plans include those late-19th century buildings of 39 and 41 Hall Street, comprising the present Fish and Chip shop and the Swan Hotel. These buildings are included within the George Street Conservation Area and hold a low level of heritage significance, providing historic context to the Conservation Area. Demolition of these non-listed buildings would mean total removal of the structures, as well as below-ground elements, including the cellars at the Swan Hotel. Furthermore, as noted in the comments received from Historic England (February 2022) the remaining 19th century buildings at the west end of Bickerstaffe/Corporation Street also date to a similar period and are proposed for demolition to create a new square adjacent to the Gamble Institute. As historic buildings, the direct effect of the proposed development on these buildings is also assessed within the archaeology report as these are heritage assets whose historic and archaeological interest will be affected. The magnitude of change on these heritage assets which hold low heritage significance will be large, therefore the significance of effect is low adverse (as set out with Table 3 of this report). This is equivalent to less than substantial harm.

6.9 The 19th century buildings of the extant Fish and Chip shop and the Swan Hotel provide a minor positive contribution to the George Street Conservation Area, and the removal of these building will have an impact the Conservation Area. The predicted impact of this is separately provided within the Built Heritage ES chapter. The justification for the design proposals and the demolition is provided in the Design and Access Statement and Transport Assessment.

6.10 Direct construction impacts are also predicted in relation to nine recorded non-designated heritage assets with archaeological interest which are listed below, as well as yet unknown heritage assets with archaeological interest.

**NDHA3:** Site of St Helen's chapel's graveyard, Church Street, St Helens, Windle.

**NDHA6:** Site of St Helen's Chapel, Church Street, St Helens, Windle.

**NDHA79:** Site of the King's Head Inn, Church Street, St Helens, Windle.

**NDHA89:** Site of St Helens Railway Station, Shaw Street, St Helens, Windle.

**NDHA107:** Site of St Helens Brewery, Hall Street, St Helens, Windle.

**NDHA177:** Site of St Helens Foundry, Foundry Street, St Helens, Windle.

**NDHA194:** Huyton to St Helens railway.

**NDHA200:** Site of St Helens Railway Station, Parr Street, St Helens, Windle.

**NDHA215:** Site of a school, Church Street, St Helens, Windle.

6.11 The state of survival of these known and unknown non-designated heritage assets is not currently clear, however they are likely to be of low to medium heritage significance. The magnitude of change, at its greatest, would be moderate adverse. Therefore, the overall significance of effect on heritage assets with archaeological interest as a result of the proposed development is predicted to be low adverse, before mitigation. This is equivalent to less than substantial harm.

### **Mitigation or Recommendation**

6.12 It is concluded that the application site holds up to high potential for heritage assets with archaeological interest of low to medium significance to survive as below ground remains. It is therefore recommended that a staged approach to further evaluation and mitigation is taken forward.



### Historic Building Recording

- 6.13 Comments from the Heritage Advisor to St Helens Council dated 17th January 2022 noted that they had no objection in principle to the demolition of the two 19th century buildings in the George Street Conservation Area (the Swan Hotel and present Fish and Chip shop). Comments received from Historic England on 18th February 2022 note that the scheme should consider retention of these buildings which provide a positive contribution to the George Street Conservation Area. The design proposals over the last two years have considered options for retention of these buildings, along with those at the west end of Bickerstaffe Street, however it is not possible to meet all of the operational requirements of the proposed bus station with these buildings in-situ. The detailed justification for this is set out with the Design and Access Statement and Transport Assessment, along with design proposals to enhance the edge of the Conservation Area after demolition. The predicted harm to these non-listed buildings is considered to be less than substantial, and in accordance with the NPPF 2021, should be weighed against the public benefits of the proposed bus station.
- 6.14 Should demolition be approved, a programme of historic building recording is recommended prior to the demolition of these buildings, to include both the standing structures and any below-ground remains, as appropriate, and it is recommended that this recording should be undertaken to Historic England Level 3-4. This reflects the local interest of these buildings in the Conservation Area and the west end of Bickerstaffe/Corporation Street, and the total loss of the structures as a result of the proposed development. This should be undertaken by a qualified buildings archaeologist, in accordance with ClfA and Historic England guidance. The results of the building recording may also help to understand whether the buildings archaeologist should undertake an archaeological watching brief during demolition of these buildings or whether the record provided from the survey will provide a sufficient level of mitigation.
- 6.15 The scope of the archaeological works would be set out in a Written Scheme of Investigation (WSI) prepared following consultation with the Planning Archaeologist at Merseyside EAS and the Heritage Advisor to St Helens Council.

### Archaeological Watching Brief

- 6.16 Where any ground investigations (test pits and boreholes) are proposed for the application site to further understand ground conditions in advance of demolition and any remediation works, it is recommended that this should be accompanied by an archaeological watching brief. This is recommended in order to identify any archaeological deposits or features that may be present within the application site, the nature and extent of the remains, as well as any areas of higher archaeological sensitivity, such as at the site of the former St Elyn's Chapel graveyard.
- 6.17 During the construction phase it is also recommended that where smaller interventions are required, such as associated with public realm improvements at Bickerstaffe Street and Corporation Street, these should also be accompanied by an archaeological watching brief.

### Trial Trench Evaluation

- 6.18 Ground investigation locations in areas currently not covered by standing buildings, such as along Chalon Way, are recommended for archaeological monitoring. Where the ground investigation works reveal archaeological potential, it may be appropriate to undertake a programme of targeted trial trench evaluation, to further understand the extent of any below-ground remains, as successfully demonstrated at the site of St Helens Foundry, excavated by Lancaster University Archaeological Unit in 1997.
- 6.19 Results from the archaeological monitoring and evaluation would then inform and refine the next stage of archaeological mitigation works. This may comprise a strip, map and record exercise, or open area excavation (as appropriate) in the application site at the end of the demolition process, prior to any remediation on site, in areas where the ground investigation and evaluation works indicate potential survival of archaeological remains, including the former St Elyn's Chapel graveyard. This is likely to be required to be undertaken in advance of the construction programme. An archaeological watching brief may also be required during the construction stage, if the evaluation works indicate areas suitable for monitoring recording which were not accessible following demolition. These recommendations, as well as the locations and programme of the archaeological works, should be confirmed in consultation with the Planning Archaeologist at Merseyside EAS.
- 6.20 The scope of the archaeological works would be set out in a Written Scheme of Investigation (WSI) prepared following consultation with the Planning Archaeologist at Merseyside EAS.

### Conclusion

- 6.21 These recommendations have been provided in accordance with paragraph 205 of the NPPF (2021), to confirm the presence or absence of archaeology within the application site, and to mitigate the predicted effects in relation to any known and unknown below-ground archaeological remains in a manner that is proportionate to their significance and the predicted level of impact.
- 6.22 A carefully designed programme of archaeological work which sets out specific research questions, would advance understanding of the significance of the known, and any as yet unknown heritage assets that are affected by the proposed development. Any recovered evidence would be made publicly available through reporting, publication (as appropriate), and an archive commensurate to the findings. This project provides an opportunity to enhance or better reveal the significance of associated standing building remains, the George Street Conservation Area, and the industrial development of the town from its modest beginnings in the medieval period. Due to the application site's location in St Helens Town Centre, there is an opportunity for community involvement in the programme of archaeological works, for example working with the Merseyside Archaeological Society, as well as public dissemination events and/or open days, if appropriate in the Church Square or at the Gamble Institute.

- 6.23 Following an agreed programme of archaeological mitigation, the residual significance of effect on heritage assets with archaeological interest, is predicted to be low adverse to negligible. This is equivalent to less than substantial harm and as set out in the NPPF 2021, paragraph 203, in determining the application, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage assets.

#### **Archive**

- 6.24 This report will be archived with the Merseyside HER and/ or OASIS within 6 months of completion, unless otherwise instructed by the client.

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## **APPENDIX A: Gazetteer of known heritage assets**

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
SM1		1015605	Standing cross south of the chapel of St Thomas of Canterbury in the cemetery at Windlehurst. Located in its original position on the south side of the chapel. The steps are a good example of a local style and much of the original shaft is intact. The cross served to commemorate the Roman Catholic burial ground and seems to have been erected at the date, 1627, which is shown on the base block. Cross is also grade II listed (list entry number 1075908).		Scheduled Monument	Post Medieval	High
SM2	DME36	1004917	Cannington Shaw Bottle Shop, Sherdley Works. Bottle shop with oval 'chimney' and remains of furnace heating system. Formerly used for bottle making employing a gas fired regenerative furnace for continuous glass production. Built in 1886 of brick.		Scheduled Monument	Post Medieval	High
SM3	DME32; MME7997	1020908	Number nine Tank House: the Jubilee glassworks 100m south west of the Government Offices on Chalon Way. It was set up in 1889 by Pilkingtons the family of glassmakers and continued in use until 1920. The Number nine Tank House is the best surviving example of a late 19th century glassmaking tank furnace building in England, comprising the building, its cone and furnace. In addition, there are the well-preserved remains of the system of flues to bring in gas from the supplier. The building now forms the centrepiece of a museum devoted to the glass industry.		Scheduled Monument	Post Medieval	High

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB1	DME2226; MME7997	1075879	Tank House, beside canal at Crown Glass Works. Built of brick with a slate roof in 1883. A plaque records the first glass tank which started working here in 1887.	II*	Listed Building	Post Medieval	Very High
LB2	DME2225; MME13797	1075878	Statue of Queen Victoria. Built 1906 by G Frampton. Bronze statue of seated queen on throne with elaborate Art Nouveau finials, on stone plinth.	II*	Listed Building	Modern	Very High
LB3		1343272	Sherdley Hall Farmhouse. Lintel records date as 1671. Built of stone with a slate roof and brick stacks.	II	Listed Building	Post Medieval	High
LB4	DME2242; MME7991	1075910	St Helens Quaker Meeting House. Converted from a former house dated to late 16th or early 17th centuries, with later alterations. Built of sandstone with a slate roof.	II	Listed Building	Post Medieval	High
LB5	DME2328; MME13979	1283484	New Double Lock on the Sankey Canal. Engineer probably H Berry. Built circa 1772.	II	Listed Building	Post Medieval	High
LB6		1075913	Offices of Pilkington's Ravenhead Works. Built circa 1773 of brick with stone dressings and slate roofs. Originally a house, and now offices.	II	Listed Building	Post Medieval	High

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB7		1084314	Part of Numbers 96 and 98 Former Windmill Tower, Ravenhead. A windmill tower, probably built-in late 18th century, with early 19th century alterations. The mill was associated with Ravenhead Plate Glassworks, of 1773, and is shown as one of two windmills within the Glassworks in Sheriffs map of 1816. The association with the glassmaking process may represent a change of function from grain milling.	II	Listed Building	Post Medieval	High
LB8		1199150	The Mansion House. Originally built as a house in circa 1840s, now in use as local government offices. Built in Italianate style, with stucco walls and hipped slate roofs.	II	Listed Building	Post Medieval	High
LB9		1283499	Grotto by lake to north of Victoria Park House. Built circa 1840s. Rubble walling of industrial waste and glass with stone dressings. Many carved stones; coats of arms, heraldic symbols etc. inserted into walls.	II	Listed Building	Post Medieval	High
LB10		1343292	Sutton Oak Welsh Chapel. Built in circa 1850s of squared industrial waste with brick faced front and stone dressings, slate roof. The church is one of two buildings in St Helens to be built entirely of industrial waste, likely from the local chemical works.	II	Listed Building	Post Medieval	High

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB11	DME2286; MME13956	1199308	Church of Holy Trinity. Built 1857 by W and J Hay, with the apse built 1883-4 by J Gandy. Rubble walling of industrial waste with sandstone dressings and a slate roof. The church is one of two buildings in St Helens to be built entirely of industrial waste, likely from the local chemical works.	II	Listed Building	Post Medieval	High
LB12	DME2282; MME13887	1199202	16 Hardshaw Street. Built in circa 1860, it was extended and remodelled in 1878 with further 20th century alterations. Originally a bank, its been a public house since 1967.	II	Listed Building	Post Medieval	High
LB13	DME2244; MME13816	1075912	Church of Holy Cross and Saint Helen. Catholic church built in 1860-2, designed by JJ Scoles. Built of rock-faced stone with ashlar dressings and slate roof.	II	Listed Building	Post Medieval	High
LB14		1075909	Church of St Peter. Built 1864-5 by J Medland Taylor. Built of a mixture of red and yellow sandstone and industrial waste rubble walls, with red and yellow sandstone dressings and a slate roof.	II	Listed Building	Post Medieval	High
LB15		1283506	Church of St John Evangelist. Built 1869-70 by JM and H Taylor. Rubble walling of stone and industrial waste, with brick banding and brick and stone dressings, and a slate roof.	II	Listed Building	Post Medieval	High
LB16	DME2285; MME7990	1199288	Bottle Shop at Former Ravenhead Glass Bottle Works. Built circa 1886 of brick with a slate roof. Built to house a Siemens tank furnace for bottle making.	II	Listed Building	Post Medieval	High

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB17	DME2243; MME7836	1075911	St Marks Gate Lodge. Built 1887, single storey stucco exterior with hipped slate roof.	II	Listed Building	Post Medieval	High
LB18	DME2319; MME13973	1260540	Beechams Clock Tower and Offices. Built 1887, designed by HV Krolow, the architect for Thomas Beecham. Built of red brick with sandstone and terracotta dressings. The roof is Welsh slate with red clay tile ridges and sheet lead on the tower and turrets. Altered and extended in 20th century.	II	Listed Building	Post Medieval	High
LB19	DME2314; MME13967	1241408	Cowley High School, South Block. Built 1911-12 and designed as an extension to Cowley School, which was built in 1875-82 by H Sumners of Liverpool and destroyed by fire in October 1993.	II	Listed Building	Modern	High
LB20	DME2280; MME13883	1199141	Church of St Helen. Built 1916-26 by WD Caröe, of brick with stone dressings and a slate roof.	II	Listed Building	Modern	High
LB21	DME2351; MME13994	1343271	Church of St Mary, Lowe House. Catholic church. Built 1924-30 by CB Powell. Built of rock-faced stone with ashlar dressings and a slate roof.	II	Listed Building	Modern	High
LB22	DME2229; MME13799	1075881	Pair of K6 Telephone Kiosks flanking steps to the Town Hall. Designed in 1935 by Sir Giles Gilbert Scott, made by various contractors in cast iron.	II	Listed Building	Modern	High



TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
LB23	DME2331; MME14658	1283515	Reflection Court, the former Pilkington's HQ Offices, Grove Street & Canal Street, St Helens. Built in 1937-41, designed by Herbert J Rowse and Kenneth Cheeseman. Built of handmade brick with concrete dressings and a flat roof. Now converted into flats and business units.	II	Listed Building	Modern	High
LB24		1259806	Former Pilkingtons Headquarters Complex: Including the Canteen Block and Link Walkway, Gatehouse, Former Chauffeur's House, Car Port, Steps down to the Lake, the North Lake Surrounds and Concrete Bridge. Purpose-built former Headquarters site for Pilkingtons, 1959-63, by Edwin Maxwell Fry of Fry, Drew and Partners. Concrete-framed buildings clad in slate and Armour-clad panels with some narrow buff-brick facings, aluminium-framed sash windows. Building heights range from single-storey to 13-storeys; all with flat roofs.	II	Listed Building	Modern	High
LB25	DME3185; MME14439	1431463	The Miner or The Anderton Mining Monument, St Helens Linkway, St Helens. Commissioned from the sculptor Arthur Fleischman by Lord Robens, Chairman of the National Coal Board, in 1964.	II	Listed Building	Modern	High
RPG1		1001662	Borough Cemetery, St Helens. A public cemetery opened in 1858 with designs for buildings and laying out by Thomas Denville Barry and planting specification by Edward Kemp, extended in c 1912 to the design of the Borough Engineer, Arthur W Brindley.	II	Registered Parks and Gardens	Post Medieval	High

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
RPG2		1001632	Taylor Park. A public park opened in 1893, designed by the Town Surveyor, Mr Broom, on land formerly forming part of the grounds of Eccleston Hall, which dates from at least 1374.	II	Registered Parks and Gardens	Post Medieval	High
RPG3		1412004	Landscape Associated with The Former Pilkingtons Headquarters Complex. Landscaped setting for the former Pilkingtons Headquarters complex, 1959-63, by Edwin Maxwell Fry of Fry, Drew & Partners with Peter Youngman as landscape consultant.	II	Registered Parks and Gardens	Modern	High
CA1	DME3472		Victoria Square Conservation Area. It is a large public space, providing one of the two usable open spaces in St Helens Town Centre. The other is Church Square located in the main shopping centre. It accommodates the historical statue of Queen Victoria, the town's war memorial and is a pleasant environment in which to sit. It is also surrounded by three major buildings, the Town Hall, the Gamble Institute, and the Prudential Building - all drawing from various Victorian styles.		Conservation Area		High
CA2	DME3471		George Street Quarter Conservation Area. The George Street Quarter in St Helens covers approximately 6 hectares and consists of more than 70 buildings, many of which are of distinctive architectural vernacular and high townscape qualities. The high number of quality buildings within such a small area provide the largest concentration of historic townscape within St Helens Town Centre.		Conservation Area		High

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA1	MME7994		Bronze Age perforated stone axe hammer, Corporation Street, St Helens, Windle. It was found at a depth of 12' from the surface near the corner of Corporation Street and Hall Street in 1879, during the cutting of a 16' sewer. The piece was identified by Russell Coope of Birmingham University as a Group 15 greywacke type grit probably from the Lake District.		Findspot	Bronze Age	Negligible
NDHA2	MME14952		Location of 16th century coal pits, Sutton Heath Road, Sutton. The Burtonhead estate plan of c.1580 shows a group of pits to the north of the manor house and labels them Pembtons Cole Myne. In 1992-4 opencast mining uncovered a cluster of early shafts that may have been these bell pits.		Colliery	Medieval	Low
NDHA3	MME14968		Site of St Helen's chapel's graveyard, Church Street, St Helens, Windle. It is likely that the earliest burials took place closer to the chapel site and the graveyard shown on mid to late 19th century mapping was a later extension.		Churchyard	Medieval to Post Medieval	Low
NDHA4	MME8265		Site of Peasley Cross, Sherdley Road, Sutton. The Burtonhead estate plan of c.1580 shows a cross atop three steps and labels it Pesley Cross. The 1st edition 6" OS map of 1849 labels Peasley Cross (Pedestal). The OS town plan of 1892 marks the site of Peasley Cross.		Cross; Stocks	Medieval to Post Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA5	MME7995		Site of Hardshaw Hall manor house, Tolver Street, St Helens, Windle. A medieval building, the property of the Hospitallers and ranked as a separate manor. It seems to have been held of them by the Orrells and from about 1330 until the 17th century by the Travers family. The old building was pulled down in about 1840 and the 1st edition 6" OS map of 1849 shows a different building to the north of the earlier site and labels that Hardshaw Hall.		Manor House	Medieval to Post Medieval	Low
NDHA6	MME7992		Site of St Helen's Chapel, Church Street, St Helens, Windle. A 16th century or earlier chapel of ease, rebuilt in 1816 as St. Mary's Church, burnt down in 1916.		Chapel Of Ease; Presbyterian Chapel; Anglican Church	Medieval to Modern	Low
NDHA7	MME20377		Site of a barn, Dentons Green Lane, Windle. Shown on Tithe map of 1808 and 1st edition 6" OS map of 1850.		Barn	Post Medieval	Low
NDHA8	MME20392		Site of a barn, Lowe Street, Windle. Shown on historic mapping from 1808 to 1849.		Barn	Post Medieval	Low
NDHA9	MME14843		Location of a barn, Sutton Heath Road, Sutton. The Burtonhead estate plan of c.1580 shows an apparently thatched building in this area.		Barn?	Post Medieval	Low
NDHA10	MME15469		Possible location of a brick kiln, Merton Bank Road, Parr. A potentially 18th or earlier century kiln. The Tithe map of 1843 records this site as No. 426, Brick Kiln Field.		Brick Kiln?	Post Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA11	MME7787		Site of a building, Prescott Road, Eccleston. An 18th century structure recorded from historic mapping. Shown on Yates' map of 1786 and the Tithe map of 1840. Possibly last shown on 1st edition 6" OS map of 1850.		Building	Post Medieval	Low
NDHA12	MME7788		Site of a Building, Manning Street, Eccleston. A 19th century building recorded from historic mapping. First appears on Greenwood's map of 1818 and appears on the Tithe map of 1840, but it had been demolished by the 1st edition 6" OS map of 1850.		Building	Post Medieval	Low
NDHA13	MME14976		Route of a canal spur, Sankey Navigation Canal, Windle. Yates' map of 1786 does not show the spur but may have omitted it due to its size. The Tithe map of 1808 shows a short length of water extending westwards from the canal towards a cluster of probable coal pits. Hennet's map of 1829 shows the railway crossing this site.		Canal	Post Medieval	Low
NDHA14	MME8061		Site of a railway turn bridge, Sankey Navigation Canal, Windle. Probably built in 1849. The OS town plan of 1851 shows the bridge to have pivoted at its southern end and swung northwards, coming to rest against the east bank of the canal. The bridge and railway line are not shown on the OS town plan of 1892.		Canal Bridge; Swing Bridge; Railway Bridge	Post Medieval	Low



TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA15	MME14888		Site of Bridgewater Chemical Works, Linkway West, Sutton. The Bridgewater Alkali works were built in 1853-4. They made sulphuric acid and copper from copper pyrites. The plant was auctioned in 1884.		Chemical Works	Post Medieval	Low
NDHA16	MME14892		Site of Kurtz Chlorate Refining House, West Side, Sutton. Kurtz's works were part of the United Alkali Company. Destroyed in an explosion on 12th May 1899. The resulting explosion was felt 15 miles away and heard in Northwich and Oldham. Five people were killed and there was extensive damage to the town.		Chemical Works	Post Medieval	Low
NDHA17	MME14865		Site of Sutton Colliery, Sherdley Road, Sutton. The 1st edition 6" OS map of 1849 shows three buildings and labels them Sutton Colliery. They do not appear on the 1st edition 25" OS map of 1894.		Colliery	Post Medieval	Low
NDHA18	MME14872		Site of Sutton Colliery, Peasley Cross Lane, Sutton. The 1st edition 6" OS map of 1849 shows a number of shafts on the site and labels it Sutton Colliery. The site is shown as occupied by Sutton Alkali Works on the 1st edition 25" OS map of 1894.		Colliery	Post Medieval	Low
NDHA19	MME14875		Site of coal pits, Ravenhead Retail Park, Milverny Way, Sutton. The 1st edition 6" OS map of 1849 shows three shafts and labels them Old Coal Pits. They do not appear on the 1st edition 25" OS map of 1894.		Colliery	Post Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA20	MME14975		Site of coal pits, Hall Street, Windle. The Tithe map of 1808 shows two features in this field adjacent to the road, probably coal shafts. No features are shown on the 1st edition 6" OS map of 1849.		Colliery	Post Medieval	Low
NDHA21	MME14983		Site of coal pits, Salisbury Street, St Helens, Windle. The 1st edition 6" OS map of 1849 shows old coal pits on this site.		Colliery	Post Medieval	Low
NDHA22	MME17584		Site of Coal Pits, Clifton Street, Windle. The 1st edition 6" OS map of 1849 shows three old coal pits in this area. They do not appear on the 1st edition 25" OS map of 1894.		Colliery	Post Medieval	Low
NDHA23	MME18077		Site of coal pits, College Street, Windle. The coal pits are possibly of 18th century origin, possibly out of use by the mid 19th century.		Colliery	Post Medieval	Low
NDHA24	MME18078		Site of coal pits, College Street, Windle. Possibly 18th century and early 19th century features.		Colliery	Post Medieval	Low
NDHA25	MME18079		Site of coal pits, Waterside, Windle. The Tithe map of 1808 appears to show a large number of coal pits on this site, but the later apportionment records it as No. 1108, glass works owned and occupied by Plate Glass Co. A small dock is shown on the west side of the canal.		Colliery	Post Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA26	MME19010		Post medieval coal workings, The Shires, Eccleston. During opencast coal mining at the Timberyard in 1992-3, a number of probably late 16th century coal workings were exposed.		Colliery	Post Medieval	Low
NDHA27	MME20166		Site of a colliery, College Street, Windle. Only shown on the 1st edition 6" OS map of 1849, which shows buildings and a shaft (though labelled as shafts) on this site, at the end of a short length of railway connecting it to the adjacent line. The site is not labelled and may have been part of Little Cowley Hill Colliery to the west, Gerard's Bridge Colliery to the east or a third independent site.		Colliery	Post Medieval	Low
NDHA28	MME20379		Possible location of 18th century coal pits, Cowley Hill Lane, Windle. The Tithe map of 1808 appears to show a structure within this field.		Colliery	Post Medieval	Low
NDHA29	MME7798		Site of Duke's Street Coal Pit, Duke Street, St Helens, Windle. A mid-19th century facility recorded on historic mapping. Only shown on 1st edition 6" OS map of 1849 which labels it as Duke's Street Coal Pit. The area had been developed for houses by the time of the 1st edition 25" OS map of 1894.		Colliery	Post Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA30	MME7800		Site of coal pits, King Street, St Helens, Windle. Early to mid-19th century features recorded on historic mapping. Only shown on 1st edition 6" OS map of 1849 which shows two shafts and labels them Old Coal Pits. The area had been developed for houses by the time of the 1st edition 25" OS map of 1894.		Colliery	Post Medieval	Low
NDHA31	MME7801		Site of coal pits, Lowe Street South, St Helens, Windle. Early to mid-19th century features recorded on historic mapping. Only shown on 1st edition 6" OS map of 1849 which shows two shafts and labels them Old Coal Pits. The area had been developed for houses by the time of the 1st edition 25" OS map of 1894.		Colliery	Post Medieval	Low
NDHA32	MME7808		Site of Green Lane Colliery, Dentons Green Lane, Windle. A mid-19th century facility recorded from historic mapping. Tithe map of 1808 shows buildings on the site. The 1st edition 6" OS map of 1850 shows additional buildings and labels two circular features Engine Pit and Crop Pit. The area had been developed for houses by the 1st edition 25" OS map of 1894.		Colliery	Post Medieval	Low
NDHA33	MME8028		Site of a coal pit, Hall Street, St Helens, Windle. The Tithe map of 1808 shows a feature in this field adjacent to the road, probably a coal shaft. No features are shown on the 1st edition 6" OS map of 1849.		Colliery	Post Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA34	MME8029		Site of coal pits, Hall Street, St Helens, Windle. The Tithe map of 1808 shows a number of features in this area, presumably coal shafts. The 1st edition 6" OS map of 1849 only shows one feature which is labelled as an old coal pit.		Colliery	Post Medieval	Low
NDHA35	MME8030		Site of a coal pit, Corporation Street, Windle. No features are shown in this field on the Tithe map of 1808. The 1st edition 6" OS map of 1849 shows a feature which is labelled as an old coal pit.		Colliery	Post Medieval	Low
NDHA36	MME8031		Site of coal pits, Haydock Street, Windle. 17th to 19th century features. A plan of 1785 labels this area as Coal Pit Field and shows five coal pits across this area. The Tithe map of 1808 shows two features on this site, presumably coal pits. No features are shown in this area on the 1st edition 6" OS map of 1849.		Colliery	Post Medieval	Low
NDHA37	MME8032		Site of a coal pit, Hall Street, Windle. The Tithe map of 1808 shows a feature on this site, possibly a coal pit. No feature is shown in this area on the 1st edition 6" OS map of 1849.		Colliery	Post Medieval	Low
NDHA38	MME8057		Site of coal pits, Birchley Street, Windle. The 1st edition 6" OS map of 1849 shows two circular features, which the OS town plan of 1851 labels as old coal pits.		Colliery	Post Medieval	Low



TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA39	MME8066		Site of Little Cowley Hill Colliery, Cowley Street, Windle. First shown on the 1st edition 6" OS map of 1849, which shows buildings, shafts and a tunnel on this site, connected to the nearby railway by a short line. The site is labelled Little Cowley Hill Colliery. The site does not appear on the 1st edition 25" OS map of 1894.		Colliery	Post Medieval	Low
NDHA40	MME8068		Site of Gerard's Bridge Colliery, College Street, Windle. Shown on historic mapping from 1808. No structure or old shafts are shown on the 1st edition 25" OS map of 1894.		Colliery	Post Medieval	Low
NDHA41	MME14869		Site of St Helens Colliery, Linkway West, Sutton. The Tithe map of 1843 shows the colliery. It is labelled on the 1st edition 6" OS map of 1849 as St. Helens Colliery, showing a series of old coal pits, an engine house and chimneys. It does not appear on the 1st edition 25" OS map of 1894.		Colliery; Atmospheric Engine House	Post Medieval	Low
NDHA42	MME15541		Site of a colliery, Linkway West, Sutton. A probably early to mid 19th century facility.		Colliery; Winder House	Post Medieval	Low
NDHA43	MME14874		Site of a colliery, Burtonhead Road, Sutton. The Tithe map of 1843 records this field as No. 890, Colliery Meadow. The field name could relate to an earlier phase of activity or the adjacent Burtonhead Colliery or Sutton Colliery, shown on the 1st edition 6" OS map of 1849.		Colliery	Post Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA44	MME14847		Site of Ravenhead Copper Works, Ravenhead Road, Sutton. A late 18th century facility, used in the early 19th century as a plate glass works. In 1787 the Ravenhead Copper Company was one of the largest contributors to the land tax for Sutton. They were closed in 1815. Slag from the works was used for repairing the turnpikes.		Copper Works; Steam Engine; Building; Glass Works	Post Medieval	Low
NDHA45	MME7818		Site of a Cotton Mill, later a Sheet Plate Glass Factory, near Kirkland Street, Ecclestone. An 18th century property used for cotton manufacture, which was later leased by Pilkingtons in 1842 and used as a sheet plate glass factory. By the time the 1st edition 25" OS map of 1893 was produced the factory had been demolished.		Cotton Mill; Atmospheric Engine House; Glass Works	Post Medieval	Low
NDHA46	MME9894		Site of a Croppers Hill Colliery, Borough Road, Ecclestone. A property comprised of two buildings and what appears to be a relatively small spoil heap is shown on the 1st edition 6" OS map of 1850, but is not labelled. On the 1851 OS town plan for St Helens, Lancashire and Furness, the facility is labelled Coppers Hill Colliery, and includes an engine house and smithy. The facility is not shown on the 1st edition 25" OS map of 1894.		Engine House; Blacksmiths Workshop; Colliery	Post Medieval	Low
NDHA47	MME15543		Site of Caledonian Foundry, Parr Street, St Helens, Windle. The Caledonian Foundry is shown on plans of St. Helens station dated 1876 and 1879. Not shown on OS mapping.		Foundry	Post Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA48	MME8003		Location of Bridge Street Foundry, Bridge Street, St Helens, Windle. In use 1841-7.		Foundry	Post Medieval	Low
NDHA49	MME20518		Site of Pocket Nook Union Plate Glass Works gas works, Windle. The OS town plan of 1851 shows a gas works on this site, within the perimeter of the Pocket Nook Union Plate Glass Works. The OS town plan of 1892 shows the building but not the gas holder to the east.		Gas Works	Post Medieval	Low
NDHA50	MME14848		Site of St Helens Sheet Crown Works, Canal Street, Sutton. St. Helens Crown Glass Company was formed in 1826-9. The last crown glass was made in 1872 and thereafter it switched to plate glass. The buildings were demolished in the 20th century.		Glass Works	Post Medieval	Low
NDHA51	MME14881		Site of Ravenhead Glass Bottle Works, Burtonhead Road, Sutton. Greenwood's map of 1818 shows large buildings in this area and labels them as a plate glass works. The building does not appear on the 1st edition 25" OS map of 1894.		Glass Works	Post Medieval	Low
NDHA52	MME7784		Site of Crown Glass Works, South of Eccleston Street, Eccleston. The glass works was established by Mackay, West and Co in 1792 and remained the only factory making window glass by the crown method until 1822. First shown on Sherriff's map of 1816. Last shown on the 1st edition 6" OS map of 1850. In 1818 the works were acquired by Pilkingtons of St Helens.		Glass Works	Post Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA53	MME9920		Site of Eccleston Flint Glass Works, Eccleston Street, Eccleston. The 1st edition 6" OS map of 1850 shows different buildings on this site to the Tithe map of 1840 and labels them as Eccleston Flint Glass Works. The buildings are not shown on the 1st edition 25" OS map of 1894.		Glass Works	Post Medieval	Low
NDHA54	MME10088		Site of a house, Parr Street, Parr. Shown on historic mapping from Yates' map of 1786 until the 1st edition 6" OS map of 1849. The building does not appear on the 1st edition 25" OS map of 1894.		House	Post Medieval	Low
NDHA55	MME13876		Site of Pipe Maker Row, Parr Street, Parr. Building shown at this location on Yates' map of 1786. It does not appear on the 1st edition 25" OS map of 1894.		House	Post Medieval	Low
NDHA56	MME14870		Site of Holly Cottage, Linkway East, Sutton. Yates' map of 1786 shows a building in this area. It does not appear on the 1st edition 25" OS map of 1894.		House	Post Medieval	Low
NDHA57	MME14882		Site of a house, Peasley Cross Lane, Sutton. It is shown on the 1st edition 6" OS map of 1849; it does not appear on the 1st edition 25" OS map of 1894.		House	Post Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA58	MME14887		Site of Canister House, Linkway West, Sutton. Greenwood's map of 1818 shows a number of buildings in this area. It is labelled Canister House on the 1st edition 6" OS map of 1849. It does not appear on the 1st edition 25" OS map of 1894.		House	Post Medieval	Low
NDHA59	MME14971		Site of a house, Linkway East, Sutton. Plot on Tithe map of 1843 described as house and garden. Sutton Alkali Works shown occupying the site on the 1st edition 25" OS map of 1894.		House	Post Medieval	Low
NDHA60	MME14985		Site of Hardshaw Mill house, Standish Street, Windle. The 1st edition 6" OS map of 1849 shows two buildings on the site, probably a house and an outbuilding, not shown on any historic mapping after this.		House	Post Medieval	Low
NDHA61	MME20119		Site of a house, Parr Stocks Road, Parr. Shown on historic mapping from 1818 to 1849.		House	Post Medieval	Low
NDHA62	MME20126		Site of White Cock Farm, Sorogold Street, Parr. Shown on historic mapping from 1786 until 1849.		House	Post Medieval	Low
NDHA63	MME20127		Site of a house, Higher Parr Street, Parr. Shown on historic mapping from 1786 until 1849.		House	Post Medieval	Low
NDHA64	MME20128		Site of a house, Higher Parr Street, Parr. Shown on historic mapping from 1786 until 1849.		House	Post Medieval	Low



TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA65	MME20130		Site of a house, Pocket Nook Street, Parr. Shown on historic mapping from 1786 until 1849.		House	Post Medieval	Low
NDHA66	MME20173		Site of a house, St Helens Linkway, Sutton. Shown on historic mapping from 1818 to 1849.		House	Post Medieval	Low
NDHA67	MME20390		Site of a house, Lowe Street, Windle. Shown on historic mapping from 1786 to 1849.		House	Post Medieval	Low
NDHA68	MME20393		Site of a house, Atlas Street, Windle. The Tithe map of 1808 shows a building on this site. The Pocket Nook Smelting Works was built on this site in 1854.		House	Post Medieval	Low
NDHA69	MME20396		Site of Hardshaw Cottage, College Street, Windle. Shown on historic mapping from 1786 until 1892.		House	Post Medieval	Low
NDHA70	MME7769		Site of a house, Ravenhead Road, Sutton. Early 19th century building recorded from historic mapping. Shown on Greenwoods map of 1818 as a cluster of buildings. Tithe map of 1843 shows a building and associated garden. It was last shown on 1st edition 6" OS map of 1850.		House	Post Medieval	Low
NDHA71	MME7775		Site of a house, Liverpool Road, Eccleston. An 18th century building recorded from historic mapping. Shown on Yate's map of 1786 and shown on the Tithe Map of 1840 but not shown on the 1st edition 6" OS map of 1850.		House	Post Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA72	MME7776		Site of a house, Liverpool Road, Eccleston. An 18th century building recorded from historic mapping. Shown on Yates' map of 1786 and shown on the Tithe Map of 1840 but not shown on the 1st edition 6" OS map of 1850.		House	Post Medieval	Low
NDHA73	MME7780		Site of a house, Eccleston Street, Eccleston. An 18th century building recorded from historic mapping. Yates' map of 1786 shows a building here, and the Tithe map of 1840 shows an L-shaped building. Also shown as L-shaped on the 1st edition 6" OS map of 1859 but as a row of houses on the 1st edition 25" OS map of 1894.		House	Post Medieval	Low
NDHA74	MME7782		Site of Barrow's Farm, Eccleston Street, Eccleston. 18th century building recorded from historic mapping. Yates' map of 1786 shows a building in this area, and a building set back from the road is shown on Greenwood's map of 1818. The Tithe map of 1840 shows a building on the site. Last shown on the 1st edition 6" OS map of 1850 which labels a large building on this site as Barrows Farm.		House	Post Medieval	Low
NDHA75	MME7792		Site of Pickavance's Cottage, Boundary Road, Eccleston. An 18th century building recorded from historic mapping. Shown on Yates' map of 1786, and the Tithe map of 1840. Last shown on the 1st edition 6" OS map of 1850.		House	Post Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA76	MME7989		Site of Sutton Lodge, St Helens Linkway, Sutton. An 18th century house on the site of Tickle's tenement. It does not appear on the 1st edition 25" OS map of 1894, Sutton Lodge Chemical Works by then having been built on the site.		House	Post Medieval	Low
NDHA77	MME20169		Site of the Navigation Tavern public house, Linkway West, Sutton. Shown on historic mapping from 1818 to 1849.		House; Public House	Post Medieval	Low
NDHA78	MME15000		Site of Big Cowley Hill, Morley Street, Windle. An 18th century house. Yates' map of 1786 shows a large house on this site and labels it Cowley Hill.		House; Roman Catholic Chapel	Post Medieval	Low
NDHA79	MME14998		Site of the King's Head Inn, Church Street, St Helens, Windle. Built in 1629. It was demolished in 1879.		Inn	Post Medieval	Low
NDHA80	MME14889		Site of a lime kiln, Linkway East, Sutton. Shown on Tithe map of 1843, and last shown on the 1st edition 6" OS map of 1849.		Lime Kiln	Post Medieval	Low
NDHA81	MME8113		Site of Lime Kiln, College Street, Windle. On the 1st edition 6" OS map of 1850 there is a group of round structures, labelled Lime Kiln. By the time of the 1st edition 25" OS map of 1893 they are no longer shown.		Lime Kiln	Post Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA82	MME14866		Route of railway to collieries, Sutton. The Tithe map of 1843 shows the route of the railway and records it as Nos. 691a, 692a, 694a and 881a, owned by Sir Henry Houghton and occupied by Robert Robinson. It is shown on the 1st edition 6" OS map of 1849 but does not appear on the 1st edition 25" OS map of 1894.		Mineral Railway	Post Medieval	Low
NDHA83	MME15006		Route of Cowley Hill Colliery Railway, Windle. Built in the early to mid 19th century. Hennet's map of 1829 labels Cowley Hill Colliery and shows a railway running southeast towards the Gerard's Bridge Branch of the Sankey Navigation Canal. The south-eastern end of the line appears to run to the area of the double locks.		Mineral Railway	Post Medieval	Low
NDHA84	MME20165		Route of Little Cowley Hill Colliery railway, Cowley Street, Windle. Only shown on the 1st edition 6" OS map of 1849.		Mineral Railway	Post Medieval	Low
NDHA85	MME20168		Route of a railway, Sutton. Shown on historic mapping from 1829 to 1894, when it was a more complex arrangement.		Mineral Railway	Post Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA86	MME7771		Site of a pottery works, Ravenhead Road, Sutton. Early to mid 19th century pottery works recorded from historic mapping. Buildings in this area are shown on Greenwood's map of 1818. Tithe map of 1843 shows what appears to be a long building with a circular kiln at its southern end. Last shown on 1st edition 6" OS map of 1850 and labelled as Earthenware Pottery.		Pottery Works	Post Medieval	Low
NDHA87	MME8072		Site of Gerard's Bridge Pottery, College Street, Windle. Shown on 1st edition 6" OS map of 1849, labelled as Gerard's Bridge Pottery (Stone and Cane Ware). In the 1870s The United Alkali Company bought the Gerards Bridge Pottery and expanded their chemical works from across the road.		Pottery Works	Post Medieval	Low
NDHA88	MME8074		Site of Gerard's Bridge Potteries, College Street, Windle. The 1st edition 6" OS map of 1849 shows a large building on the site and labels it Gerard's Bridge Potteries (Black Ware). No buildings are shown on the OS town plan of 1892.		Pottery Works	Post Medieval	Low
NDHA89	MME14978		Site of St Helens Railway Station, Shaw Street, St Helens, Windle. Built in 1858 and closed in 1871.		Railway Station	Post Medieval	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA90	MME14981		Site of St Helens Railway Station, Sutton. This was the first passenger station for St. Helens and was built in 1833 by the St. Helens and Runcorn Gap Railway. It closed in 1849 and was replaced by the second station opposite the Raven Lodge public house.		Railway Station	Post Medieval	Low
NDHA91	MME14988		Site of Parr Dam, Merton Bank Road, Parr. An early 19th century reservoir for the Sankey Navigation Canal.		Reservoir	Post Medieval	Low
NDHA92	MME20397		Site of Gerard's Bridge, College Street, Windle. Eyes and Gaskell's plan of the Sankey Navigation Canal of 1763 labels Gerard's Bridge. It also shows the original route of the watercourse and the new route created to the north of the canal. It appears that the watercourse was culverted, converted into a feeder to the canal and the original bridge removed when the canal was built in c.1757.		Road Bridge	Post Medieval	Low
NDHA93	MME8065		Site of Boardman's Bridge, Linkway East, Sutton. A possibly 17th century bridge, shown on Yates' map of 1786. It does not appear on the 1st edition 25" OS map of 1894.		Road Bridge	Post Medieval	Low
NDHA94	MME7795		Site of Crab Street Tan Yard, Crab Street, St Helens, Windle. An early 19th century facility recorded from historic mapping. Tithe map of 1808 shows a building on the roadside. Last shown on the 1st edition 6" OS map of 1849 which labels the building Crab Street Tan Yard.		Tannery	Post Medieval	Low



TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA95	MME18721		Site of St Helens Town Hall, Bridge Street, Windle. Built 1839 by A.Y and G. Williams of Liverpool, replaced by the current town hall built 1873-6.		Town Hall	Post Medieval	Low
NDHA96	MME14974		Site of Tontine Street Methodist chapel, Chalon Way West, Eccleston. The Methodists built a church in Tontine Street in 1815. In 1851 the old chapel in Tontine Street could seat 450. New chapels were opened in Park Road in 1861 and Cotham Street (Corporation Street) in 1869. The OS town plan of 1892 labels this site as a burial ground (disused).		Wesleyan Methodist Chapel; Nonconformist Cemetery	Post Medieval	Low
NDHA97	MME14984		Site of Hardshaw Mill, Standish Street, Windle. Yates' map of 1786 shows a windmill in this area. The 1st edition 6" OS map of 1849 shows a trigonometrical point on the site of the mill suggesting that the tower was perhaps extant.		Windmill	Post Medieval	Low
NDHA98	MME18957		Post medieval pottery, Atlas Street, Windle. During excavation in 2018 a base sherd of Rainford Darkware, of 17th or early 18th century date, was found in slag deposits associated with a smelting works built in 1854. It may have been brought to the site with the material, or could be evidence of manuring of the site prior to industrial use.		Findspot	Post Medieval	Negligible
NDHA99	MME16437		Nos. 19-27 George Street, St Helens, Windle. A former late 19th century agricultural merchants building. First appears on the 1st edition 25" OS map in 1894.		Agricultural Merchants; Shop	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA100	MME14890		Site of Sutton Alkali Works, St Helens Retail Park, Peasley Cross Lane, Sutton. No buildings are shown on the Tithe map of 1843 but the area is recorded as No. 914, gas and chemical works. The 1st edition 6" OS map of 1849 shows two large buildings and labels them Sutton Alkali Works. Last shown on 2nd edition 25" OS map of 1908.		Alkali Works; Building	Post Medieval to Modern	Low
NDHA101	MME16156		Church of St Mark, North Road, Windle. Built 1883-5 by James Gandy of St Helens.		Anglican Church	Post Medieval to Modern	Low
NDHA102	MME7793		Church of St Thomas, Westfield Street, Eccleston. The first church was built 1839-40, it was replaced in 1908-10. Built by Peter Greenhall, and completed at the same time as Eccleston town hall. It was consecrated on 8th October 1839.		Anglican Church	Post Medieval to Modern	Low
NDHA103	MME7987		Sankey Brook Aqueduct, Sankey Navigation Canal, Sutton. Built in 1770-2 to cross the Hardshaw Brook.		Aqueduct	Post Medieval to Modern	Low
NDHA104	MME18719		St Helen's Baptist Church, Hall Street, St Helens, Windle. Built 1888-9. A new front was added in 1904 by John Willis and Sons of Derby.		Baptist Chapel	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA105	MME10102		Site of Navigation Boiler Works, Atlas Street, Parr. Shown on 1st edition 25" OS map of 1894. Expanded site labelled as Atlas Works in 1928. Buildings demolished in late 20th century.		Boiler Works; Foundry	Post Medieval to Modern	Low
NDHA106	MME16004		Site of a cast iron boundary post, Church Street, St Helens, Windle. Posts probably date from 1864 or soon after, when St Helens Railway and Canal Co. was absorbed by the LNWR. Originally the post had a rounded top, and a T-section. No longer extant.		Boundary Post	Post Medieval to Modern	Low
NDHA107	MME8010		Site of St Helens Brewery, Hall Street, St Helens, Windle. Built in 1762 and expanded in the 19th century. Last shown on the OS map of 1960.		Brewery	Post Medieval to Modern	Low
NDHA108	MME14883		Site of Ravenhead Sanitary Pipe and Brick Works, Burtonhead Road, Sutton. One of the buildings on the site had a date stone which read 'Ravenhead Sanitary and Brick Co. Ltd AD 1876. General Office 1923 AD'.		Brickworks	Post Medieval to Modern	Low
NDHA109	MME14886		Site of a house, Sherdley Road, Sutton. The Tithe map of 1843 shows a building on this site. It is last shown on the OS map of 1974.		Building?; House	Post Medieval to Modern	Low
NDHA110	MME14853		Route of the Ravenhead Branch, Sankey Navigation Canal, Sutton. Built in 1778. It is last shown on the 1st edition 25" OS map of 1894; it does not appear on the 2nd edition 25" OS map of 1908.		Canal	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA111	MME15002		Route of the Gerard's Bridge Branch, Sankey Navigation Canal, Windle. Built between 1757 and 1762. A map of 1763 shows the route then extant and the ownership of the various land parcels through which it had been constructed. The Gerard's Bridge Branch is shown extending from the Double Lock to Gerard's Bridge.		Canal	Post Medieval to Modern	Low
NDHA112	MME15003		Route of the Boardmans Bridge Branch, Sankey Navigation Canal, Windle. Built 1770-2. Some sections still contain water. Also known as the St Helens Canal.		Canal	Post Medieval to Modern	Low
NDHA113	MME14972		Site of a bridge, Parr Street, Windle. The road is shown crossing over the canal on Yates' map of 1786. A bridge is shown on this site on the Tithe map of 1808. It does not appear on the OS map of 1959.		Canal Bridge	Post Medieval to Modern	Low
NDHA114	MME8025		Site of a bridge, Waterside, Windle. Not shown on the Tithe map of 1808. The 1st edition 6" OS map of 1849 shows a small bridge and labels it Pocket Nook Turn Bridge. It is shown on the OS map of 1972 and was probably replaced in the late 20th century.		Canal Bridge	Post Medieval to Modern	Low
NDHA115	MME7985		Railway bridge over the Sankey Navigation Canal, Sutton. The railway opened to goods traffic on 1st July 1871 and to passengers on 1st January 1872.		Canal Bridge; Railway Bridge	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA116	MME8062		Railway turn bridge over the Sankey Navigation Canal, Windle. Shown on the 1st edition 6" OS map of 1849. It pivoted at its southern end and swung northwards, coming to rest against the east bank of the canal.		Canal Bridge; Railway Bridge; Swing Bridge	Post Medieval to Modern	Low
NDHA117	MME8020		Site of a railway swing bridge, Sankey Navigation Canal, St Helens, Windle. The railway is first shown on the Parr Tithe map of 1843. The 1st edition 6" OS map of 1849 shows it crossing the canal via a Railway Turn Bridge. The railway is shown crossing the canal on the OS map of 1959. It is not shown on the OS map of 1972 but the base and area into which the bridge formerly turned is shown.		Canal Bridge; Swing Bridge; Railway Bridge	Post Medieval to Modern	Low
NDHA118	MME8034		Site of St Helens Chemical Works, Corporation Street, Windle. Built in 1852. Site doesn't appear on the OS map of 1959 and the site had been cleared by 1986 except for the chimney.		Chemical Works	Post Medieval to Modern	Low
NDHA119	MME8042		Site of Hardshaw Brook Chemical Works, Peasley Cross Lane, Parr. Established in 1864. Largely demolished by 1938 OS mapping.		Chemical Works	Post Medieval to Modern	Low
NDHA120	MME8067		Site of Gerard's Bridge Chemical Works, College Street, Windle. One of the first chemical works in St Helens. Not shown on the Tithe map of 1808, but the apportionment of 1840 records it as Alkali Works. By the 3rd edition 25" OS map of 1928 shows the site largely cleared.		Chemical Works	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA121	MME8084		Site of Globe Alkali Works, Waterside, Windle. Not shown on the Tithe map of 1808, but the apportionment of 1840 records it as Alkali Works. The site is shown largely cleared on the 3rd edition 25" OS map of 1928.		Chemical Works	Post Medieval to Modern	Low
NDHA122	MME8114		Site of Gerard's Bridge Chemical Works, College Street, Windle. The OS town plan of 1851 shows a pottery on this site. In the 1870s The United Alkali Company bought the Gerards Bridge Pottery and expanded their chemical works from across the road. The OS map of 1908 shows the site has been cleared.		Chemical Works	Post Medieval to Modern	Low
NDHA123	MME8303		Site of Union Chemical Works, Navigation Road, Parr. First appears on the 1st edition 25" OS map of 1893 where it is labelled Union Chemical Works. By the time of the 2nd edition 25" OS map of 1908 it had been demolished.		Chemical Works	Post Medieval to Modern	Low
NDHA124	MME9903		Site of Greenbank Alkali Works, Canal Street, Eccleston. The 1st edition 6" OS map of 1850 shows a relatively small facility labelled Green Bank Chemical Works, with a second, Green Bank Tan Yard, just to the south. A different building is shown on the site on the 3rd edition 25" OS map of 1928.		Chemical Works; Building	Post Medieval to Modern	Low



TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA125	MME14873		Site of Peasley Cross Colliery, Langtree Way, Sutton. The 1st edition 6" OS map of 1849 labels it as Sutton Colliery. Three shafts are labelled on the site, two to the west of a pair of small buildings and one to the east, adjacent to the end of the railway line. Sutton Colliery was opened by Bournes and Robinson in 1812 or 1820. When the equipment and machinery at the site was advertised for sale in 1857 it was described as Peasley Cross Colliery. The colliery is last shown on the 2nd edition 25" OS map of 1908; it does not appear on the 3rd edition 25" OS map of 1928.		Colliery	Post Medieval to Modern	Low
NDHA126	MME14878		Site of Ravenhead Colliery, Milverny Way, Sutton. The 1st edition 6" OS map of 1849 shows some old coal pits and some buildings east of these which are labelled as Burtonhead Colliery. The 1st edition 25" OS map of 1894 shows the focus of activity to have moved slightly to the northwest and the site is labelled Ravenhead Colliery. It is labelled as a mine on the OS map of 1974 but not on the OS map of 1982.		Colliery	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA127	MME14879		Site of Ravenhead Colliery, Burtonhead Road, Sutton. Sherriff's map of 1816 shows a group of coal pits adjacent to the end of the Sankey Navigation Canal and labels them as a colliery. The Tithe map of 1843 shows buildings and shafts adjacent to the canal. The 1st edition 6" OS map of 1849 shows buildings across this area and labels them as Ravenhead Colliery. The 2nd edition 25" OS map of 1908 only labels old shafts.		Colliery	Post Medieval to Modern	Low
NDHA128	MME14880		Site of Phoenix Colliery, Burtonhead Road, Sutton. The Tithe map of 1843 does not show any shafts or buildings on this site. The 1st edition 6" OS map of 1849 labels an old coal shaft. Only old shafts are labelled on the site on the 2nd edition 25" OS map of 1908.		Colliery	Post Medieval to Modern	Low
NDHA129	MME14885		Site of St Helens Collieries, Linkway West, Sutton. first appear on the 1st edition 25" OS map of 1894. They are last shown on the 2nd edition 25" OS map of 1908.		Colliery	Post Medieval to Modern	Low
NDHA130	MME7996		Site of Independent Chapel, Ormskirk Street, St Helens, Windle. Built in 1710, rebuilt in 1826. The building is last shown on the OS map of 1960 and the current bank building on the site is shown on the OS map of 1984. The first chapel was a small stone building, which was badly damaged by mining and had several wooden buttresses. It was taken down in 1826 and the larger brick chapel for 300 worshippers was recorded on the site in 1829.		Congregational Chapel; Nonconformist Cemetery	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA131	MME20859		Site of Ravenhead Copper Works, Milverny Way, Sutton. The third such facility in this area, built c.1852. The buildings do not appear on the OS map of 1958.		Copper Works; Building	Post Medieval to Modern	Low
NDHA132	MME18018		Site of Ravenhead Copper Works, Burtonhead Road, Sutton. The second such facility, used in the mid 19th century. Last shown on the OS map of 1957.		Copper Works; Chemical Works; Antimony Smelter	Post Medieval to Modern	Low
NDHA133	MME8054		Site of Waterloo Foundry, Atlas Street, Windle. Originally the Pocket Nook Smelting Works built in 1854. It was demolished before 2000. In 2018 flues of the Pocket Nook Works were found along with some traces of the walls of the associated buildings. Foundations of the Waterloo Foundry were also found.		Copper Works; Date Stone; Iron Foundry	Post Medieval to Modern	Low
NDHA134	MME8341		Culvert under the Sankey Navigation Canal, Windle. The OS town plan of 1851 labels it an aqueduct. The feature does not appear on the OS map of 1958.		Culvert	Post Medieval to Modern	Low
NDHA135	MME18722		Volunteer Drill Hall, Mill Street, St Helens, Windle. Built 1861 probably by George Harris.		Drill Hall; Date Stone	Post Medieval to Modern	Low
NDHA136	MME10101		Site of Globe Cabinet Works, Peasley Cross Lane, Parr. Mapping from 1894 shows an L-shaped building labelled as Victoria Works. In 1908 it is labelled as the Globe Cabinet Works. Demolished in the early 2000s.		Factory; Cabinetmakers; Factory	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA137	MME8286		Footbridge over the railway, Manor Street, Sutton. A possibly late 19th century iron construction, shown on the OS town plan of 1892.		Footbridge	Post Medieval to Modern	Low
NDHA138	MME7807		Site of Waterloo Foundry, between Waterloo Street and Bridge Street, St Helens, Windle. Site of a foundry first shown on the 1st edition 6" OS map of 1849 on both sides of Water Street. The 1st edition 25" OS map of 1894 labels only the buildings on the east side of Water Street as a foundry. Started by Henry Varley and extended by John and James Varley in Waterloo Street and Boundary Road.		Foundry	Post Medieval to Modern	Low
NDHA139	MME8033		Site of Atlas Foundry, Atlas Street, Windle. Robinson and Cook relocated their foundry business from Bridge Street to Pocket Nook in 1847 and built the Atlas Foundry shortly after. The Atlas Foundry produced steam powered pumps but likely made other products as well. The works closed in 1908.		Foundry	Post Medieval to Modern	Low
NDHA140	MME14970		Friends Garden, Shaw Street, St Helens, Windle. The former burial ground associated with the adjacent Friends Meeting House, in use from 1679.		Friends Burial Ground; Garden	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA141	MME7829		Victoria Park, Windle. A mid 19th century private estate made into a late 19th century public park. Victoria Park follows the prevalent design style of choice for the period with a naturalistic landscape that built upon its origins as parkland surrounding a large house. Used for allotments during both world wars.		Garden; Public Park; Allotment; Bowling Green; Allotment	Post Medieval to Modern	Low
NDHA142	MME14891		Site of St Helens Gas Works, St Helens Retail Park, Peasley Cross Lane, Sutton. No buildings are shown on the Tithe map of 1843 but the area is recorded as No. 914, gas and chemical works. The 1st edition 6" OS map of 1849 shows an L-shaped building in the corner of a compound with two circular structures, it is labelled St. Helens Gas Works. The OS map of 1975 labels it as a gas works, though disused.		Gas Works	Post Medieval to Modern	Low
NDHA143	MME20526		Site of a gas works, Merton Bank Road, Parr. The OS town plan of 1892 shows a building and a gas holder at the end of the railway line. The gas holder was removed before the OS map of 1908 and the building removed by the OS map of 1928.		Gas Works; Building	Post Medieval to Modern	Low
NDHA144	MME13877		Gate Piers in Wall of Building, Peasley Cross Lane, Parr. Two gate piers in the wall of a building, formerly of Hardshaw Brook Chemical Works, established in 1864.		Gate Pier; Building	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA145	MME10095		Site of Flint Glass Works, Parr Street, Parr. Samuel Bishop and son established the Flint Glass Works in 1832. The building is last shown on the OS map of 1960; it does not appear on the OS map of 1975.		Glass Works	Post Medieval to Modern	Low
NDHA146	MME15892		Site of Sherdley Glass Works, St Helens Linkway, Sutton. The Cannington family bought the site at Sherdley in 1873. The No. 7 bottle shop, the only remaining part of the site, was built in c.1886. The majority of the glassworks was demolished in 1982 and the company ceased trading in 1999.		Glass Works	Post Medieval to Modern	Low
NDHA147	MME20171		Site of Peasley Glass Works, Linkway East, Sutton. Shown on historic mapping from 1892 until 1908.		Glass Works	Post Medieval to Modern	Low
NDHA148	MME8112		Site of Union Plate Glass Works, Waterside, Windle. Built in 1837.		Glass Works	Post Medieval to Modern	Low
NDHA149	MME8058		Site of Glass Bending Works, Hall Street, Windle. Shown on the OS town plan of 1892. Business closed in early 21st century and buildings demolished in c.2015.		Glass Works; Works	Post Medieval to Modern	Low
NDHA150	MME8059		Site of Hardshaw Glass Works, Hall Street, Windle. Shown on the OS town plan of 1892. Buildings demolished in c.2015.		Glass Works; Works	Post Medieval to Modern	Low



TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA151	MME14979		Site of St Helens Goods Station, Shaw Street, St Helens, Windle. The building was demolished between 2005 and 2011.		Goods Station	Post Medieval to Modern	Low
NDHA152	MME13894		Site of Merton Bank, Merton Bank Road, Parr. Eyes' plan of 1763 shows two buildings in this area and labels them Aspinwall's. The building is last shown on the 3rd edition 25" OS map of 1928; it does not appear on the OS map of 1958.		House	Post Medieval to Modern	Low
NDHA153	MME14871		Site of Peasley House, Sherdley Road, Sutton. Yates' map of 1786 shows two buildings in this area, one of which may have been on this site. The building is last shown on the OS map of 1974; it does not appear on the OS map of 1982.		House	Post Medieval to Modern	Low
NDHA154	MME14884		Site of a house, Burtonhead Road, Sutton. Greenwood's map of 1818 shows buildings on this site. The 1st edition 6" OS map of 1849 shows a shaft adjacent to the building suggesting it was then in use as part of a colliery. It is last shown on the 2nd edition 25" OS map of 1908; it does not appear on the 3rd edition 25" OS map of 1928.		House	Post Medieval to Modern	Low
NDHA155	MME15001		Site of Little Cowley Hill, Oldfield Street, Windle. An 18th century house. Yates' map of 1786 shows a building in this area. A reservoir is shown on the site on the 2nd edition 25" OS map of 1908.		House	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA156	MME20123		Site of Plate Glass Farm, Parr Street, Parr. Shown on historic mapping from 1786 until 1894. The building does not appear on the OS map of 1959.		House	Post Medieval to Modern	Low
NDHA157	MME20124		Site of a house, Parr Street, Parr. Shown on historic mapping from 1786 until 1959. The OS map of 1959 labels the western part as a public house. The building does not appear on the OS map of 1978.		House	Post Medieval to Modern	Low
NDHA158	MME20131		Site of Hoolebank, Holly Bank Grove, Parr. Shown on historic mapping from 1843 until 1894.		House	Post Medieval to Modern	Low
NDHA159	MME20172		Site of a house, Sherdley Road, Sutton. Shown on historic mapping from 1786 to 1908.		House	Post Medieval to Modern	Low
NDHA160	MME20174		Site of a house, Burtonhead Road, Sutton. Shown on historic mapping from 1818 until 1958.		House	Post Medieval to Modern	Low
NDHA161	MME20378		Site of Cowley Vale House, Dentons Green Lane, Windle. Shown on historic mapping from 1808 until 1957.		House	Post Medieval to Modern	Low
NDHA162	MME20391		Site of a house, Duke Street, Windle. Shown on historic mapping from 1786 until 1957.		House	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA163	MME20394		Site of a house, Atlas Street, Windle. Shown on historic mapping from 1808 until 1908.		House	Post Medieval to Modern	Low
NDHA164	MME7768		Site of Knobstick Hall, Sutton Heath Road, Sutton. 18th century house recorded from historic mapping. May have been Burtonhead Barn tenement, recorded in 1776. Yates map of 1786 shows a building in this area. It is labelled as Burtonhead Farm on the 1st edition 6" OS map of 1848 and labelled as Knobstick Hall on 1st edition 25" OS map of 1894, but does not appear on the 2nd edition 25" OS map of 1908.		House	Post Medieval to Modern	Low
NDHA165	MME7772		Site of Grove House, Ravenhead Road, Sutton. Early to mid-19th century house recorded from historic mapping. Greenwood's map of 1818 shows buildings in this area. Tithe map of 1843 shows a building on the site. It is labelled Grove House on the 1st edition 6" OS map of 1850. The 1st edition 25" OS map of 1894 shows Grove Place across the site and the buildings on the south side of this may be the earlier house. Last shown on the OS map of 1957.		House	Post Medieval to Modern	Low
NDHA166	MME7786		Site of Croppers Hill Cottage, Croppers Hill, Eccleston. An 18th century building recorded from historic mapping. Shown on Yates' map of 1786 and Greenwood's map of 1818. The Tithe map of 1840 shows an enclosure here. The 1st edition 6" OS map of 1850 shows a L-shaped building. Last shown on the 1st edition 25" OS map of 1894.		House	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA167	MME7811		Site of a house, Dentons Green Lane, Windle. An early 19th century building recorded from historic mapping. The Tithe map of 1808 shows two buildings on the site. The building appears to be part of Green Lane Colliery on the 1st edition 6" OS map of 1850. It appears to be subdivided on the 2nd edition 25" OS map of 1908. It is last shown on the 4th edition 25" OS map of 1937.		House	Post Medieval to Modern	Low
NDHA168	MME7988		Site of Sutton Cottage, Mcmanus Drive, Sutton. An 18th century building recorded from historic mapping. Shown on Yates' map of 1786, Greenwood's map of 1818 and Tithe map of 1843. Last shown on the 2nd edition 25" OS map of 1908.		House	Post Medieval to Modern	Low
NDHA169	MME8301		Site of Dam Cottages, Merton Bank Road, Parr. Buildings in this area shown on Greenwood's map of 1818. The buildings are last shown on the OS map of 1970; they do not appear on the OS map of 1990.		House	Post Medieval to Modern	Low
NDHA170	MME20129		Site of Park House, Park Road, Parr. Shown on historic mapping from 1829 until 1960.		House; Building	Post Medieval to Modern	Low
NDHA171	MME9913		Nos. 22-38 Borough Road, Eccleston. Built 1892.		House; Date Stone	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA172	MME9914		Nos. 2-6 Borough Road and Nos. 1-9 Prescott Road, Eccleston. Built in 1894.		House; Date Stone	Post Medieval to Modern	Low
NDHA173	MME14991		Hardshaw House, Tolver Street, Windle. The 1st edition 6" OS map of 1849 shows a U-shaped building on this site, with outbuildings around a yard to the north of it. The OS town plan of 1892 labels it as Providence Free Hospital.		House; Hospital; House	Post Medieval to Modern	Low
NDHA174	MME20398		Site of the White Lion Hotel public house, College Street, Windle. Shown on historic mapping from 1786 until 1959.		House; Public House	Post Medieval to Modern	Low
NDHA175	MME20125		Site of a house, Lascelles Street, Parr. Shown on historic mapping from 1786 until 1849. The 1st edition 25" OS map of 1894 does not show the northern building and labels the southern as a public house. The building was demolished in the late 20th century.		House; Public House; House	Post Medieval to Modern	Low
NDHA176	MME8038		Site of Hall Street Foundry, Hall Street, Windle. Built c.1880, used as a livery stable in the late 19th century, a cinema in the mid 20th century and a bingo hall in the late 20th century.		Iron Foundry; Livery Stable; Cinema; Bingo Hall	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA177	MME8002		Site of St Helens Foundry, Foundry Street, St Helens, Windle. A late 18th century industry, probably on this site from the early 19th century. The 1st edition 6" OS map of 1849 shows buildings on this site and labels them Kidd's Foundry. Does not appear on the OS map of 1959.		Iron Foundry; Reverberatory Furnace; Cupola Furnace	Post Medieval to Modern	Low
NDHA178	MME14973		Site of St Helens Lead Works, Salisbury Street, St Helens, Windle. A complex of single storey buildings of 1882 with a large chimney. In use for smelting lead. The site was cleared in or before 2000.		Lead Smelter	Post Medieval to Modern	Low
NDHA179	MME16440		The Gamble Building, Victoria Square, St Helens, Windle. A library and former technical school built 1894-6.		Library; Technical School	Post Medieval to Modern	Moderate
NDHA180	MME20395		Site of a possible lock-keeper's cottage, New Double Lock, Sankey Navigation Canal, Windle. Shown on historic mapping from 1808 to 1908.		Lock Keepers Cottage	Post Medieval to Modern	Low
NDHA181	MME9912		Factory Building, Couristan Carpets, Eccleston Street, Eccleston. Built c.1890.		Mill; Coal Depot; Warehouse	Post Medieval to Modern	Low
NDHA182	MME20170		Route of Peasley Cross Colliery railway, Sutton. Shown on historic mapping from 1843 to 1894.		Mineral Railway	Post Medieval to Modern	Low



TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA183	MME14977		Lantern House, Haydock Street, St Helens, Windle. A former nail factory. No building is shown on this site on the OS town plan of 1851. The OS town plan of 1892 labels this building as livery stables. The OS map of 1959 labels it as St. Helens Technical College (Haydock Street Centre).		Nail Factory; Stable; Building; Technical College; Building; House	Post Medieval to Modern	Low
NDHA184	DME2246; MME13818		Site of Offices at Pilkington Glass Works, Canal Street, Sutton. Previously grade II listed building (list entry number 1075914), revoked in 2012. Office building built in 1886 by R Medland Taylor. Built of red brick and terracotta with a slate roof.		Office	Post Medieval to Modern	Low
NDHA185	MME9890		Site of Greenbank Pottery, Canal Street, Eccleston. Also called Liverpool Pottery. The 1st edition 6" OS map of 1849 shows a long narrow building on this site and labels it as Green Bank Pottery. A timber yard is shown on the site on the 2nd edition 25" OS map of 1908.		Pottery Works	Post Medieval to Modern	Low
NDHA186	MME18716		Holy Cross Presbytery, No. 2 Corporation Street, St Helens, Windle. Built 1862.		Priests House	Post Medieval to Modern	Moderate
NDHA187	MME18718		No. 99 Crab Street, St Helens, Windle. Formerly St Mary's presbytery, built in the late 19th century.		Priests House; Building	Post Medieval to Modern	Low
NDHA188	MME18728		The Market Tavern public house, Bridge Street, St Helens, Windle. Built in the early 20th century. Carved brickwork in the pediment.		Public House	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA189	MME7993		The Raven Lodge public house, Church Street, St Helens, Windle. An 18th century building, an engraving of the Meeting House, c.1750 shows the building. Adverts in the mid to late 18th century refer to auctions held at the Sign of the Raven in St Helens.		Public House	Post Medieval to Modern	Low
NDHA190	MME15383		Site of Royal Standard Hotel, shops and Wellington Hotel, New Market Place, Eccleston. This group of modest stucco buildings dating from circa 1840 is all that remains of the formal Market Square layout that originally faced the old Town Hall (demolished).		Public House; Shop	Post Medieval to Modern	Low
NDHA191	MME14854		Route of the Ravenhead Branch Railway, Sutton. Opened in 1859, formerly serving the Ravenhead British Plate Glass Works, Alexandra Colliery and the Greengate Brick and Tile Works.		Railway	Post Medieval to Modern	Low
NDHA192	MME17009		Route of the St Helens and Runcorn Gap Railway. Built 1830-3.		Railway	Post Medieval to Modern	Low
NDHA193	MME18083		St Helens to Wigan railway. The railway opened on the 1st November 1869 for goods traffic and on 15th November 1869 for passengers.		Railway	Post Medieval to Modern	Low
NDHA194	MME18084		Huyton to St Helens railway. The railway opened to goods traffic on 1st July 1871 and to passengers on 1st January 1872.		Railway	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA195	MME18088		Route of St Helens to Rainford Railway. The St Helens and Runcorn Gap Railway opened the St Helens to Rainford railway on 1st February 1858.		Railway	Post Medieval to Modern	Low
NDHA196	MME20122		Route of Pocket Nook Branch Railway, St Helens. Shown on historic mapping from 1843 to 1960. Labelled as disused on the OS map of 1973.		Railway	Post Medieval to Modern	Low
NDHA197	MME8601		Route of St Helens Branch of the Liverpool, St Helens and Lancashire Railway, Ashton-in-Makerfield, Haydock, Parr, Windle. Construction began on the line in 1888, but it was not opened for goods traffic until 1895, and ran between St Helens Central (GCR) and Lowton, Manchester. Five years later it was brought up to standard for passenger service. It is last shown on OS mapping dating to 1965, and had been dismantled by the time OS mapping dating to 1981 was produced.		Railway	Post Medieval to Modern	Low
NDHA198	MME17583		Site of Gerard's Bridge Railway Station, Haresfinch Road, Windle. The station opened in 1858, it closed in 1905.		Railway Station	Post Medieval to Modern	Low
NDHA199	MME19573		Site of Central Railway Station, Corporation Street, St Helens, Windle. A railway station on the St Helens Branch Railway, opened in 1900, closed to passengers in 1952, and for goods traffic in 1965.		Railway Station	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA200	MME14982		Site of St Helens Railway Station, Parr Street, St Helens, Windle. This was the second passenger station for St. Helens and was built in 1849. It closed to passengers in 1858 and was replaced by the Shaw Street station. The site continued to be used as a goods station until 1871 when a new railway line was cut across the site. Some of the station buildings survived until 1959.		Railway Station; Goods Station; Building	Post Medieval to Modern	Low
NDHA201	MME9882		Route of London and North West Railway (L & NWR) Eccleston Branch, St Helens. The route is shown on the 1st edition 25" OS map of 1893, ending at the Eccleston Hall Colliery at its western end. It is last shown on the 2nd edition 25" OS map of 1908, and the westernmost part of it (from the site of the Eccleston Hall Colliery to about where Millfields turns into Knowsley Road to the east) appears to have been pulled up by the time of the 3rd edition 25" OS map of 1927.		Railway; Mineral Railway	Post Medieval to Modern	Low
NDHA202	MME14876		Site of Caldwell's Dam, St Helens Linkway, Sutton. It is labelled Caldwell's Dam on the 1st edition 6" OS map of 1849. The 1st edition 25" OS map of 1894 shows it substantially modified and enlarged. The 2nd edition 25" OS map of 1908 shows it very much reduced. It does not appear on the 3rd edition 25" OS map of 1928.		Reservoir	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA203	MME14877		Groves's Dam, St Helens Linkway, Sutton. It is labelled Caldwell's Dams on the 1st edition 6" OS map of 1849. The 1st edition 25" OS map of 1894 labels it Grove's Dam. The small portion to the south of Burtonhead Road was extended in the mid to late 19th century.		Reservoir	Post Medieval to Modern	Low
NDHA204	MME16003		Corporation Street Bridge, St Helens, Windle. Built c.1864.		Road Bridge	Post Medieval to Modern	Low
NDHA205	MME20399		Site of Gerard's Bridge, College Street, Windle. This bridge was then presumably built as a replacement to the earlier bridge. The 2nd edition 25" OS map of 1908 shows the bridge widened to its current form. It is unclear how much, if any, of the original fabric remains.		Road Bridge	Post Medieval to Modern	Low
NDHA206	MME7802		Site of Greenall's Bridge, Westfield Street, St Helens, Eccleston. An 18th century structure recorded from historic mapping. On Yates' map of 1786 a road is shown going over Hardshaw Brook at this location. It is labelled as Greenall's Bridge on the 1st edition 6" OS map of 1850, and is not labelled on the 1st edition 25" OS map of 1894. By the time of the 2nd edition 25" OS map of 1908, the brook had been redirected underground at this location, and there is no label where the bridge had been. There is no sign of a bridge remaining at street level.		Road Bridge	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA207	MME7803		Site of Kitt's Bridge, Liverpool Road, Eccleston. An 18th century structure recorded from historic mapping. On Yates' map of 1786 a road is shown going over Hardshaw Brook at this location. It is labelled as Kitt's Bridge on the 1st edition 6" OS map of 1850, and is not labelled on the 1st edition 25" OS map of 1894. By the time of the 2nd edition 25" OS map of 1908, the brook had been redirected underground at this location, and there is no label where the bridge had been. There is no sign of a bridge remaining at street level.		Road Bridge	Post Medieval to Modern	Low
NDHA208	MME9910		Site of Spray Bridge, Boundary Road, Eccleston. In 1774 it was recorded that there was a bridge built at Lancaster's tenement by Basil Thomas Eccleston. By the time of the 2nd edition 25" OS map of 1908, the brook had been redirected underground at this location, but this part of Boundary Road was still labelled Spray Bridge. It continues to be labelled that way on current mapping, although there is no sign of a bridge remaining at street level.		Road Bridge	Post Medieval to Modern	Low
NDHA209	MME14999		Site of Lowe House Roman Catholic chapel, Crab Street, St Helens, Windle. The OS town plan of 1892 shows St. Mary's Roman Catholic Church on this site and a presbytery to the west. The church may have incorporated elements of the earlier building. It was replaced by the present church, built in 1924.		Roman Catholic Chapel	Post Medieval to Modern	Low



TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA210	MME7779		Site of St Monica's Roman Catholic chapel, Volunteer Street, St Helens, Windle. Possibly built in 1734, demolished in November 1980.		Roman Catholic Chapel; Building	Post Medieval to Modern	Low
NDHA211	MME9911		Site of Eccleston Ropery, Glover Street, Eccleston. The facility was established at this site in 1818, although most of its buildings were erected between 1831 and 1835. The buildings were demolished in the late 20th century.		Ropery	Post Medieval to Modern	Low
NDHA212	MME10103		Site of Phænix Glass Works, Peasley Cross Lane, Parr. 1st edition 25" OS map of 1894 shows a building and labels it as a saw mill. 3rd edition 25" OS map of 1928 labels it as the Phænix Works (Glass). It was demolished in the late 20th century.		Saw Mill; Glass Works; Factory	Post Medieval to Modern	Low
NDHA213	MME17589		Site of a Free School, Baldwin Street, Windle. The Free School was built in the churchyard in 1670. It presumably relocated to this site in the early 19th century.		School	Post Medieval to Modern	Low
NDHA214	MME7804		Site of St Thomas National School, Westfield Street, Eccleston. A 19th century building recorded from historic mapping. First shown on the 1st edition 6" OS map of 1850, and last shown on the OS map of 1957.		School	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA215	MME14969		Site of a school, Church Street, St Helens, Windle. The 1st edition 6" OS map of 1849 shows a building on this site and labels it Sunday School. It is labelled as an Inland Revenue Office on the OS map of 1959. Was demolished to build St Mary's Arcade, probably in the 1960s.		School; Building; Government Office	Post Medieval to Modern	Low
NDHA216	MME18717		Holy Cross parish hall and Catapult Too, Corporation Street, St Helens, Windle. Formerly a school built in the 19th century.		School; Parish Hall; Office	Post Medieval to Modern	Low
NDHA217	MME8017		Site of a swing bridge, Sankey Navigation Canal, St Helens, Windle. Carried main turnpike road to Ashton and Parr (Church St.). The 1851 town plan shows one bridge, but the Borough Engineer's map of 1890 shows two bridges, both pivoting from the west bank. Replaced by a fixed concrete structure, with culvert beneath, dated 1937. Dual carriageway constructed 1977-78 but south side of bridge hole still visible.		Swing Bridge	Post Medieval to Modern	Low
NDHA218	MME18729		The Citadel, Milk Street, St Helens, Windle. Built 1861 by E. Beattie junior as the second Theatre Royal, replacing a theatre of 1847. It closed in 1890 and became the Salvation Army Citadel. Now a performance venue again.		Theatre; Salvation Army Hall; Theatre	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA219	MME16438		St Helens Town Hall, Victoria Square, St Helens, Windle. Built 1873-6 by Henry Sumners of Liverpool. The spire burnt down in 1913. It originally housed courts, the police, library, fire brigade, an assembly room as well as council chambers and offices. Constructed of dark red brick and sandstone dressings.		Town Hall	Post Medieval to Modern	Moderate
NDHA220	MME14980		North West Museum of Road Transport, Hall Street, St Helens, Windle. The OS town plan of 1892 shows a tramway depot. The museum collection moved to the former bus depot in 1986 and opened to the public in 1991.		Tram Depot; Bus Depot; Museum	Post Medieval to Modern	Low
NDHA221	MME7783		Site of St Thomas' Parsonage, Boundary Road, Eccleston. Built circa 1840. Not shown on mapping before the 1st edition 6" OS map of 1850, however the apportionment of the Tithe map states that the plot was a Parsonage House and Garden. In 1957 the OS map labels the building as The Haven (Old Peoples' Hostel). Last appears on Google satellite imagery in 2005 and was demolished by the 2011 imagery.		Vicarage; Hostel	Post Medieval to Modern	Low
NDHA222	MME15546		St Helens station boundary wall, Shaw Street, St Helens, Windle. St. Helens Station was replaced in 1871. The wall was probably built for the new station at that time.		Wall	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA223	MME7999		Site of College Street Mill, College Street, St Helens, Windle. An early 19th century structure recorded from historic mapping. The Tithe map of 1808, Greenwood's map of 1818, and Hennet's map of 1829 show a windmill on the site. The 1st edition 6" OS map of 1849 does not show a windmill but does show a building on the site labelled as College Street Mill (Corn). Does not appear on the OS map of 1959.		Windmill; Corn Mill	Post Medieval to Modern	Low
NDHA224	MME8004		Site of Windle Poor House, Baldwin Street, St Helens, Windle. An early to mid-19th century building recorded from historic mapping. A building is shown in this area on the Tithe map of 1808, and the 1st edition 6" OS map of 1849 labels the building as Poor House and labels the road in front as Ormskirk Street. The Prescott Poor Law Union was formed on 31st January 1837. The existing building in Ormskirk Street, Windle, was used as the main building until the Prescott Union workhouse was built on the Warrington Road at Whiston in 1842-3. Last shown on the 1st edition OS map of 1894.		Workhouse; Building	Post Medieval to Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA225	DME2316; MME13968		Site of St Helens South Lake Surrounds and Bridge at Pilkington Glassworks, St Helens, Eccleston. Formerly grade II listed building (list entry number 1259797), revoked in 2013, but included in listing for the Former Pilkingtons HQ Complex (List Entry Number: 1259806). Stone kerb stones and surrounds to the lake, with concrete bridge, built in 1959-63, designed by Fry, Drey and Partners. These features formed part of the architectural composition with the Head Offices and canteen blocks.		Lake; Footbridge	Modern	High (as part of LB24)
NDHA226	MME16441		War Memorial, Victoria Square, St Helens, Windle. Built in 1926. A granite cenotaph on a pedestal and base of similar materials. On all four sides there are marble tablets containing rolls honouring those who served and died in the World Wars.		War Memorial	Modern	Moderate
NDHA227	MME18726		Nos. 9-17 George Street, St Helens, Windle. Formerly the Conservative and Unionist Building, built 1907-8.		Assembly Hall; Office; Restaurant	Modern	Low
NDHA228	MME18730		No. 3 Church Street, St Helens, Windle. Built 1914 for the Manchester and County Bank.		Bank (Financial); Date Stone	Modern	Low
NDHA229	MME8055		Site of Atlas Bottle Works, Atlas Street, Parr. Shown on 2nd edition 25" OS map of 1908, by OS map of 1927 appears to have been incorporated into a boiler works.		Bottle Works	Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA230	MME18731		YMCA Building, North Road, St Helens, Windle. Built 1902-3 by Briggs and Wolstenholme.		Christian Association Hostel; Shop	Modern	Low
NDHA231	MME15346		Former Parrvilion Cinema, Parr Street, St Helens, Windle. The Parrvilion Cinema probably opened in 1911. It closed in c.1956/7 and was converted to a bingo hall in the early 1960s.		Cinema; Building; Bingo Hall; Office	Modern	Low
NDHA232	MME15342		Former Capitol Cinema, Duke Street, St Helens, Windle. The Capitol Cinema opened on 3rd October 1929. The architects were Frederick Evans and Edwin Sheridan Gray. The Capitol Cinema was taken over by Liverpool-based Regent Enterprises Ltd. in 1929, and by the Associated British Cinemas (ABC) chain in 1935. It underwent a renovation in the 1960s and was closed by ABC on 9th December 1978. It then became a sports centre.		Cinema; Gymnasium	Modern	Low
NDHA233	MME15345		Palladium House, Boundary Road, St Helens, Eccleston. Formerly a cinema built before 1927. It closed in the early 1960s.		Cinema; Shop	Modern	Low
NDHA234	MME15344		Nos. 130-138 Duke Street, St Helens, Windle. Formerly the Oxford Cinema. The Oxford Picturedrome opened in 1912. It closed in the mid-1950s. It later became the Plaza Theatre Club.		Cinema; Theatre; Shop	Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA235	MME10090		Site of an engineering works, Vernon Street, Parr. The 2nd edition 25" OS map of 1908 shows a building and labels it as Engineering Works. It was demolished in the late 20th century.		Engineering Works	Modern	Low
NDHA236	MME20302		Second World War firewatcher's post, Boardman's Bridge Branch, Sankey Navigation Canal, Windle.		Firewatchers Post	Modern	Low
NDHA237	MME20546		Site of Gas Holder No. 5, Navigation Road, Pocket Nook, Parr. The site was bought in 1901 but plans for a gasworks were rejected by the Local Board. It was later used as a gas holder station with a 3,000,000 cubic feet spiral guided gas holder known as St Helens No. 5. In 2018/9 Oxford Archaeology North carried out a building survey prior to demolition. The gas holder had a plaque recording that St Helens Corporation Gas Department's gas holder was built by R&J Dempster of Manchester in 1946.		Gas Holder	Modern	Low
NDHA238	MME18725		Nos. 51-55 Church Street, St Helens, Windle. Built 1905.		Hotel; Shop	Modern	Low

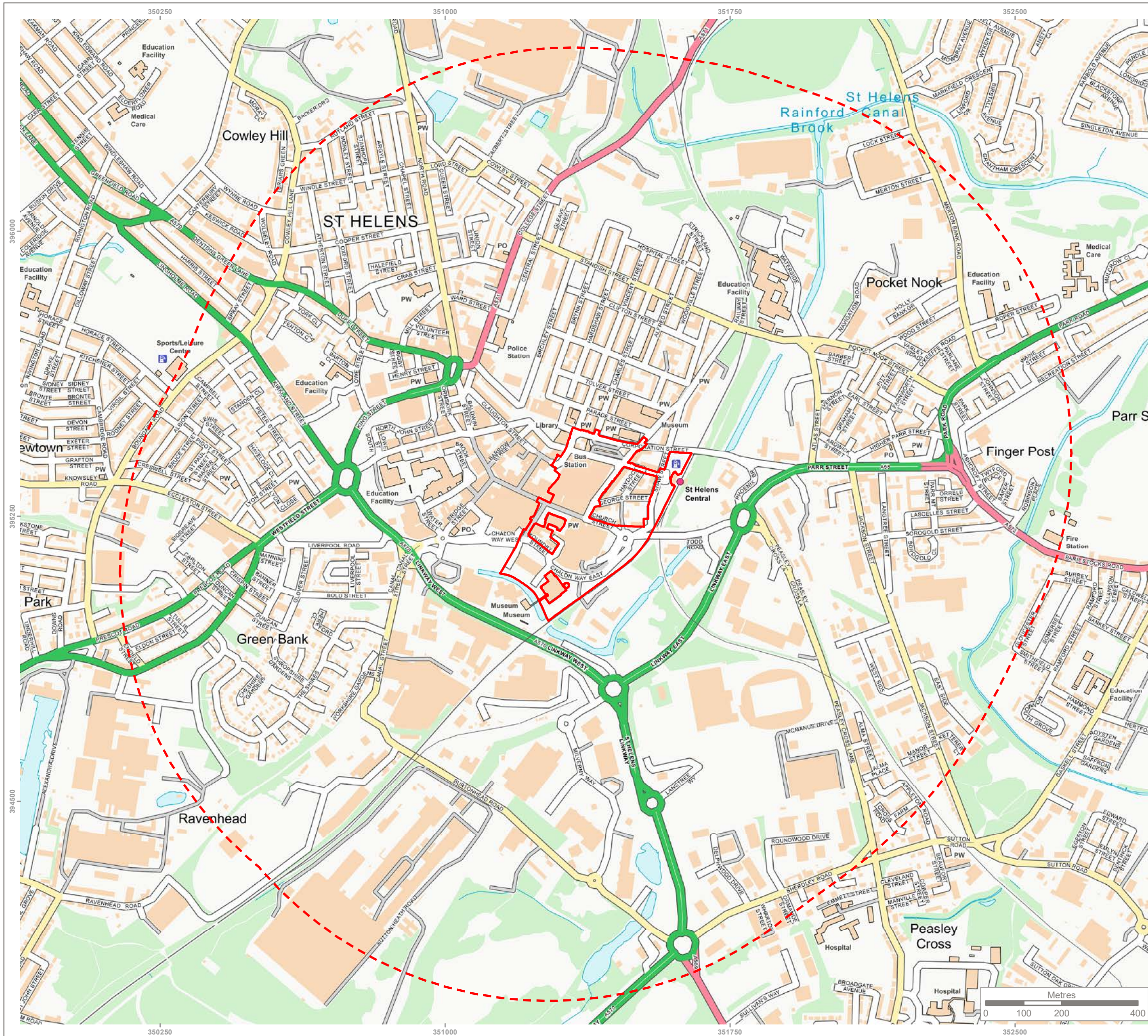


TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA239	MME15343		Hippodrome, Corporation Street, St Helens, Windle. Built 1903 by J.A. Baron, of St. Helens. It replaced a wooden variety theatre of 1893. After 1937 the auditorium was reconstructed as a cinema. It was then operated as the New Hippodrome Cinema. The Edwardian ceiling was retained with its central dome and plasterwork and can still be seen today. It closed in 1968 and became a bingo hall.		Music Hall; Cinema; Bingo Hall	Modern	Low
NDHA240	MME18724		Prudential Buildings, Victoria Square, St Helens, Windle. Built in 1902.		Office; Date Stone	Modern	Low
NDHA241	MME18075		George V Pillar Box, Lord Street, Windle. An early 20th century letter box.		Pillar Box	Modern	Low
NDHA242	MME18961		George V pillar box, Standish Street, Windle. An early 20th century letter box.		Pillar Box	Modern	Low
NDHA243	MME18727		The Nelson public house, Bridge Street, St Helens, Windle. Built 1902.		Public House; Date Stone	Modern	Low
NDHA244	MME9919		Phoenix Inn Public House, No. 34 Canal Street, Eccleston. Built in 1903 and has an Art Nouveau mosaic.		Public House; Date Stone	Modern	Low
NDHA245	MME19028		No. 125 Liverpool Road, Eccleston. A former Co-Op shop, built 1914.		Shop; Date Stone	Modern	Low

TEP ID	HER ID	HE Number	Name and Description	Grade	Type	Date	Significance
NDHA246	MME9925		Site of Co-operative Bakery, Eccleston Street, Eccleston. The 2nd edition 25" OS map of 1908 shows a large building on this site and labels it as a Stained Glass Works. Bakery possibly built in the early 20th century or rebuilt in the mid-20th century. The building was demolished in the late 20th century.		Stained Glass Workshop; Building; Bakery; Warehouse; Building	Modern	Low
NDHA247	MME18720		St Helen's Baptist Church Hall, Hall Street, St Helens, Windle. A late 19th or early 20th century Sunday School.		Sunday School; Church Hall	Modern	Low
NDHA248	MME18960		Edward VII Wall Box, North Road, Windle. An early 20th century letter box.		Wall Box	Modern	Low
NDHA249	MME14849		Siberia Warehouse, Burtonhead Road, Sutton. A six gabled, four storey brick warehouse built as one of three (the others being Klondyke and Jubilee). Dated 1905 on the wider gable. The other two warehouses were demolished in late 1985.		Warehouse; Date Stone	Modern	Low
NDHA250	MME13400		Site of a standing stone, Wood Street, Parr. Indicated on the 1st edition 6" OS map of 1849 but no later mapping.		Standing Stone	Unknown	Low

## **APPENDIX B: Supporting Figures**





**KEY**

- Site boundary
- Site boundary - 1km buffer

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**Site Map**

1:100,000

Rev	Description	Drawn	Approved	Date

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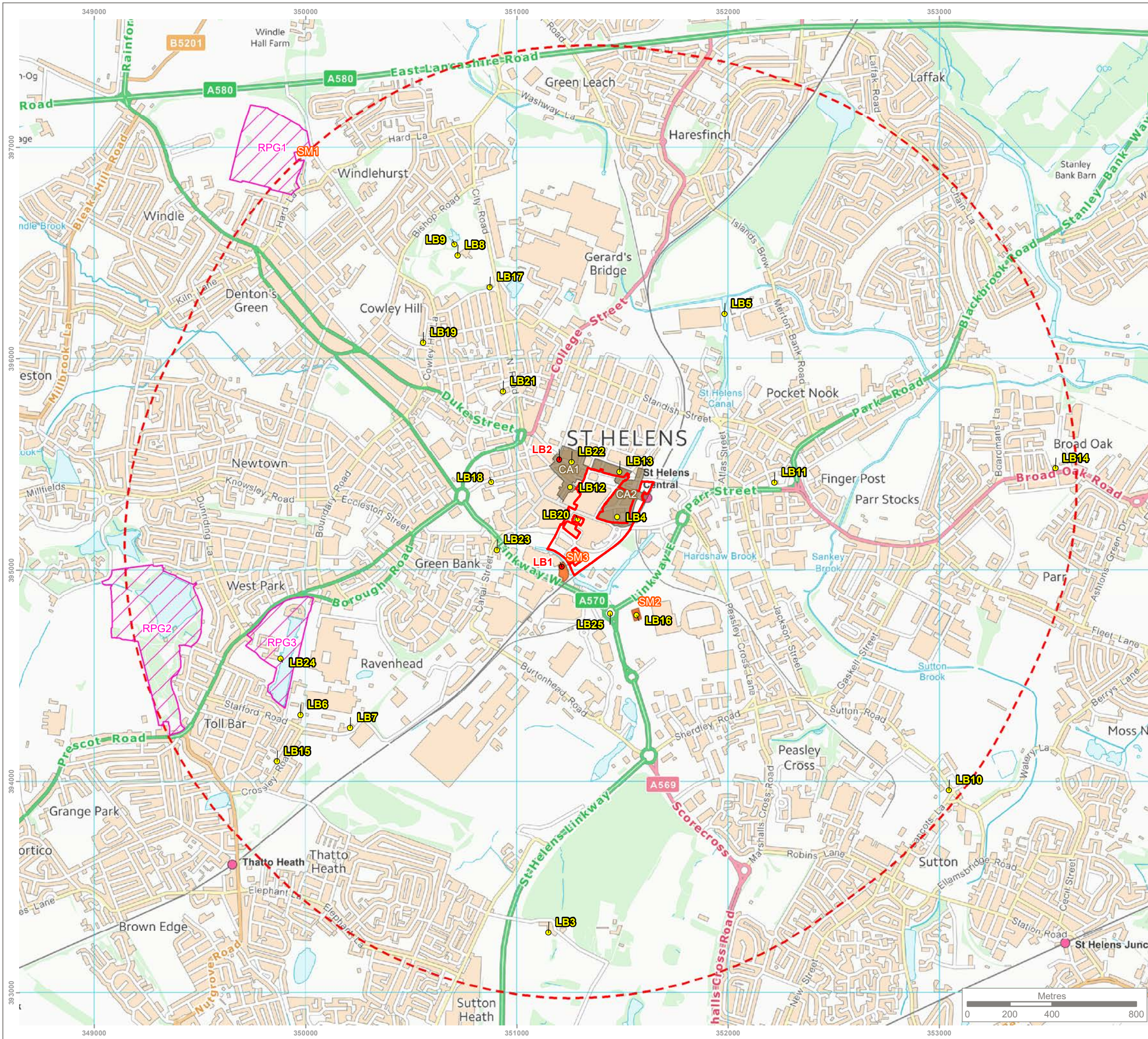
Project  
**St Helens Town Centre**

Title  
**Site Location**

Drawing Number  
**G9019.001**

Drawn	Checked	Approved	Scale	Date
SD	SHB	-	1:10,000 @ A3	20/10/2021





**KEY**

- Site boundary
- Site boundary 2km buffer
- Designated Heritage Assets**
  - Scheduled monument
  - Grade II\* listed building
  - Grade II listed building
  - Registered parks and gardens
  - Conservation area

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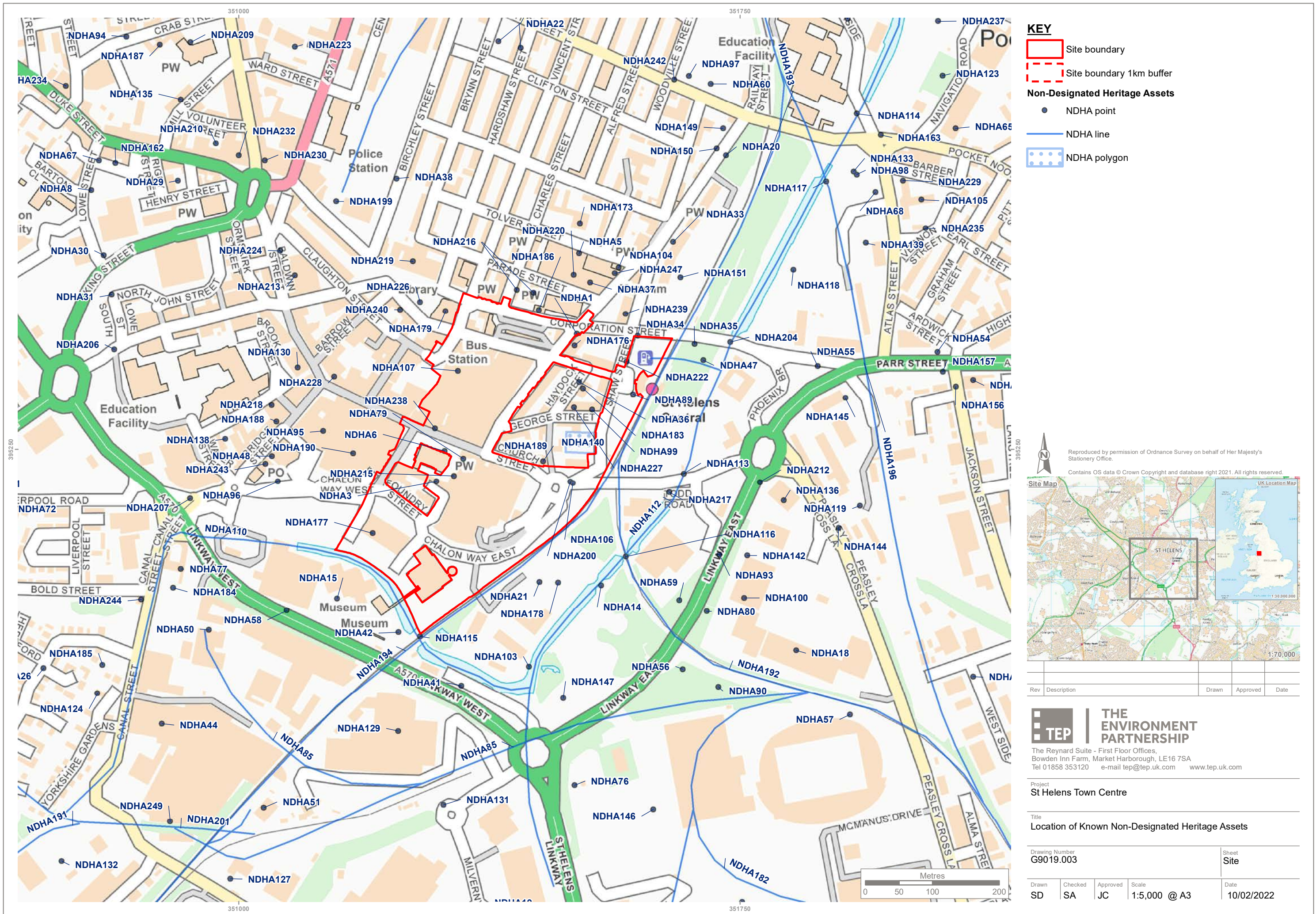
Project  
St Helens Town Centre

Title  
Location of Known Designated Heritage Assets

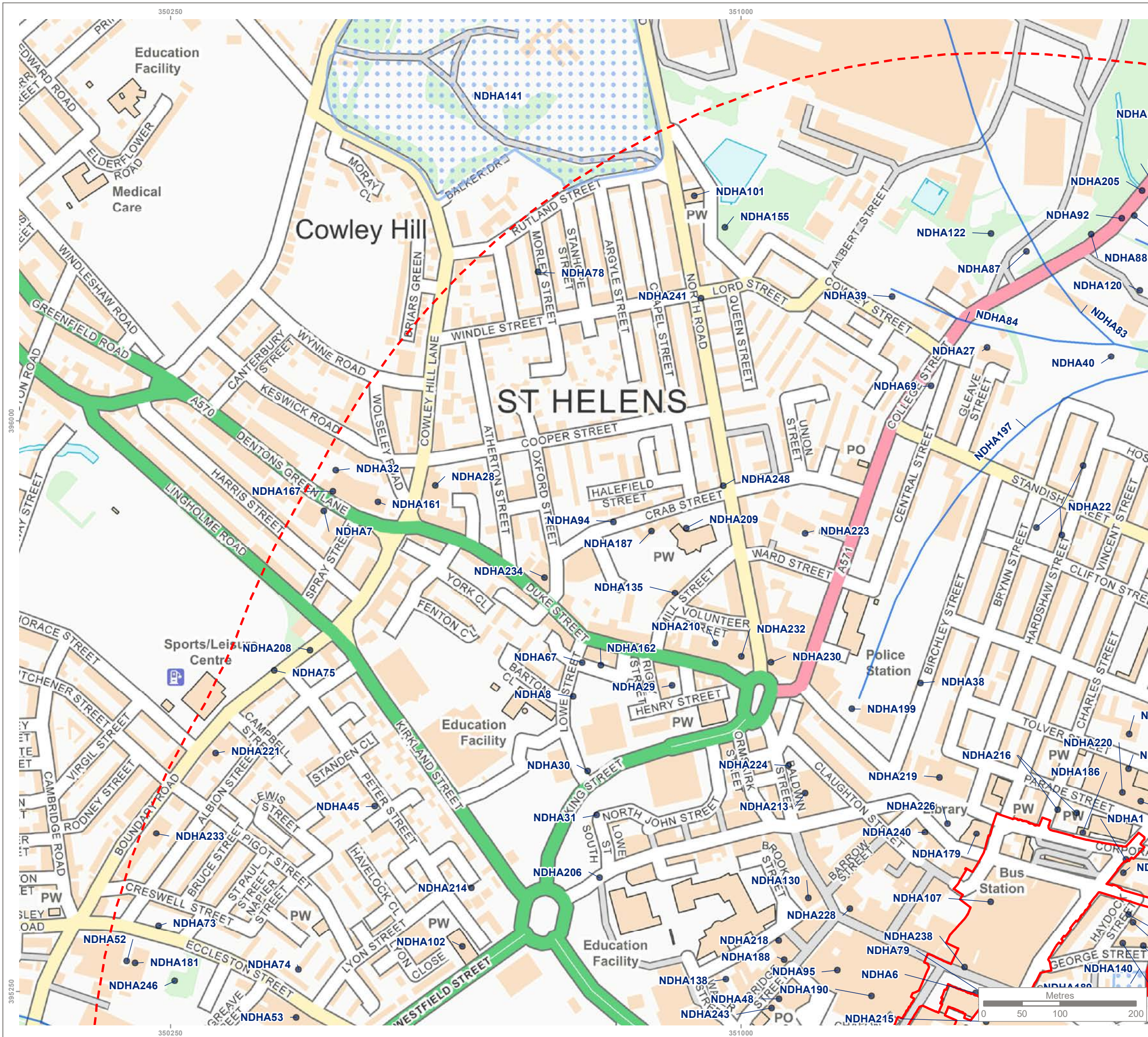
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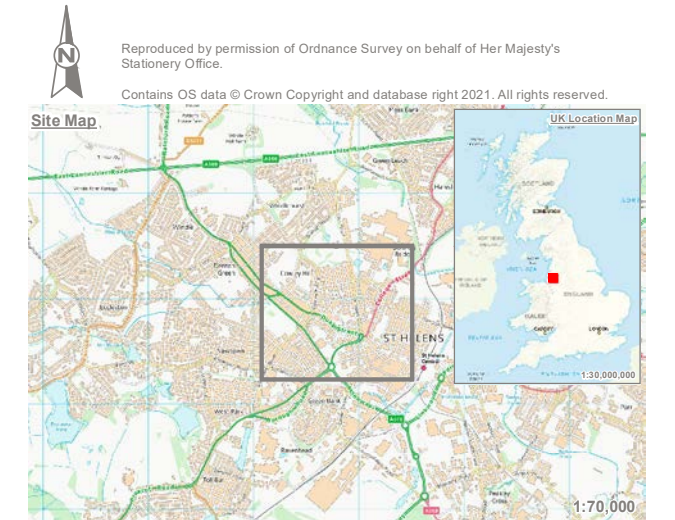






**KEY**

- Site boundary
- Site boundary 1km buffer
- Non-Designated Heritage Assets
  - NDHA point
  - NDHA line
  - NDHA polygon



Rev	Description	Drawn	Approved	Date



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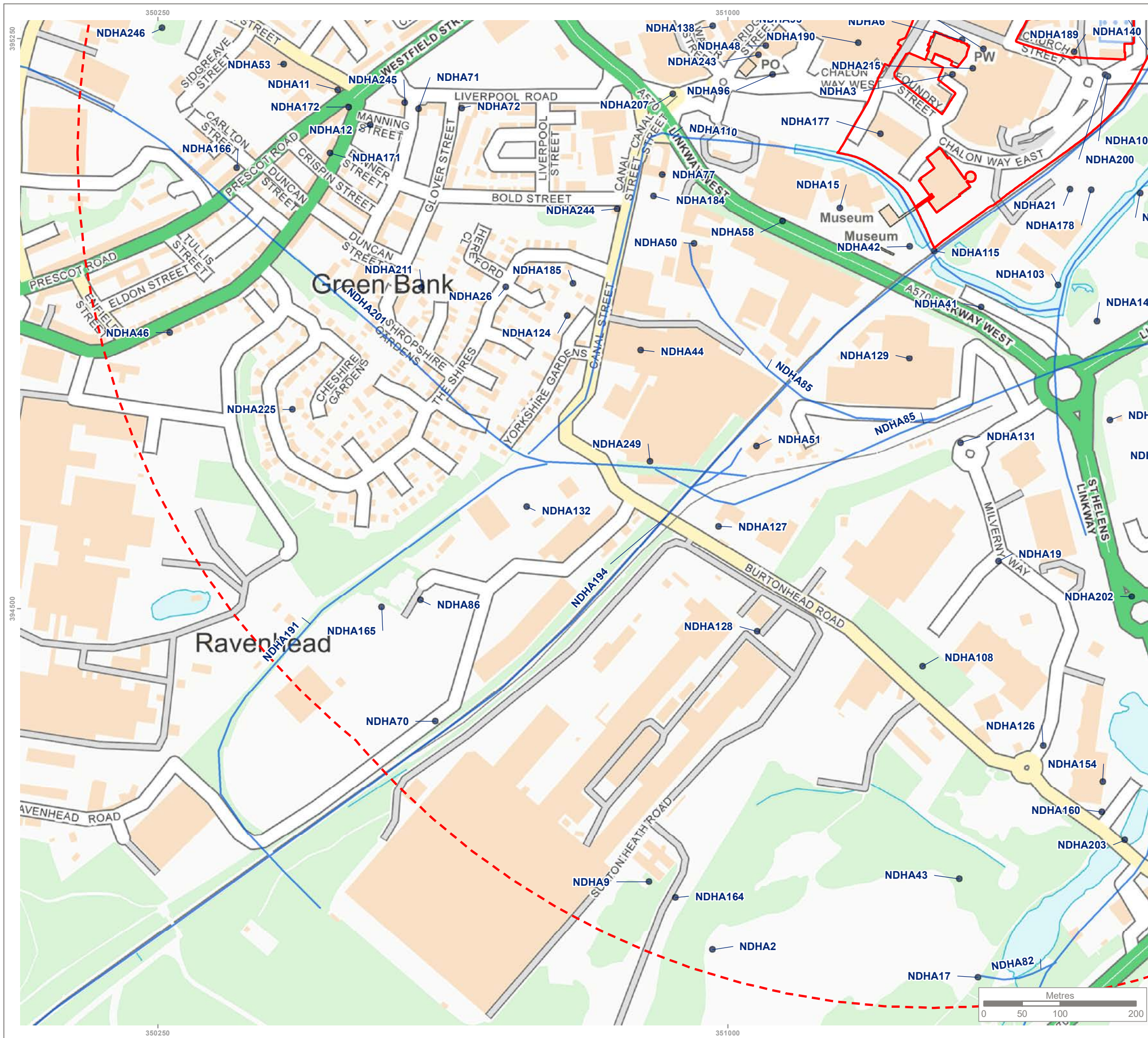
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Project  
St Helens Town Centre

Title  
Location of Known Non-Designated Heritage Assets

Drawing Number G9019.003				Sheet NW
Drawn SD	Checked SA	Approved JC	Scale 1:5,000 @ A3	Date 10/02/2022





**KEY**

- Site boundary
- Site boundary 1km buffer
- Non-Designated Heritage Assets
  - NDHA point
  - NDHA line
  - NDHA polygon

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Site Map

UK Location Map

1:70,000

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Project  
St Helens Town Centre

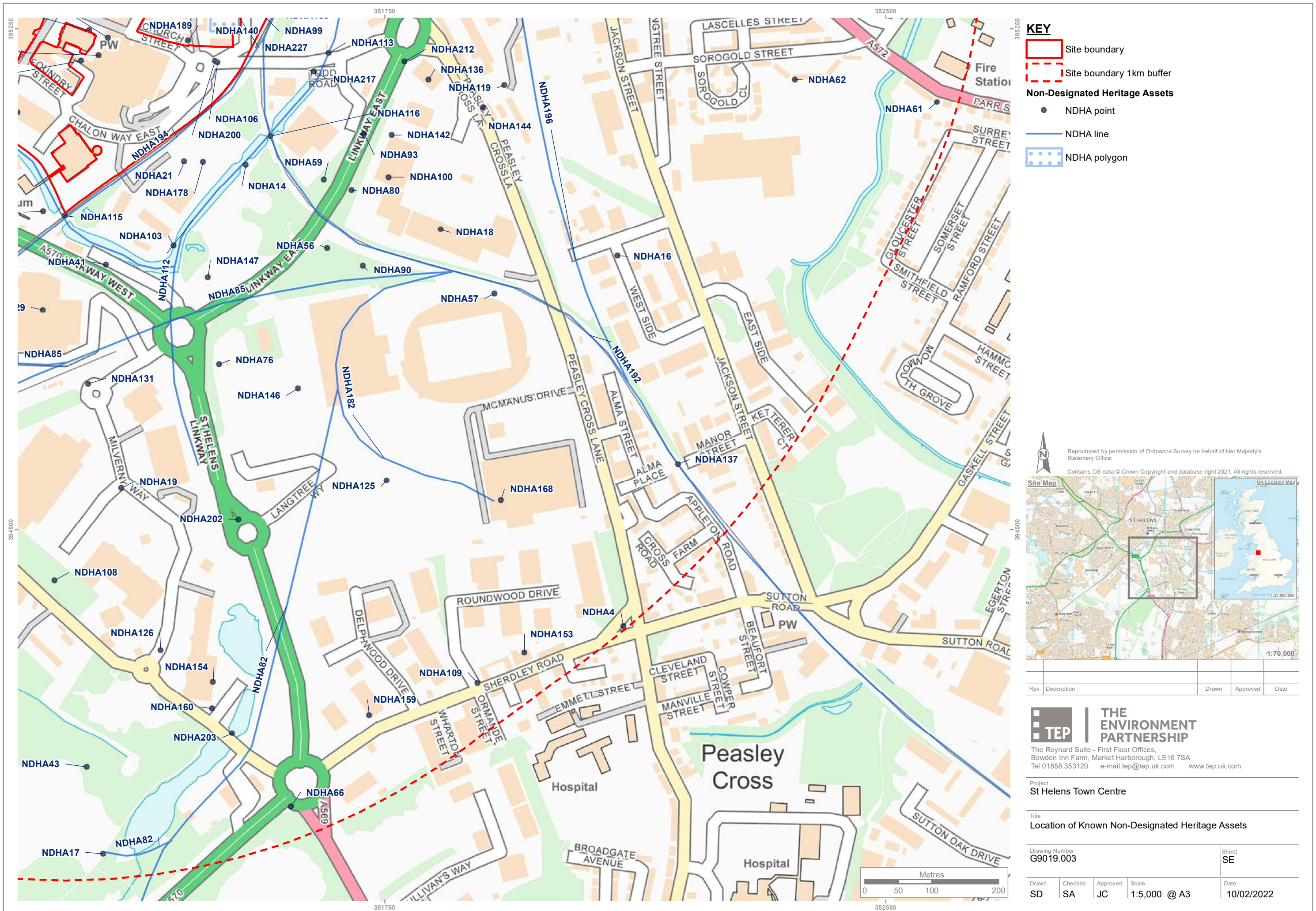
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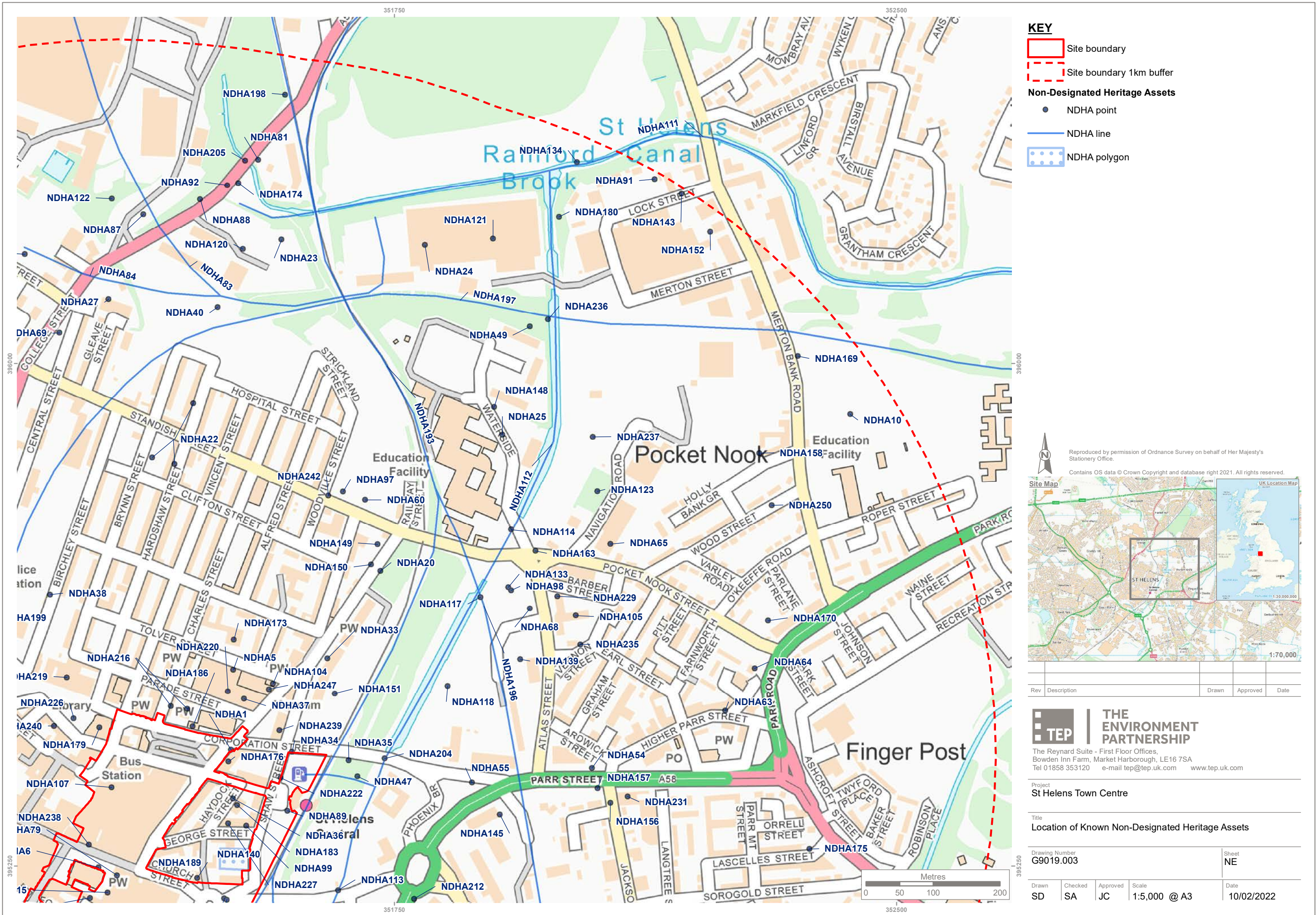
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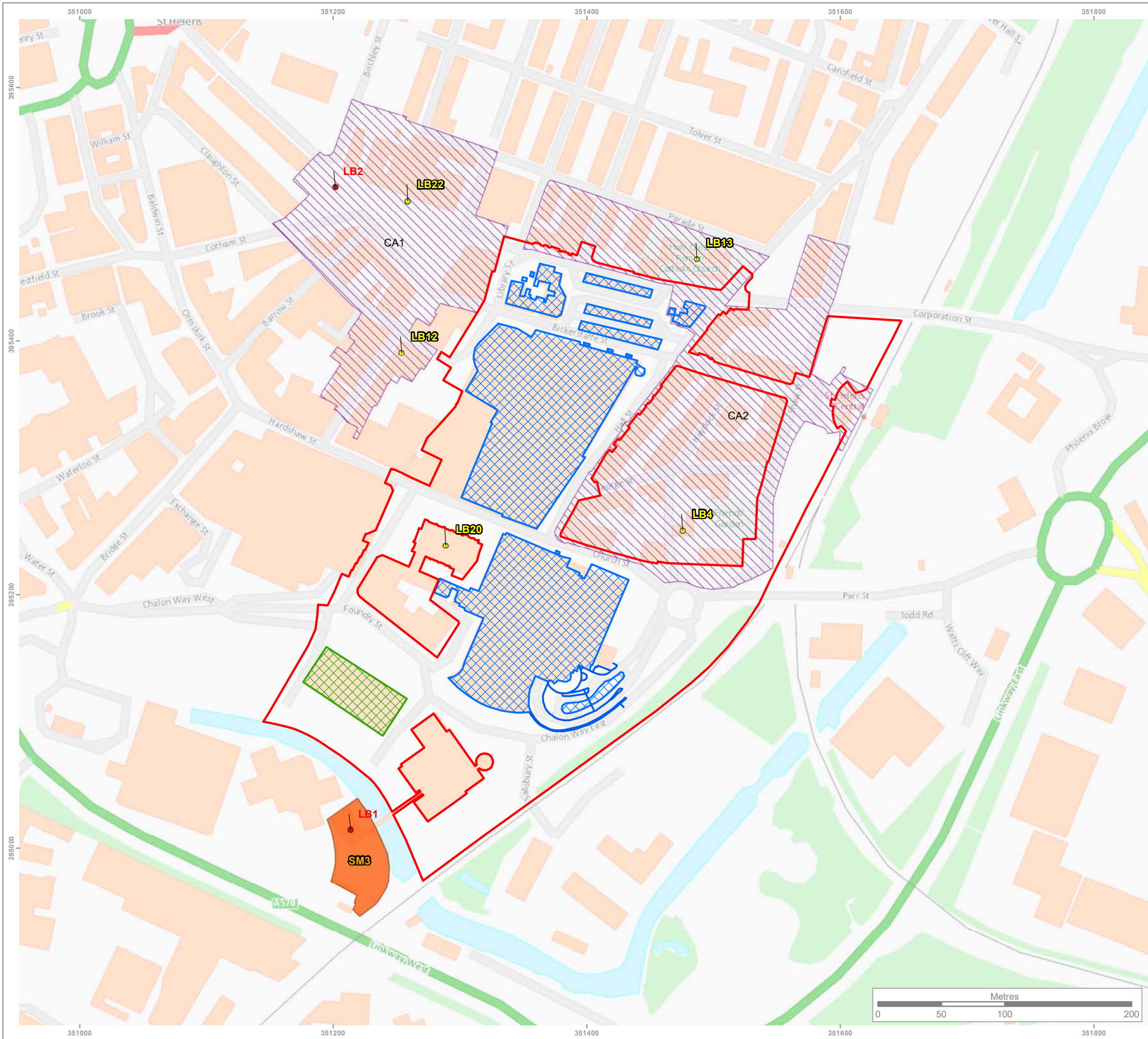












**KEY**

- Site boundary
- Structures to be demolished
- Structure previously demolished
- Designated Heritage Assets**
  - Scheduled monument
  - Grade II\* listed building
  - Grade II listed building
  - Conservation area

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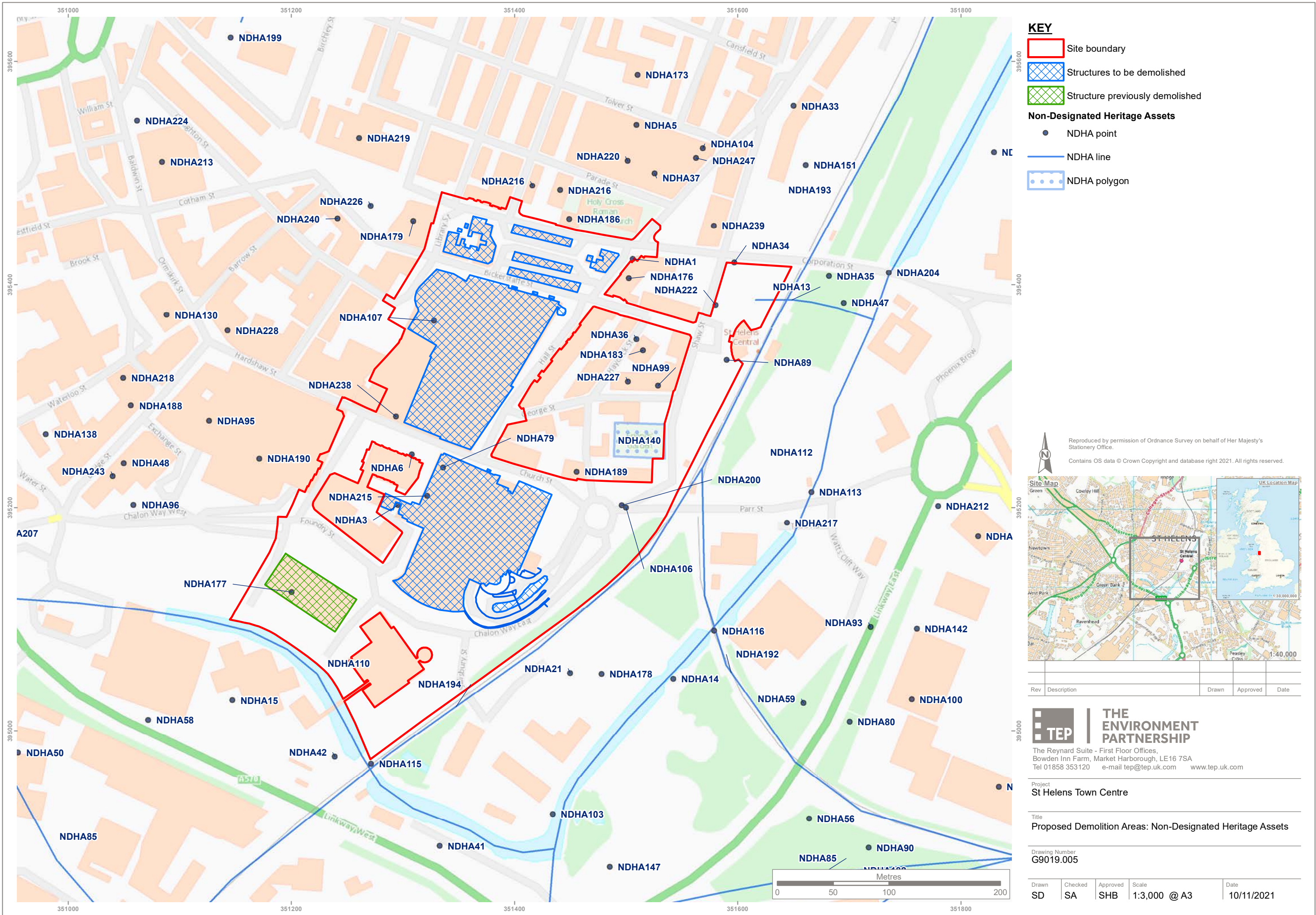
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**St Helens Town Centre**

Title  
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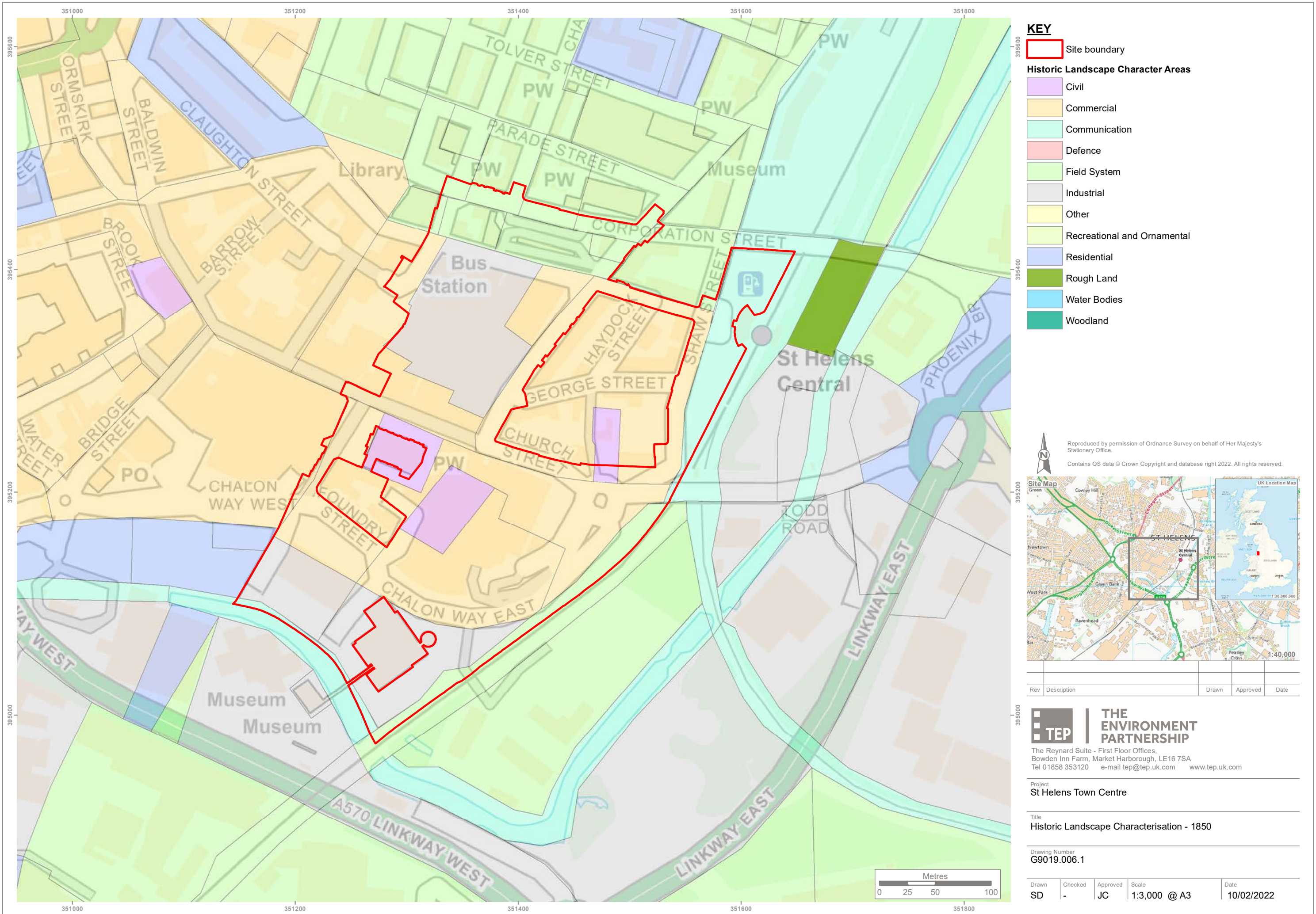
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SD	SA	SHB	1:3,000 @ A3	24/02/2022









**KEY**

Site boundary

**Historic Landscape Character Areas**

- Civil
- Commercial
- Communication
- Defence
- Field System
- Industrial
- Other
- Recreational and Ornamental
- Residential
- Rough Land
- Water Bodies
- Woodland

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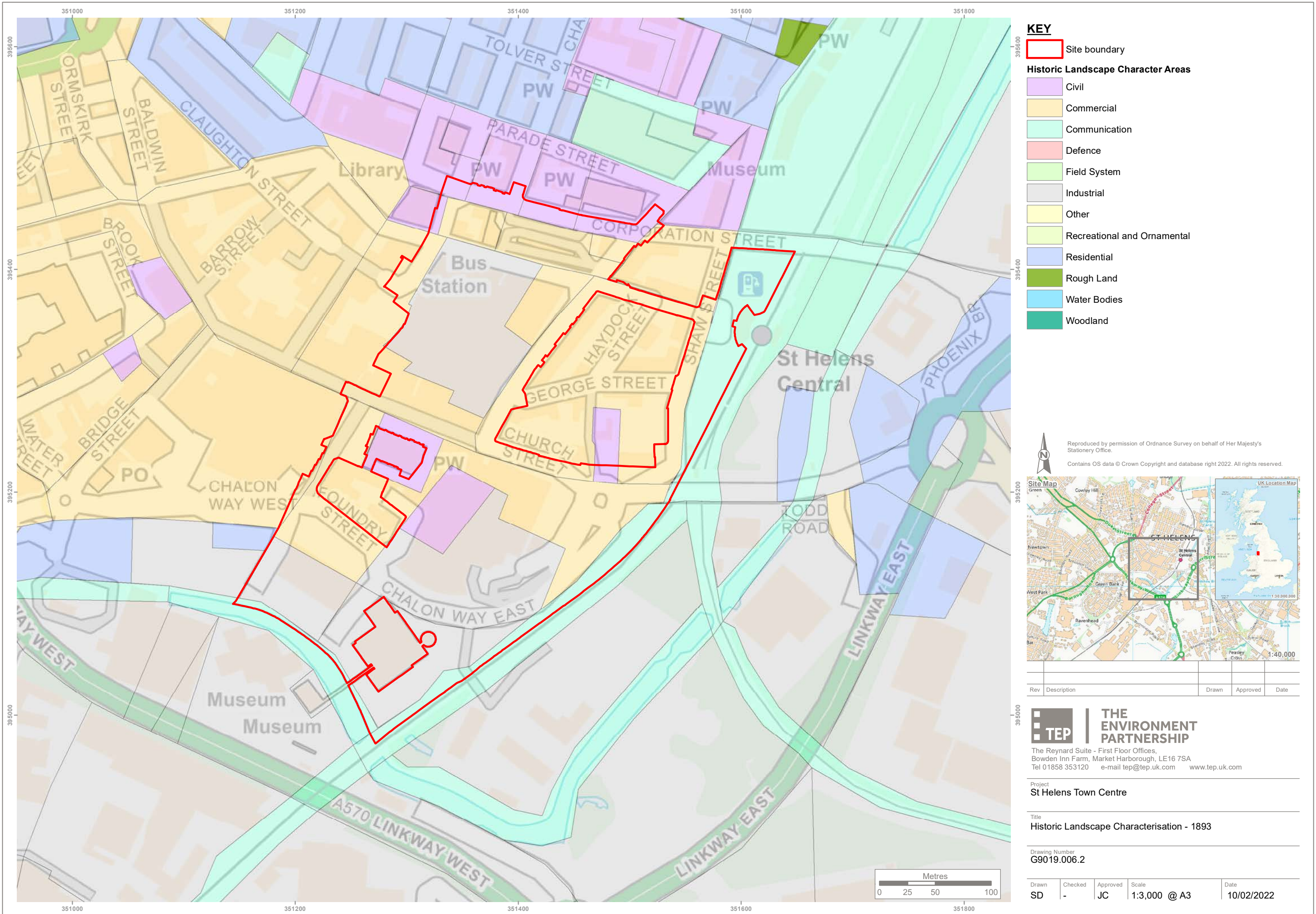
Project  
**St Helens Town Centre**

Title  
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Drawing Number  
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













**KEY**

 Site boundary

**Historic Landscape Character Areas**

-  Civil
-  Commercial
-  Communication
-  Defence
-  Field System
-  Industrial
-  Other
-  Recreational and Ornamental
-  Residential
-  Rough Land
-  Water Bodies
-  Woodland



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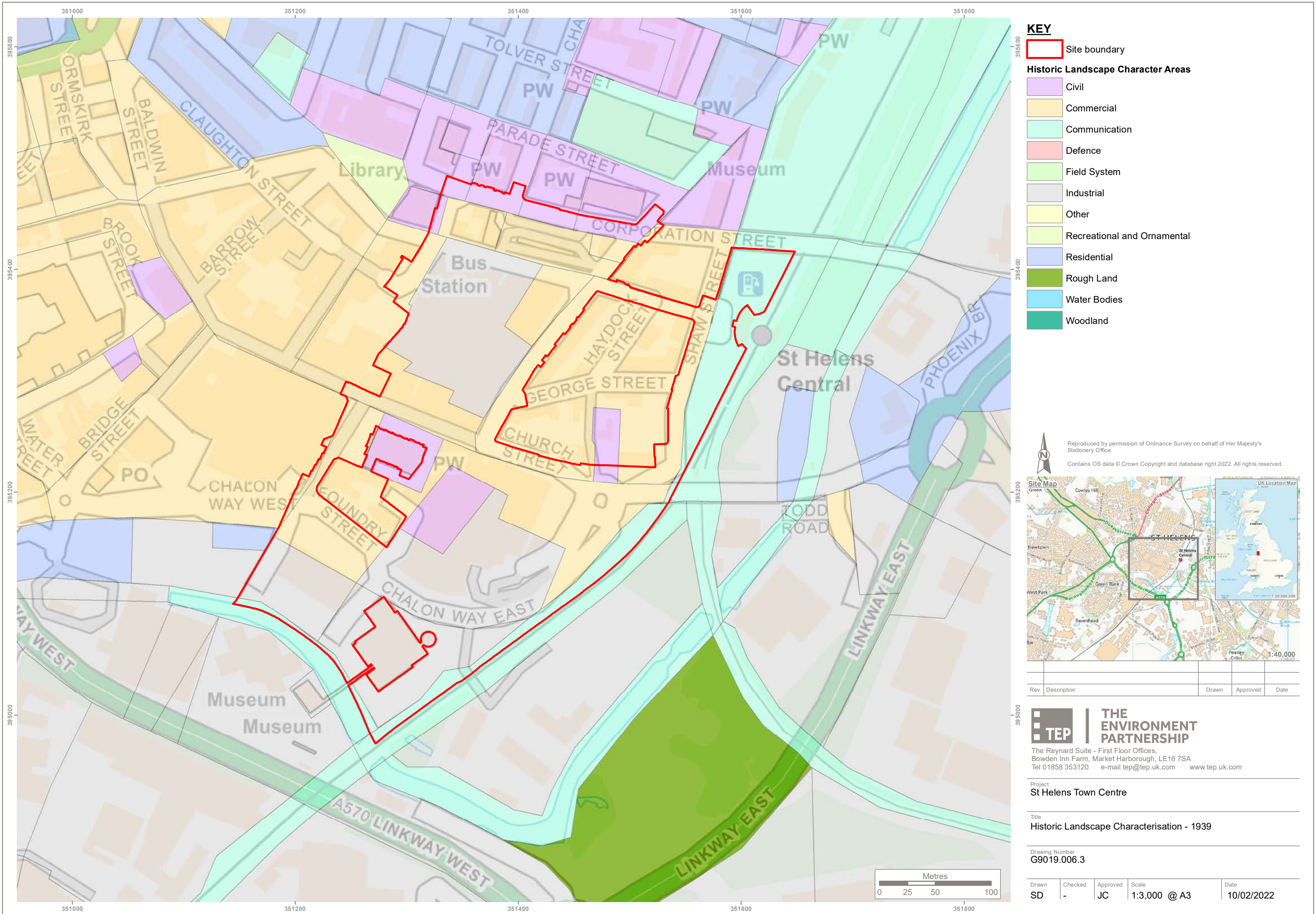
Project  
**St Helens Town Centre**

Title  
**Historic Landscape Characterisation - 1893**

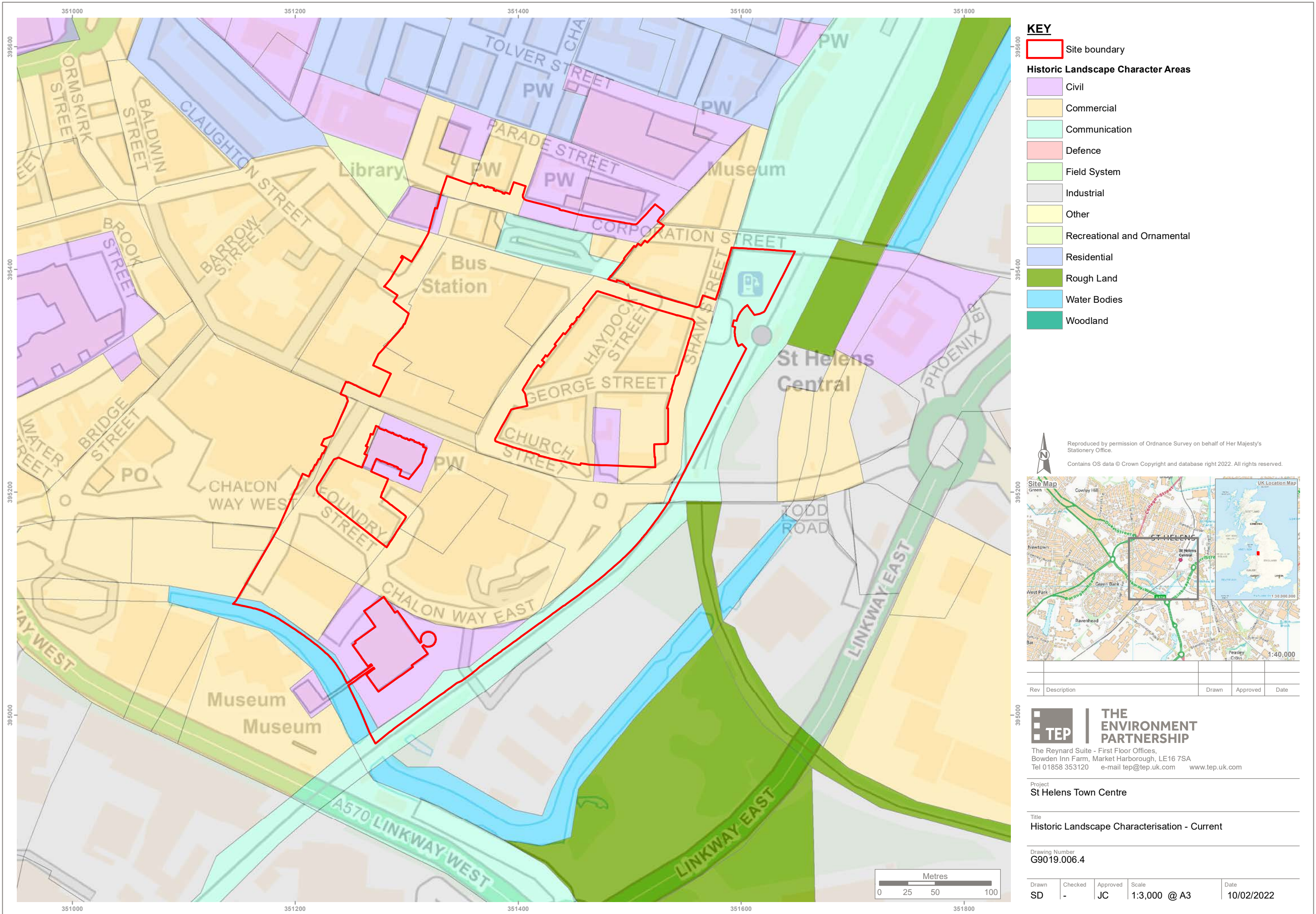
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**G9019.006.2**

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SD	-	JC	1:3,000 @ A3	10/02/2022









**KEY**

Site boundary

**Historic Landscape Character Areas**

- Civil
- Commercial
- Communication
- Defence
- Field System
- Industrial
- Other
- Recreational and Ornamental
- Residential
- Rough Land
- Water Bodies
- Woodland

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Rev	Description	Drawn	Approved	Date

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Project  
**St Helens Town Centre**

Title  
**Historic Landscape Characterisation - Current**

Drawing Number  
**G9019.006.4**

Drawn	Checked	Approved	Scale	Date
SD	-	JC	1:3,000 @ A3	10/02/2022





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# 8. Built Heritage

## 8.1. Introduction

### 8.1.1. Company

The assessment of built heritage effects reported in this chapter has been undertaken by The Environment Partnership (TEP), who are a multi-disciplinary environmental consultancy, with a specialist heritage team.

### 8.1.2. Author

Sarah Hannon-Bland BA (Hons), MA, ACIfA, and Affiliate IHBC

Jason Clarke BSc (Hons), MA, MCIfA

### 8.1.3. Chapter Purpose

This chapter of the ES assesses the likely significant effects of the proposed development on the environment in terms of built heritage. The chapter and its supporting appendices describe the planning policy context, the assessment methodology; the baseline conditions at the application site and surroundings; the likely significant effects; the mitigation measures required to prevent, reduce or offset any significant adverse effects; the likely residual effects after these measures have been employed; and the cumulative effects. In summary, the objectives of the chapter are to:

- Outline the legislative and policy framework in regard to the historic environment;
- Identify and appraise the known built heritage assets and historic environment resource at the site and in the surrounding area, which could be affected by the proposed development;
- Assess the likely impacts to these heritage assets;
- Identify suitable mitigation measures to reduce any adverse impacts; and
- Assess the residual significance of effect to the heritage assets.

As set out in the informal request for a scoping opinion (provided in Appendix 2.1, ES Volume III), significant effects are not anticipated in relation to archaeology. As such, this topic has been scoped out of this ES chapter. Comprehensive justification for this approach is set out in the informal request for a scoping opinion. Merseyside Environmental Advisory Service (MEAS) have confirmed in their consultation response that “archaeology can be scoped out” of the ES (Nicola Hayes, email dated 26 January 2022, provided in Appendix 2.2, ES Volume III). An Archaeological desk-based assessment has been undertaken and is reported in the Historic Environment Desk-Based Assessment prepared by TEP, which is provided in Appendix 8.1, ES Volume III.

### 8.1.4. Chapter Revisions for Updated July 2022 Submission

In response to the proposed changes to the scheme parameters that informed the original March 2022 Built Heritage ES chapter, revisions have been made to the ES chapter for the updated July 2022 submission. The revisions have been made in accordance with the methodology set out in section 2.13 of Chapter 2.

Some amendments have been made to the text in this ES chapter to reflect the updated parameters; however, the sensitivity of the receptors, the magnitude of the impacts, and the scale and significance of effects, both pre- and post-mitigation remain unchanged.

The mitigation measures have been updated to include a structural survey of the Gamble Institute, if appropriate, prior to any changes to the building fabric on the east side, which would help inform plans to ensure key features are retained in the new extension.

### 8.1.5. Figures

- All relevant figures are provided in Appendix 8.1, ES Volume III.

### 8.1.6. Appendices

- Appendix 8.1: Historic Environment Desk-Based Assessment, St Helens Town Centre (TEP 2022), ES Volume III.

## 8.2. Methodology

### 8.2.1. Guidance

- Chartered Institute for Archaeologists (CIfA), 2020. Standard and Guidance for historic environment desk-based assessment [1]
- English Heritage, 2008. Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment [2]
- Highways Agency, 2020. Design Manual for Roads and Bridges Sustainability & Environment Appraisal LA 106 Cultural heritage assessment, Revision 1 [3]
- Historic England, 2015. Historic Environment Good Practice Advice in Planning Note 2 (GPA 2) –Managing Significance in Decision Taking [4]
- Historic England, 2017. Historic Environment Good Practice Advice in Planning Note 3 –The Setting of Heritage Assets [5]

### 8.2.2. Legislation and Policy

- Ancient Monuments and Archaeological Areas Act, 1979 [6]: It is a criminal offence to carry out any works on or adjacent to a Scheduled Monument without Scheduled Monument Consent. This Act makes no reference to the setting of Scheduled Monuments.
- Planning (Listed Buildings and Conservation Areas) Act, 1990 [7]: In considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting (section 66). Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area (section 72).
- Ministry of Housing, Communities and Local Government (now the Department for Levelling Up, Housing and Communities), 2021 National Planning Policy Framework (NPPF) (see Section 16 Conserving and enhancing the historic environment) [8]

- St Helens Borough Local Plan up to 2037, Adopted July 2022 [9]
- SHMBC, 2011, St Helens Local Development Framework Core Strategy Supplementary Planning Document List of Locally Important Buildings [10]

### 8.2.3. Consultees

Email consultation has been undertaken in February 2022 with Historic England regarding the current proposals and assessment approach.

Consultations have also been undertaken with the Heritage Advisor to SHMBC on built heritage matters in January 2022 and Merseyside Environmental Advisory Service (MEAS) in December 2021 on archaeology matters.

The key consultation comments provided are set out in Table 8.2.1 below.

Table 8.2.1  
Consultation Comments Provided

Consultation Comments	How addressed in the ES chapter
MEAS	
MEAS advised consultation should be undertaken with the Conservation Officer (the Heritage Advisor to SHMBC) and Historic England	This has been undertaken and the responses have been addressed in this ES chapter and supporting appendix.
MEAS advised that “archaeology can be scoped out” of the ES.	An Archaeological desk-based assessment has been undertaken and is reported in the Historic Environment Desk-Based Assessment provided in Appendix 8.1, ES Volume III.
MEAS advised that any heritage assessment should consult the Historic Environment Records (HER) and assess the significance of known archaeology, its setting, the impact of the proposed development and provide recommendations for investigation or mitigation.	This has been provided in the supporting desk-based assessment provided in Appendix 8.1, ES Volume III.
SHMBC Heritage Advisor	
New building on Church Street/Square should respect the dominance of the church, and the effect of taller buildings in the setting of the church, as well as longer views should be considered.	The proposed maximum building height parameters have been used to assess the impacts of the proposed development reported in this ES chapter. This represents a worst-case scenario for potential impacts on the setting of the church.
The impact on non-designated heritage assets should be considered.	The impact on non-designated built heritage assets is assessed in this ES chapter. Those with archaeological interest have been assessed within the desk-based assessment report (Appendix 8.1, ES Volume III).

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Consultation Comments	How addressed in the ES chapter
More details will be needed showing the changes in the scale/design of the proposed new blocks/numbered sites.	This is shown in the Design and Access Statement, which accompanies the planning application.
A Heritage Impact Assessment should be provided to consider the impacts of the proposals on those identified heritage assets.	Built Heritage matters have since been scoped into the ES. The desk-based assessment report (Appendix 8.1, ES Volume III) sets out the built heritage baseline and those assets scoped in for detailed assessment in this ES chapter.
Historic England	
The Swan Hotel and Fish and Chip shop positively contribute to the George Street Conservation Area. Alternative options to retain these should be explored, and any demolition would require detailed justification. This also applies to the remaining 19 <sup>th</sup> century buildings on Bickerstaffe Street not in the Conservation Area.	This has been discussed in the Design and Access Statement and Transport Assessment, which accompany the planning application. These documents set out the design alternatives that have been considered and the predicted public benefits of the proposed bus station and Bickerstaffe Square elements of the proposed development. Alternatives are also discussed in Chapter 4 of this volume of the ES.
Links to the Cannington Shaw Bottle Shop and site of the Sherdley Works, Scheduled Monument should also be considered.	This has been considered in the Design and Access Statement, which accompanies the planning application, and this ES chapter. A possible heritage trail route in the proposed Discovery Park with pedestrian links to the south-east of the town centre has been considered. This may later link in with the Glass Futures projects which includes restoration and incorporation of the Scheduled Monument as part of Glass Futures.

## 8.2.4. Scoping

An informal EIA scoping exercise was undertaken in this case, as the EIA programme did not allow sufficient time for completion of a formal EIA scoping exercise, including the statutory five week determination period.

The informal request for a scoping opinion (‘Informal Scoping Report’) was compiled and submitted to SHMBC for comment on 08 February 2022. The proposed scope of the Built Heritage ES chapter was set out in Chapter 7: Topics Proposed to be Scoped into the ES.

At the time of the ES submission, no comments on the Informal Scoping Report have been received from SHMBC.

## 8.2.5. Consideration of Climate Change

Climate change is not anticipated to affect the assessment of the effects of the proposed development on existing built heritage assets, as reported in this ES chapter, and, as such, has not been considered further.

## 8.2.6. Consideration of Human Health

Human health is not considered relevant to the assessment reported in this ES chapter and has therefore not been discussed further.

## 8.2.7. Consideration of Risk of Major Accidents and / or Disasters

The major accidents and/or disasters identified as relevant to the proposed development are not applicable to this assessment of built heritage effects, and therefore they have not been considered within this ES chapter.

## 8.2.8. Alternatives

The alternatives that have been considered as part of the design process are discussed in Chapter 4 Alternatives & Design Evolution. No alternatives specifically related to the historic environment have been considered.

## 8.2.9. Technical Assessment Methodology

This section is not applicable to the built heritage assessment.

## 8.2.10. Assessment Scenarios

The scenarios that have been assessed in this ES chapter are as follows:

- The assessment of the construction phase activities, which also includes the consideration of demolition works; and
- The final completion of the scheme.

## 8.2.11. Assessment of Baseline Conditions & Receptor sensitivity

Baseline information has been taken from the following sources:

- Site visit of the site and those buildings within it, where access was granted;
- National Heritage Listed for England (Historic England);
- Merseyside Historic Environment Record (HER);
- Conservation Area Appraisals for Victoria Square and George Street;
- St Helens Archive, and local history books; and
- Available historic maps, and historic aerial photography.

As set out in the supporting desk-based assessment in Appendix 8.1, data was gathered for all designated heritage assets within 2km of the application site boundary. This allowed for the identification of the heritage assets where the proposed development could affect the contribution of the heritage asset’s setting to its significance. This study area is proportionate to the scale of the

proposed development and was informed by a preliminary appraisal of baseline data and the consultation response from SHMBC. Data was also gathered for all non-designated heritage assets within the application site boundary and a 1km buffer from the site boundary.

The site visit and visual assessment work undertaken has confirmed that the proposed development will have an impact on the setting of specific heritage assets in the surrounding area, which are listed in Table 8.3.1 later in this ES chapter.

The method of determining which heritage assets the proposed development could affect, as a result of development within the assets’ setting, is an iterative one based on the stepped approach outlined in the Historic England guidance, GPA 3, 2nd Ed. The Setting of Heritage Assets (2017). This advocates setting out ‘what matters and why’ in terms of providing a robust yet proportionate assessment of the likely effects of development. Consequently, the designated heritage assets to be assessed in the Built Heritage ES chapter have been scoped to include only those assets where a significant effect could arise. Designated heritage assets within the 2km study area have been scoped out from a more detailed assessment for one or more of the following reasons:

- The setting of the asset does not include the application site; or
- That aspect of the asset’s setting that includes the application site does not contribute to the significance of the asset; and / or
- The magnitude of change from baseline conditions would not be appreciable and a neutral significance of effect is predicted

The method and more detailed description of the heritage assets is set out within Section 5 of the desk-based assessment (Appendix 8.1, ES Volume III).

Table 8.2.2 sets out the scale of sensitivity that has been applied to receptors identified and considered within this assessment.

Table 8.2.2 Criteria for built heritage receptor sensitivity used in the assessment	
Sensitivity	Description
Very High	Internationally and nationally important resources: World Heritage Sites, Grade I and II* listed buildings and Registered Parks and Gardens. Some Scheduled Monuments, especially those associated with a World Heritage Site.
High	Nationally important resources: Grade II listed buildings, Conservation Areas, Scheduled Monuments, Grade II Registered Parks and Gardens, Registered Battlefields.
Medium	Regionally important resources: Non-designated heritage assets and landscape features with high or medium evidential, historical, aesthetic and/or communal values.
Low	Locally important resources: Non-designated heritage assets and landscape features with low evidential, historical, aesthetic and/or communal values.
Negligible	Assets with very low or no evidential, historical, aesthetic and/ or communal values, or where remains are known to have been significantly altered or destroyed.



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## 8.2.12. Assessment of Impact Magnitude

The assessment was undertaken based on the description of the proposed development contained in Chapter 3 of this volume of the ES, and the accompanying parameter plans.

Table 8.2.3 sets out the scale of impact magnitude that has been used in undertaking the assessment.

**Table 8.2.3**  
**Scale of impact magnitude for built heritage impacts used in the assessment**

Sensitivity	Description
Very Large	Physical change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the historic building's setting.
Large	Physical change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is substantially modified.
Medium	Physical change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Small	Slight physical changes to historic buildings elements or setting that hardly affect it.
Negligible	No loss or harm to heritage significance. Change barely distinguishable.

## 8.2.13. Assessment of Significance

The assessment of significance within this chapter is based on the matrix presented in Table 8.2.4.

**Table 8.2.4**  
**Significance matrix**

Magnitude of impact	Sensitivity of receptor				
	Very High	High	Medium	Low	Negligible
Very Large	Major Significance	Major Significance	[3]	Moderate Significance	[1]
Large	Major Significance	[3]	Moderate Significance	Minor Significance	[2]
Medium	[3]	Moderate Significance	Minor Significance	[2]	Negligible Significance
Small	Moderate Significance	Minor Significance	[2]	[2]	Negligible Significance
Negligible	[1]	[2]	Negligible Significance	Negligible Significance	Negligible Significance

[1] The choice between 'Moderate Significance', 'Minor Significance' will depend on the specifics of the impact and will be down to professional judgement and reasoning.
[2] The choice between 'Minor Significance' and 'Negligible Significance' will depend on the specifics of the impact and will be down to professional judgement and reasoning.
[3] The choice between 'Major Significance' and 'Moderate Significance' will depend on the specifics of the impact and will be down to professional judgement and reasoning.
n.b. 'Negligible Significance' includes 'No Impact' assessments.

The majority of impacts as a result of the proposed development are predicted to be on the setting of heritage assets, as development would form part of new urban environment within the core of St Helens Town Centre.

The overall change in the town centre, including demolition of both negative and minor positive elements in the setting of heritage assets may provide both a positive contribution to the significance of an asset, and in some cases may also affect the ability to appreciate that significance to a minor degree.

Where both positive and negative impacts are predicted on an asset, and mitigation would also be proposed, the significance of effect is presented as neutral. This is considered separately to a negligible/no impact result as the overall change in the urban setting will be clearly distinguishable.

## 8.2.14. Relevant Associated Development

There is no associated development considered relevant to this chapter and, as such, associated development has not been considered further within the chapter.

## 8.2.15. Assumptions / limitations

A number of limitations and constraints affect the outputs of the assessment as reported in this ES chapter. These comprise:

- Monument data from the HER consists of secondary information derived from varied sources. This data, as well as that derived from other secondary sources, is generally accurate. There are however several limitations to the data set, generic to any historic environment assessment. For example, a number of records, especially older records such as antiquarian finds, excavations or observations often fail to accurately describe or locate assets.
- The application is outline; therefore the design details may be subject to change. If there is substantial change to the outline proposal beyond the agreed parameters, any reserved matters application may require further heritage assessment to re-assess the predicted effects.
- It is assumed that the materials palette will draw on the wider town centre character and reflect the special interest of the Conservation Areas and heritage assets, as described in the Design & Access Statement. Brick choice will have to be carefully chosen to complement the surrounding buildings such as the Gamble Institute, Corporation Buildings and St Helens Parish Church.
- The interiors of the buildings within the Conservation Areas were not inspected at the time of the site visit, primarily due to the fact that the

proposed development is only anticipated to affect the setting of built heritage assets, not the historic fabric itself. The exception to this is the Swan Hotel and Fish and Chip shop on Hall Street, which are proposed for demolition as part of the full element of the hybrid planning application.

The limitations set out above are common for outline or hybrid schemes. Therefore, they have been allowed for within the assessment process, and are not expected to affect the validity of the assessment results.



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## 8.3. Baseline Condition

Table 8.3.1  
Baseline Conditions

Key receptors	Description	Sensitivity	Further information
CA1- Victoria Square Conservation Area	This is a large public space, providing one of the two usable open spaces in St Helens Town Centre. The other is Church Square located in the main shopping centre. It accommodates the historical statue of Queen Victoria, the town's war memorial and is a pleasant environment in which to sit. It is also surrounded by three major buildings, the Town Hall, the Gamble Institute, and the Prudential Building - all drawing from various late Victorian styles. These buildings draw the focus in on the flat open space of the square and provide a sense of enclosure here. Long views are restricted out of the Conservation Area however glimpses of the application site are possible from the edge of the square. The proposed development site is located directly adjacent to this heritage asset.	High	Section 5, Appendix 8.1
CA2 –George Street Conservation Area	The George Street Quarter in St Helens covers approximately six hectares and consists of in excess of 70 buildings, many of which are of distinctive architectural vernacular and high townscape qualities, however this asset is currently on Historic England's Heritage At Risk Register. The high number of quality buildings within such a small area provide the largest concentration of historic townscape within St Helens Town Centre. The collection of 19th century buildings is set out on the historic street pattern and encloses the earlier Quaker Meeting House (LB4). Interior views will not be affected by the proposed development, however as the application site surrounds the area and partly crosses the site along Bickerstaffe Street, the application site is within the setting of this asset and the locally important buildings, and the Church of Holy Cross and St Helen (LB13), which make up its built environment. The proposed development site is located directly adjacent to and partly within this heritage asset	High	Section 5, Appendix 8.1
SMB - Number nine Tank House: The Jubilee Glassworks 100m southwest of the Government Offices on Chalon Way (List Entry Number: 1020908)	Number nine Tank House: The Jubilee glassworks 100m south-west of the Government Offices on Chalon Way is a scheduled monument. The site was set up in 1889 by Pilkingtons the family of glassmakers and continued in use until 1920. A nationally important heritage asset, the Number nine Tank House is the best surviving example of a late 19th century glassmaking tank furnace building in England, comprising the building, its cone and furnace. In addition, there are well-preserved remains of the system of flues to bring in gas from the supplier preserved as below-ground remains beyond the Listed Building, adjacent to the road, railway, and canal. Set in its original location on the flat open edge of the St Helens Canal, this asset is of high sensitivity. The building now forms the centrepiece of a museum devoted to the glass industry. Although largely screened on the north-east and connected as part of the World of Glass Museum, the setting of this asset includes the application site (to the north and west of the World of Glass Museum). The proposed development site is located 22m north and 51m east of this heritage asset.	High	Section 5, Appendix 8.1
LB1- Number nine Tank House: The Jubilee Glassworks 100m southwest of the Government Offices on Chalon Way (List Entry Number: 1075879)	This Grade II* Listed Tank House is located beside the canal at the site of the Crown Glass Works. It was built of brick with a slate roof in 1883, and a plaque records the first glass tank which started working here in 1887. The asset is the best surviving example of a late 19th century glassmaking tank furnace building in England, comprising the building, its cone and furnace glassworks, and is of prime importance in the historical development of the technology of glassmaking. The setting of this asset is the same as SM3 above and it stands as the only remainder of the works by the canal here, with the rest of the historic glassworks site separated from it by the A58 road, and as such this asset is of high sensitivity. The proposed development site is located 32m north of this heritage asset.	High	Section 5, Appendix 8.1
LB4 - St Helens Quaker Meeting House (List Entry Number: 1075910)	This Grade II Listed building was converted from a former barn/house dated to late 16th or early 17th centuries, with later alterations. It is built of sandstone with a slate roof. Although this asset is largely enclosed by 19th century buildings and mature trees as part of the George Street Conservation Area which comprises the main part of its setting, the former burial yard (NDHA140) to the west is open in nature and the green looks out onto Shaw Street, with views to the adjacent modern St Helens Central Station and the application site. The proposed development site is located 22m north of this heritage asset	High	Section 5, Appendix 8.1
LB12 - 16 Hardshaw Street (List Entry Number: 1199202)	This is a Grade II Listed former bank run by Parr, Lyon & Greenall, the branch was opened in St Helens around 1860. The asset is located within the southern side of the Victoria Square Conservation Area and operated as a public house from 1967 to the present day, however it is now vacant. Although the principal facade faces west into Hardshaw Street the rear of the building is adjacent to the application site, and location of the former St Helens Brewery (set up by Peter Greenall) from which it derives a minor positive contribution to its heritage significance. The proposed development site is located directly adjacent to the rear of this heritage asset.	High	Section 5, Appendix 8.1
LB13 - Church of Holy Cross and Saint Helen (List Entry Number: 1075912)	This Grade II Listed Catholic church was built in 1860-2 and designed by JJ Scoles. It is built of rock-faced stone with ashlar dressings and slate roof. The asset is located on Corporation Street within the George Street Conservation Area and its immediate setting includes the application site. The proposed development site is located directly adjacent to the front of this heritage asset.	High	Section 5, Appendix 8.1
LB20 - Church of St Helen (List Entry Number: 1199141)	This Grade II Listed church was built 1916 – 1926 of brick with stone dressing and a slate roof. It was constructed on the site of the medieval St Elyn's Chapel, this asset is located at the heart of St Helens. The application site boundary surrounds this heritage asset with the red line boundary following the edge of its built structure, and therefore it is in the immediate setting of this asset.	High	Section 5, Appendix 8.1
NDHA140 - Friends Garden, Shaw Street, St Helens, Windle.	This non-designated former burial ground is associated with the adjacent Friends Meeting House and was likely in use from 1679. It holds potential for heritage assets with archaeological interest to survive as below ground remains, however it is not known whether burials are still in situ and its evidential value is therefore unknown. The modern garden provides some historic context for the listed Quaker Meeting House and appears as a recently landscaped area of grass with recent tree planting. The asset is the only green space in the George Street Conservation Area and is a locally important meeting space. As such it is assessed to be of low sensitivity. The eastern boundary of the garden is located directly adjacent to the boundary for the application site.	Low	Section 5, Appendix 8.1

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Key receptors	Description	Sensitivity	Further information
NDHA179 - The Gamble Building, Victoria Square, St Helens, Windle	This non-designated, locally important building is a library and former technical school built 1894-6, given to the town by David Gamble. The asset holds moderate associative historic value deriving from its association with the locally important industrialist David Gamble, the first St Helens Borough mayor. It holds high communal value, as a gift to the people of the town and its use as a public building which continues into the present day. It also holds moderate aesthetic value as an example of a fine late Victorian building, retaining its original features and providing historic context to Victoria Square. As such it has been assessed to be of moderate sensitivity. It stands in Victoria Square Conservation Area and its immediate setting includes the application site. The proposed development site is located directly adjacent to the rear of this heritage asset.	Moderate	Section 5, Appendix 8.1
NDHA186 - Holy Cross Presbytery, No. 2 Corporation Street, St Helens, Windle	This non-designated, locally important building was built in 1862 as a priest's house. The asset holds some associative historic value deriving from its association with the Grade II Listed Church of Holy Cross and Saint Helen. The building is considered to be within the curtilage of the church; however it holds its own moderate aesthetic value as an example of a brick built Victorian building, retaining its original features and providing historic context to other heritage assets on Corporation Street. As such it has been assessed to be of moderate sensitivity. It stands in George Street Conservation Area and its immediate setting includes the application site. The proposed development site is located directly adjacent to the front of this heritage asset.	Moderate	Section 5, Appendix 8.1
NDHA189 - The Raven Lodge public house, Church Street, St Helens, Windle.	This non-designated 18 <sup>th</sup> century building stands to the north side of Church Street. It is shown on historic mapping of 1750 and adverts in the mid to late 18 <sup>th</sup> century refer to the building as the Sign of the Raven, St Helens. The building holds historical value as the oldest remaining public house in the town centre and provides a positive contribution to the George Street Conservation Area. Unfortunately, the building has been unsympathetically altered in recent times which has negatively affected its historical and aesthetic values, and as such it is assessed to be of low sensitivity. The proposed development site is located directly adjacent to the front of this heritage asset.	Low	Section 5, Appendix 8.1
NDHA216 - Holy Cross parish hall and Catapult Too, Corporation Street, St Helens, Windle	This non-designated, locally important building was formerly a school built in the 19 <sup>th</sup> century. The asset holds historic and communal value deriving from its former use as a school and low aesthetic value as an example of a more functional brick built Victorian building. It provides historic context as the edge of the George Street Conservation area. As a locally important resource, it has been assessed to be of low sensitivity. It stands in George Street Conservation Area and its immediate setting includes the application site. The proposed development site is located directly adjacent to the front of this heritage asset.	Low	Section 5, Appendix 8.1
NDHA219 - St Helens Town Hall, Victoria Square, St Helens, Windle.	This non-designated, locally important building was built 1873-6 by Henry Sumners of Liverpool. It originally housed courts, the police, library, fire brigade, an assembly room as well as council chambers and offices. The spire burnt down in 1913 and was never replaced. The asset holds high associative historic value deriving from its location on the site of an earlier town hall, the association with the county borough and its council, Sir Thomas Beecham and his first concert in 1899, as well as important local events held in the town square and royal visits made to the building. It also holds high communal value, derived from its use as a public building which continues into the present day. It also holds moderate aesthetic value as an example of a fine late Victorian building, retaining a number of its original features and providing historic context to Victoria Square. As a regionally important resource, it has been assessed to be of moderate sensitivity It stands in Victoria Square Conservation Area and its wider setting includes the application site. The proposed development site is located 54m south-east of this heritage asset.	Moderate	Section 5, Appendix 8.1
NDHA222 - St Helens station boundary wall	This non-designated sandstone wall was probably built as part of the rebuilding of St. Helens Station in 1871. It sits on the boundary of the George Street Conservation Area and is located within the application site. The south section of the wall has been subject to modern rebuilding with concrete facing and partial loss to its fabric when used as part of a boundary wall for a former industrial unit at the train station car park site. The north section survives well with little change. The station building has since been rebuilt in the modern period, and the wall remains as part of the former station here. The boundary wall has been assessed to be a locally important resource and as such is of low sensitivity. The proposed development site is located directly adjacent to the north side of the wall and includes the southern section within the proposed development area.	Low	Section 5, Appendix 8.1

## 8.4. Potential Significant Impacts

Table 8.4.1  
Potential significant Impacts

Phase	Description	Adverse/beneficial
Construction	Temporary impacts from erection of hoarding, scaffolding, associated noise, dust, vehicle movement, and construction equipment on the setting of existing heritage assets.	Adverse
Construction	Demolition of existing buildings and loss of existing historic context, as a result	Adverse
Construction	Demolition of unsympathetic modern buildings in the setting of existing heritage assets	Beneficial
Operation	Creation of new views of heritage assets by removal of existing buildings and replacement with a new street pattern to allow greater appreciation of heritage assets	Beneficial
Operation	Enhanced public access, including creation of new public square, parkland and potential heritage trail	Beneficial

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## 8.5. Design Interventions

Table 8.5.1  
Design Intervention

Design intervention	Description	Reason for intervention	Further information
Retention of the heritage assets within the application site	The proposed development has been developed to retain built heritage assets within the application site where possible (such as the St Helens station boundary wall) and those elements of setting that make the greatest contribution to the importance of the designated heritage assets, such as views of the Holy Cross Church and St Helens Church. Although not included as a heritage asset, the proposed development at Plot 5 will also retain the remains of the first-floor decorative red brick façade of the former White Lion Hotel on Church Street which belonged to the Greenall Brewery (the ground floor of which was Marks and Spencer from 1928).	To retain as many non-designated heritage assets as possible and those elements of setting that make the greatest contribution to the importance of the designated heritage assets and minimise any adverse impacts upon them.	Design and Access Statement
Enhancement of the setting of existing heritage assets in the surrounding area through proposed public realm improvements, creation of new views and the Discovery Park in the south-east.	The proposed development has been designed to enhance the setting of key buildings and those elements of setting that make the greatest contribution to the importance of the designated heritage assets. This includes the proposed creation of Church Square which would enhance the setting of Grade II Listed St Helens Church, allowing appreciation of this asset at the heart of St Helens Town Centre. New streets opening up views between heritage assets would allow appreciation of the post medieval development of St Helens where modern development has previously intruded on intervisibility between assets and concealed their historic and spatial relationship. The creation of Discovery Park and a potential heritage trail (to be agreed at reserved matters stage) would further reveal the heritage significance of the historic buildings remaining in the town centre and allow appreciation of how their setting has changed since the 18 <sup>th</sup> century from having a rural green edge, to a dense urban centre.	To enhance those elements of setting that currently provide a neutral to negative contribution to the designated heritage assets in the existing baseline and also enhance those elements which provide the greatest contribution to the importance of the designated heritage assets.	Design and Access Statement
Reduction of maximum building height on Plot 3	The maximum building height on Plot 3 has been reduced from the proposed ground plus five storeys to ground plus four storeys, following a heritage review of the setting of the Victoria Square Conservation Area and the aims of the proposed development to link Victoria Square with the wider town centre.	This has been undertaken in reference to comments received from the Heritage Advisor to SHMBC who advised that “ <i>redevelopment proposals should look carefully at the existing urban grain and avoid large single mass blocks, especially in the areas which face outwards and would be seen in the same context as the Conservation Areas</i> ”. The proposed built form on Plot 3 would provide a street frontage to the proposed Bickerstaffe Square, and a new frontage to the Gamble Institute would provide an outwards facing element to the edge of the Conservation Area. The new built form would enclose the new square in the same manner that the Town Hall, Prudential Building and Gamble Institute provide this enclosure to Victoria Square, however the height has been reduced to avoid dominance over and competition with these buildings, and to ensure that new built form should instead reflect the character of the Conservation Area and not that of the tall modern office block to the west of Plot 3. Furthermore the height has been reduced to ensure that views from within the Victoria Conservation Area of the skyline interest created by the Town Hall clock tower, domes of the Prudential Building and complex roofline of the Gamble Institute are not intruded on from outside of the Conservation Area and this interest is retained.	Design and Access Statement

## 8.6. Assessment Pre-Mitigation (including Design Interventions)

Table 8.6.1  
Proposed Development Scenario Pre-Mitigation Assessment

Phase	Receptor(s) affected	Impact	Magnitude pre-mitigation	Significance pre-mitigation	Mitigation proposed?	Further information
Construction	CA1- Victoria Square Conservation Area	Demolition of existing buildings would take place within the setting of the Conservation Area on Bickerstaffe Street/Corporation Street. This includes the demolition of a number of 19 <sup>th</sup> century buildings that have not been identified as non-designated heritage assets or locally important buildings. The 19 <sup>th</sup> century buildings on Bickerstaffe Street currently provide context and reflect the historic interest of the Conservation Area, as the street was laid out before the square was constructed and provided the street pattern upon which the Gamble Institute was built. Demolition of the buildings attached to the Gamble Institute in the modern period was undertaken to create Library Street. The remaining buildings provide	Small	Neutral	Yes	Section 6, Appendix 8.1

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Phase	Receptor(s) affected	Impact	Magnitude pre-mitigation	Significance pre-mitigation	Mitigation proposed?	Further information
		<p>a minor positive contribution to the historic value held by the Conservation Area, as part of the remaining 19<sup>th</sup> century historic street pattern and built form, however their removal would impact the setting on the east side only and this aspect is not a key element from which the Conservation Area draws its significance. Therefore, change arising from the loss of these buildings as a result of the proposed development will be discernible but the key elements which contribute to this asset's heritage significance will be largely unchanged. As such the change to the Conservation Area would be slight and the impact magnitude would be small. This would be an adverse effect.</p> <p>Demolition of existing unsympathetic modern buildings would also take place at the present bus station and the Hardshaw Shopping Centre within the wider setting of this asset. As such the change to the setting and views from the Conservation Area would be slight and the impact magnitude would be small. This would be a minor beneficial effect as it removes those buildings which are a detrimental feature in the setting of this asset.</p> <p>The erection of hoarding, scaffolding, associated noise, dust, vehicle movement, and construction equipment will also temporarily impact the setting of this asset. As a temporary change, the impact is reversible and therefore would not result in permanent loss or harm to the heritage significance of the Conservation Area and the impact magnitude would be negligible.</p> <p>Overall, the construction phase of the proposed development is considered to have a neutral effect on the Victoria Square Conservation Area, as both positive and negative elements of its wider setting would be removed as part of the proposed development, which would equally enhance the setting of this asset, and remove the ability to appreciate a minor element of its historic setting.</p>				
Construction	CA2 – George Street Conservation Area	<p>The proposed development would include the demolition of existing 19<sup>th</sup> century buildings on Hall Street/Bickerstaffe Street which are within the edge of the Conservation Area. This includes the demolition of the present bus station and the Swan Hotel and the Fish and Chip shop. The 19<sup>th</sup> century buildings on Hall Street/Bickerstaffe Street currently provide context and reflect the historic interest of the Conservation Area. These buildings provide a minor positive contribution to the historic value held by the Conservation Area, as part of the remaining 19th century historic built form on the north-western edge. The setting of these buildings and this side of the Conservation Area includes modern development, and their removal would not impact upon the dense and compact character of the main part of the Conservation Area with its intricate layout of courtyards and alleyways, which is a key element of its historic character. Nevertheless, their removal would impact the setting and the Conservation Area itself, therefore change arising from the loss of these 19<sup>th</sup> century buildings as a result of the proposed development would result in a partial change to the baseline conditions. As such the impact magnitude would be medium, and the significance would be moderate. This would be an adverse effect.</p> <p>Demolition of existing modern buildings at the Hardshaw Shopping Centre and St Mary's Shopping Centre and Car Park within the immediate setting of the western and southern edge of the Conservation Area will enhance the setting of this asset by removal of buildings which are a detrimental feature in the setting of this asset. Creation of new views at the edge of the Conservation Area by this demolition would allow greater appreciation of heritage assets, particularly the appreciation of the historic spatial relationship to St Helens Church and Church Street from which the historic street pattern grew in the 19<sup>th</sup> century. As such the change to the Conservation Area would be slight and the impact magnitude would be small. This would be a beneficial effect.</p> <p>The erection of hoarding, scaffolding, associated noise, dust, vehicle movement, and construction equipment will also temporarily impact the setting of this asset. As a temporary change, the impact is reversible and therefore would not result in permanent loss or harm to the heritage significance of the Conservation Area and the impact magnitude would be negligible.</p> <p>Overall the construction phase of the proposed development is considered to have a minor adverse effect on the George Street Conservation Area, as both positive and negative elements of its immediate setting would be removed as part of the proposed development, which would enhance the setting of this asset, but also remove the ability to appreciate an element of its historic development in the 19<sup>th</sup> century.</p>	Small	Minor Adverse	Yes	Section 6, Appendix 8.1
Construction	SMB - Number nine Tank House: The Jubilee Glassworks 100m southwest of the Government Offices on Chalon Way (List Entry Number: 1020908)	<p>No construction phase effects are predicted on this asset due to its location outside of the application site and the buried nature of the archaeological remains which provide a key element of this asset's historical and evidential value. These important heritage values would be unaffected by the proposed development.</p>	None	None	No	Section 5, Appendix 8.1
Construction	LB1- Number nine Tank House: The Jubilee Glassworks 100m southwest of the Government Offices on Chalon Way (List Entry Number: 1075879)	<p>No construction phase effects are predicted on this asset due to its location on the south side of the St Helens Canal, which separates the Listed Building from the application site. As such no direct impacts are predicted on this asset, and temporary impacts on its wider setting as a result of construction activities would not result in any loss or harm to its heritage significance.</p>	None	None	No	Section 5, Appendix 8.1



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Phase	Receptor(s) affected	Impact	Magnitude pre-mitigation	Significance pre-mitigation	Mitigation proposed?	Further information
Construction	LB4 - St Helens Quaker Meeting House (List Entry Number: 1075910)	No construction phase effects are predicted on this asset due to its set-back location within the interior of the George Street Conservation Area , which separates the Listed Building from the application site. As such no direct impacts are predicted on this asset, and temporary impacts on its wider setting as a result of construction activities would not result in any loss or harm to its heritage significance.	None	None	No	Section 5, Appendix 8.1
Construction	LB12 - 16 Hardshaw Street (List Entry Number: 1199202)	<p>The proposed development would include demolition of existing unsympathetic modern buildings at the Hardshaw Shopping Centre within the wider setting of this asset which is included within the Victoria Square Conservation Area. As such the change to the setting and views from this asset would be slight and the impact magnitude would be small. This would be a minor beneficial effect as it removes those buildings which are a detrimental feature in the wider setting of this asset.</p> <p>The erection of hoarding, scaffolding, associated noise, dust, vehicle movement, and construction equipment will also temporarily impact the setting of this asset. As a temporary change, the impact is reversible and therefore would not result in permanent loss or harm to the heritage significance of this asset and the impact magnitude would be negligible.</p>	Small	Minor Beneficial	No	Section 5, Appendix 8.1
Construction	LB13 - Church of Holy Cross and Saint Helen (List Entry Number: 1075912)	<p>The proposed development would include demolition of existing 19<sup>th</sup> century buildings on Hall Street/Bickerstaffe Street which are directly adjacent to this asset. This includes the demolition of the Swan Hotel and the Fish and Chip shop which are also part of the George Street Conservation Area. The 19<sup>th</sup> century buildings on Hall Street/Bickerstaffe Street currently provide context and reflect the historic interest of the mid-19<sup>th</sup> century church. These buildings comprise one element of the more open setting to the south of this asset, and the other 19<sup>th</sup> century assets on the east, west, and north side of this asset which also comprise its setting would be unaffected by the proposed development.</p> <p>Therefore, change arising from the loss of these buildings as a result of the proposed development will be discernible but the key elements of its setting which contribute to this asset’s heritage significance, such as its prominence in views from the west of the Conservation Area, will be unchanged. As such the change to this asset would be slight and the impact magnitude would be small. This would be a minor adverse effect.</p> <p>The erection of hoarding, scaffolding, associated noise, dust, vehicle movement, and construction equipment will also temporarily impact the setting of this asset. As a temporary change, the impact is reversible and therefore would not result in permanent loss or harm to the heritage significance of this asset and the impact magnitude would be negligible.</p>	Small	Minor Adverse	No	Section 5, Appendix 8.1
Construction	LB20 - Church of St Helen (List Entry Number: 1199141)	<p>The proposed development would include demolition of existing modern buildings at the Hardshaw Shopping Centre and St Mary’s Market within the immediate setting to improve the outside space at Church Square. This would enhance appreciation of the church at the centre of St Helens, removing modern development which impacts upon the appreciation of the historic importance of this asset which is built upon the site of St Elyn’s Chapel, which was the focus point from which St Helens developed. As such the partial change to the setting of this asset would be clearly appreciable and the impact magnitude would be medium. This would be a beneficial effect.</p> <p>The erection of hoarding, scaffolding, associated noise, dust, vehicle movement, and construction equipment would also temporarily impact the setting of this asset. As a temporary change, the impact is reversible and therefore would not result in permanent loss or harm to the heritage significance of this asset and the impact magnitude would be negligible.</p>	Medium	Moderate Beneficial	No	Section 5, Appendix 8.1
Construction	NDHA140 - Friends Garden, Shaw Street, St Helens, Windle.	The proposed development would include the construction of public realm improvements adjacent to this asset. The erection of hoarding, scaffolding, associated noise, dust, vehicle movement, and construction equipment may temporarily impact the setting of this asset. As a temporary change, the impact is reversible and therefore would not result in permanent loss or harm to the heritage significance of this asset and the impact magnitude would be negligible.	Negligible	Negligible Adverse	Yes	Section 5, Appendix 8.1
Construction	NDHA179 - The Gamble Building, Victoria Square, St Helens, Windle	<p>The proposed development would include construction of a new frontage to Bickerstaffe Street to be inserted on its east elevation. There would be a direct impact to the fabric of the non-listed building to accommodate this change. No details on the construction methodology and how the historic fabric might be affected are available as part of the outline application, and a structural survey may be required before work is undertaken to understand the impact of the proposed work. The parameters plan indicates a potential taller central section (maximum ground plus 4 storeys and minimum ground floor only) which would allow access to all building floors from this side, as well as two flanking sections (maximum ground plus 1 storey and minimum ground floor only), the height of which may be stepped down to allow continued appreciation of the historic elements and details present on this side. The physical change to the historic building’s fabric is assessed to be noticeably changed by the proposed works, and without construction plan details, the impact magnitude is assessed to be medium. This would be an adverse effect.</p> <p>The proposed extension work is designed to give the building a new access and active frontage to the proposed Bickerstaffe Square, to integrate Victoria Square Conservation Area with the town centre. This would be a beneficial impact, allowing better access to the building and the archives, to enhance appreciation of the asset and the history of the town, and lessens the predicted impact of the proposed alterations to the historic fabric.</p> <p>The erection of hoarding, scaffolding, associated noise, dust, vehicle movement, and construction equipment will also temporarily impact the setting of this asset. As a temporary change, the impact is reversible and therefore would not result in permanent loss or harm to the heritage significance of this asset and the impact magnitude would be negligible.</p>	Small	Minor Adverse	Yes	Section 6, Appendix 8.1

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Phase	Receptor(s) affected	Impact	Magnitude pre-mitigation	Significance pre-mitigation	Mitigation proposed?	Further information
Construction	NDHA186 - Holy Cross Presbytery, No. 2 Corporation Street, St Helens, Windle	<p>The proposed development would include demolition of existing 19<sup>th</sup> century buildings on Hall Street/Bickerstaffe Street which are within the setting of this asset. This includes the demolition of the Swan Hotel and the Fish and Chip shop which are also part of the George Street Conservation Area. The 19<sup>th</sup> century buildings on Hall Street/Bickerstaffe Street currently provide context and reflect the wider historic interest of the mid-19<sup>th</sup> century presbytery. These buildings comprise one element of the more open setting to the south-east of this asset, providing a spatial link to the rest of the George Street Conservation Area. However, the key relationship with the Church of the Holy Cross and its historical relationship with the ecclesiastical building will be unaffected by the proposed development. The removal of the present bus station which is in the immediate setting of this asset would be a minor beneficial change to its setting and lessens the impact of the proposed alterations to the setting of this asset within the George Street Conservation Area. As such the change to this asset would be slight and the impact magnitude would be small. This would be a beneficial effect.</p> <p>The erection of hoarding, scaffolding, associated noise, dust, vehicle movement, and construction equipment will also temporarily impact the setting of this asset. As a temporary change, the impact is reversible and therefore would not result in permanent loss or harm to the heritage significance of this asset and the impact magnitude would be negligible.</p>	Small	Minor Beneficial	No	Section 5, Appendix 8.1
Construction	NDHA189 - The Raven Lodge public house, Church Street, St Helens, Windle.	<p>Demolition of existing modern buildings at St Mary's Shopping Centre and Car Park within the immediate setting of this asset will enhance its setting by removal of buildings which are a detrimental feature in the setting of this asset. Creation of new views at the edge of the Conservation Area by this demolition would allow greater appreciation of heritage assets, particularly the appreciation of the historic spatial relationship to St Helens Church and Church Street, along which this building was first constructed in the 18<sup>th</sup> century. The initial phase of the settlement's development was along the roads leading to the church, and this may be made more appreciable as a result of demolition of modern buildings as part of the proposed development. As such the change to this asset would be slight and the impact magnitude would be small. This would be a beneficial effect.</p> <p>The erection of hoarding, scaffolding, associated noise, dust, vehicle movement, and construction equipment will also temporarily impact the setting of this asset. As a temporary change, the impact is reversible and therefore would not result in permanent loss or harm to the heritage significance of this asset and the impact magnitude would be negligible.</p>	Small	Minor Beneficial	No	Section 5, Appendix 8.1
Construction	NDHA216 - Holy Cross parish hall and Catapult Too, Corporation Street, St Helens, Windle	<p>The proposed development would include demolition of existing 19<sup>th</sup> century buildings on Hall Street/Bickerstaffe Street which are within the wider setting of this asset. This includes the demolition of the Swan Hotel and the Fish and Chip shop which are also part of the George Street Conservation Area. The 19<sup>th</sup> century buildings on Hall Street/Bickerstaffe Street currently provide context and reflect the wider historic interest of the mid-19<sup>th</sup> century development of the town. These buildings comprise one element of the more open setting to the south of this asset, providing a spatial link to the rest of the George Street Conservation Area. However, as the buildings were built to serve the community and originally acted as a school, the key historical relationship with the residential area to the north, will be unaffected by the proposed development. The removal of the present bus station which is in the immediate setting of this asset would be a minor beneficial change to its setting and lessens the impact of the proposed alterations to the setting of this asset within the edge of the George Street Conservation Area. As such the change to this asset would be slight and the impact magnitude would be small. This would be a beneficial effect.</p> <p>The erection of hoarding, scaffolding, associated noise, dust, vehicle movement, and construction equipment will also temporarily impact the setting of this asset. As a temporary change, the impact is reversible and therefore would not result in permanent loss or harm to the heritage significance of this asset and the impact magnitude would be negligible.</p>	Small	Minor Beneficial	No	Section 5, Appendix 8.1
Construction	NDHA219 - St Helens Town Hall, Victoria Square, St Helens, Windle.	<p>No construction phase effects are predicted on this asset due to its location outside of the application site on the north side of Victoria Square and as such it is unlikely to be affected by any construction activities.</p>	None	None	No	Section 5, Appendix 8.1
Construction	NDHA222 - St Helens station boundary wall	<p>The erection of hoarding, scaffolding, associated noise, dust, vehicle movement, and construction equipment may temporarily impact the setting of this asset. As a temporary change, the impact is reversible and therefore would not result in permanent loss or harm to the heritage significance of this asset and the impact magnitude would be negligible.</p>	Negligible	Negligible Adverse	Yes	Section 5, Appendix 8.1
Operation	CA1- Victoria Square Conservation Area	<p>The proposed development would include the creation of new built form up to a maximum height of ground plus four storeys in the wider setting of the Conservation Area to the east. Views out of the Conservation Area towards the application site are primarily limited to longer views along Corporation Street, Bickerstaffe Street, and the northern end of Hardshaw Street. Where these views take in the application site, new built form is anticipated to be seen partially in longer views and will form part of a new backdrop to the east and south-east of the main square of the Conservation Area. These new buildings are not anticipated to adversely impact the special interest of the Conservation Area, which is primarily provided by a sense of enclosure and architectural interest from the Town Hall, Prudential Building and the Gamble Institute. The new proposed building on Plot 3 would be lower in height than the modern tall office block and therefore would be largely screened from the open views in the square and would not dominate views from the open square to the east and any views of the skyline interest from the three key buildings, including The Gamble Institute.</p>	Small	Minor Beneficial	No	Section 5, Appendix 8.1

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Phase	Receptor(s) affected	Impact	Magnitude pre-mitigation	Significance pre-mitigation	Mitigation proposed?	Further information
		<p>The proposed creation of Bickerstaffe Square and a new access to The Gamble Institute is included to integrate Victoria Square with the town centre to enable better access to and enhance appreciation of this asset at the eastern edge of the Conservation Area.</p> <p>Overall, the change to the Conservation Area would be slight and the impact magnitude would be small. This would be a beneficial effect.</p>				
Operation	CA2 – George Street Conservation Area	<p>The proposed development would include the creation of new built form up to a maximum height of predominantly ground plus four storeys in the setting of the Conservation Area on Hall Street and Church Street. This proposed built form is varied, but in places it would be higher than the existing townscape and may dominate some views of the Conservation Area in close proximity. The physical change to the setting is assessed to be noticeably changed by the proposed development, the impact of magnitude is assessed to be at most medium. This would be an adverse effect.</p> <p>However, the Masonic Hall at the corner of George Street and 87 to 93 Church Street on the corner of Hall Street have larger frontages and would still retain their more prominent position on the street corners, providing definition to the edge of the Conservation Area. It is anticipated that the tower of the Church of St Helens would also still appear prominent in views from within the Conservation Area at the meeting point of George Street and Haydock Street and at the corner of Church Street and Hall Street. Important internal views as identified in the 2010 Appraisal are likely to be unaffected by the proposed development. The proposed urban residential character (town houses) on Hall Street and Church Street adjacent to the George Street Quarter are proposed to have active frontages and activity at street level, with a finer grain townscape character, as opposed to the blank façades of the current Hardshaw Shopping Centre and St Mary’s Multi Storey Car Park. This would improve pedestrian activity along Hall Street between the new development area and the Conservation Area and the shape of Plot 4 with its proposed green space reflects the layout in the south-east of the Conservation Area with the Friends Garden green space.</p> <p>The creation of Discovery Park would introduce a softer green edge to the south-east side of the Conservation Area, connecting the space at the Friends Garden on Shaw Street with the new Church Square. The potential introduction of a heritage trail (to be agreed at reserved matters stage) would further link the historic parts of the town centre.</p> <p>The extension of Hall Street South would create a spatial link with the Conservation Area and the Museum of Glass to the south and the demolition of St Mary’s Car Park and Shopping Centre would open up intervisibility between St Helen’s Church and the Conservation Area to allow better appreciation of these assets.</p> <p>At the north-eastern edge of the Conservation Area public realm improvements are proposed at a new train station plaza, creating a softer, more welcoming edge to the Conservation Area, enhancing the setting on this side with pedestrian connections through to Bickerstaffe Street linking to the new square, and south along Shaw Street to bring this area back into more active use. These elements of change to the setting of this asset would be clearly appreciable and the impact of magnitude would be large. This would be a beneficial effect.</p> <p>The Conservation Area is presently on Historic England’s Heritage At Risk Register. The design of the proposed development provides an opportunity to highlight the importance of the Conservation Area and provide indirect value to this asset. This includes improvements in safety and reduction of crime in the area, enhancing a sense of community involvement, and reversing occupation decline in the area. An improvement in the local economy created by a sustainable town centre may assist in supporting regeneration of the Conservation Area beyond the application site boundary, with an increased sense civic pride in the local area. These elements of change to the asset may bring about beneficial impacts to the historic fabric of the locally important buildings and ensure continued conservation of the area. Without details on how this might be achieved at outline stage, the impact of magnitude is anticipated to be small, however this would be a beneficial effect.</p> <p>Taking into account the possible adverse and beneficial impacts, the overall impact magnitude would be medium, and this would be an beneficial effect</p>	Medium	Moderate Beneficial	No	Section 5, Appendix 8.1
Operation	SM8 - Number nine Tank House: The Jubilee Glassworks 100m southwest of the Government Offices on Chalon Way (List Entry Number: 1020908)	<p>The proposed development would include the creation of new built form up to a maximum height of ground plus five storeys in the wider setting of this asset to the north. New built form would be located on the site of the former Chalon Way Multi Storey Car Park. This development is likely to be set back to the north to respect the existing culvert for the Hardshaw Brook which presents an opportunity to create a green corridor and public access to the St Helens Canal on the north side. This would provide a positive contribution to the setting of this heritage asset as it allows further appreciation of its original setting by the canal, which would have been part of the reason the glassworks was located here. This would also allow appreciation of the link to the World of Glass Museum and may connect though to the potential heritage trail at Discovery Park. The change to the setting of this asset would be slight and the impact magnitude would be small. This would be a beneficial effect.</p>	Small	Minor Beneficial	No	Section 5, Appendix 8.1
Operation	LB1- Number nine Tank House: The Jubilee Glassworks 100m southwest of the Government Offices on Chalon Way (List Entry Number: 1075879)	<p>The assessment is the same as SM3 above.</p>	Small	Minor Beneficial	No	Section 5, Appendix 8.1



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Phase	Receptor(s) affected	Impact	Magnitude pre-mitigation	Significance pre-mitigation	Mitigation proposed?	Further information
Operation	LB4 - St Helens Quaker Meeting House (List Entry Number: 1075910)	The proposed development would include creation of new built form up to a maximum height of ground plus four storeys in the wider setting of this asset to the south. This proposed built form is higher than the existing St Mary’s Shopping Centre and Car Park to the south, however it will provide a residential southern edge to Church Street, with a finer grain townscape character, along with a softer green edge to the new built form. The proposed creation of Discovery Park to the south-east may connect with the space at the Friends Garden on Shaw Street and provide a wider green setting to the south. The indicated orientation of the proposed paths within the park may potentially focus views towards the Meeting House, and the proposed introduction of a heritage trail would further link the historic parts of the town centre (to be agreed at reserved matters stage). The change to the setting of this asset would be slight and the impact of magnitude would be small. This would be a beneficial effect.	Small	Minor Beneficial	No	Section 5, Appendix 8.1
Operation	LB12 - 16 Hardshaw Street (List Entry Number: 1199202)	The proposed development would include creation of new built form up to a maximum height of ground plus four storeys in in the wider setting of the asset to the east. This would be higher than the existing Hardshaw Centre, however the principal facade of this building faces into Hardshaw Street into the Victoria Square Conservation Area. This view is not anticipated to be impacted by the proposed development. The creation of Bickerstaffe Square to integrate Victoria Square into the town, with access via Claughton Street may also better integrate Hardshaw Street into the Conservation Area and allow appreciation of the Listed Building in the wider setting of the Conservation Area. Views east along Claughton Street into the application site may link to New Market Street and the improved public realm area would provide a positive backdrop to the setting of this asset, which is currently provided by the modern multi-storey car park. The change to the setting of this asset would be slight and the impact magnitude would be small. This would be a beneficial effect.	Small	Minor Beneficial	No	Section 5, Appendix 8.1
Operation	LB13 - Church of Holy Cross and Saint Helen (List Entry Number: 1075912)	The proposed development would include creation of new built form up to a maximum height of ground plus one storey comprising the new bus station. The new proposed bus station in its immediate setting would be higher than the present bus station, however the proposed design may utilise minimal built form, likely comprising canopies and glass panels which could allow permeability and views of this asset from the new pedestrianised area. Along with a softer green edge to the bus station, removal of two-way traffic on Corporation Street would allow for better public appreciation of this asset creating a more harmonious immediate setting to this asset, more suitable for an ecclesiastical building. The present bus station is too small to accommodate all vehicles within the footprint of the bus station itself, with bus stands along Corporation Street and parked vehicles outside Holy Cross Church. This currently obscures views and has created a long-term intrusion into the asset’s immediate setting, which makes a negative contribution to the setting of this asset. Removal of this as part of the proposals would result in a positive change to this heritage asset. The impact magnitude is anticipated to be small. This would be a beneficial effect.	Small	Minor Beneficial	No	Section 5, Appendix 8.1
Operation	LB20 - Church of St Helen (List Entry Number: 1199141)	<p>The proposed development would include creation of new built form up to a maximum height of ground plus five storeys to the east and south, with a maximum height of ground plus two storeys to the north. To the north the new market building will be created in Plot 6 at a similar maximum height to the present Hardshaw Centre, however it will be incorporated within the new street pattern and set back to the west. This may enhance the setting of the church and strengthen its importance as the area around which the historic market was held. The proposed New Market Street would be a connecting direct axis onto the church tower, with a new view highlighting the importance of the church at the heart of St Helens, framing it in views at the end of the street, where it would act as an eyecatcher. This may also be seen to the east where the proposed green spine between new built form and the Discovery Park may link between the park and the proposed heritage trail (to be agreed at reserved matters stage) into Church Square. with the church acting as an eyecatcher at the west end of the new corridor. Church Street and the east edge of the church setting would increase in size considerably and with this is an opportunity to further enhance the setting around the church and introduce features that soften the mainly hard space, whilst introducing interactive elements that encourage people to dwell and meet and celebrate the town’s heritage.</p> <p>The proposed maximum height of new built form directly east of Church Square would be higher than the present St Mary’s Shopping Centre and Car Park, however this will be set back slightly, with active frontages facing the square to the west and residential use to the east adjacent to Discovery Park. This built form would be softened by green landscaping, and views from the east along Church Street and the proposed green spine would ensure the church and tower remains a key asset at the heart of the town, and clearly appreciable from George Street Conservation Area. The change to the setting of this asset would be clearly appreciable and the impact magnitude would be medium. This would be a beneficial effect.</p>	Medium	Moderate Beneficial	No	Section 5, Appendix 8.1
Operation	NDHA140 - Friends Garden, Shaw Street, St Helens, Windle.	The proposed development would include creation of Discovery Park to the south-east which may connect the space at the Friends Garden on Shaw Street to the park and provide a wider green setting to the south. The proposed orientation of the paths within the park may focus views towards the Meeting House, and the proposed introduction of a heritage trail would further link the historic parts of the town centre, which alongside realm improvements along Shaw Street, would provide a positive contribution to the setting of this asset. This would enhance appreciation of the historic green space at the Meeting House, the origins of which date back to the more rural, post medieval settlement of St Helens. The impact magnitude is anticipated to be small. This would be a beneficial effect.	Small	Minor Beneficial	No	Section 5, Appendix 8.1



# 8 Built Heritage

Phase	Receptor(s) affected	Impact	Magnitude pre-mitigation	Significance pre-mitigation	Mitigation proposed?	Further information
Operation	NDHA179 - The Gamble Building, Victoria Square, St Helens, Windle	The proposed development would include creation of new built form up to a maximum height of ground plus four storeys to the south-east of this asset. This is higher than the current Hardshaw Shopping Centre, however historically this site was part of St Helens Brewery with tall buildings in its footprint, which may in part have influenced the orientation of this asset, facing away from the town centre. To the south, a tall office block is presently extant (Century House) and provides a neutral contribution to the setting of this asset. The proposed built form on Plot 3 would be smaller than this, and set back slightly to the south, and therefore would not create a negative visual intrusion alongside Century House, instead better reflecting the scale of the Gamble Institute. This is proposed to complement the construction of a new square and frontage on the Gamble Institute to face Bickerstaffe Street and open the building up to the east side which would integrate the building better into the redeveloped square and public space. As the Gamble Institute functions as the library and archive center for the town and borough, better public access may also enhance appreciation of the historic development of St Helens Town Centre and its most notable historic figures. No direct impacts to the historic fabric would be experienced in the operation phase, and so the overall impact magnitude is anticipated to be small. This would be a beneficial effect.	Small	Minor Beneficial	No	Section 5, Appendix 8.1
Operation	NDHA186 - Holy Cross Presbytery, No. 2 Corporation Street, St Helens, Windle	The proposed development would include creation of new built form up to a maximum height of ground plus one storey for the new bus station. The new proposed bus station in its immediate setting would be higher than the present bus station, however the proposed design may utilise minimal built form, likely comprising of canopies and glass panels which could allow permeability and views of this asset from the new pedestrianised area. Along with a softer green edge to the bus station, removal of two-way traffic on Corporation Street would allow for better public appreciation of this asset creating a more harmonious immediate setting to this asset. Along with a softer green edge to the bus station, removal of two-way traffic on Corporation Street will allow for better public appreciation of this asset. The present bus station is too small to accommodate all vehicles within the footprint of the bus station itself, with bus stands along Corporation Street and parked vehicles outside Holy Cross Presbytery. This obscures views and has created a long-term intrusion into the setting, which makes a negative contribution to the setting of this asset. Removal of this as part of the proposals will result in a positive change to this heritage asset. The impact magnitude is anticipated to be small. This would be a beneficial effect.	Small	Minor Beneficial	No	Section 5, Appendix 8.1
Operation	NDHA189 - The Raven Lodge public house, Church Street, St Helens, Windle.	The proposed development would include creation of new built form up to a maximum height of ground plus four storeys in the setting of this asset to the south. This proposed built form is higher than the existing St Mary's Shopping Centre and Car Park to the south, however it would provide a residential southern edge to Church Street, along with a softer green edge to the new built form. The removal of Chalon Way Roundabout and the creation of Discovery Park to the south-east would provide a wider green setting to the south which reflects the historic setting of this asset originally present here in the 18 <sup>th</sup> century. The active frontages along with residential units may also increase footfall in this area and may provide an opportunity to bring this heritage asset back into active use. This would result in a positive change to this heritage asset. The impact magnitude is anticipated to be small. This would be a beneficial effect.	Small	Minor Beneficial	No	Section 5, Appendix 8.1
Operation	NDHA216 - Holy Cross parish hall and Catapult Too, Corporation Street, St Helens, Windle	The proposed development would include creation of new built form up to a maximum height of ground plus one storey for the new bus station. The new proposed bus station in its setting to the south would be higher than the present bus station, however the proposed design may utilise minimal built form, likely comprising of canopies and glass panels which could allow permeability and views of this asset from the new pedestrianised area. Along with a softer green edge to the bus station, removal of two-way traffic on Corporation Street will allow for better public appreciation of this asset. The present bus station is too small to accommodate all vehicles within the footprint of the bus station itself, with bus stands along Corporation Street and parked vehicles outside Holy Cross Church. This obscures views and has created a long-term intrusion into the setting, which makes a negative contribution to the setting of this asset. Removal of this as part of the proposals will result in a positive change to this heritage asset, opening up its setting beyond the yard area adjacent to Corporation Street. The impact magnitude is anticipated to be small. This would be a beneficial effect.	Small	Minor Beneficial	No	Section 5, Appendix 8.1
Operation	NDHA219 - St Helens Town Hall, Victoria Square, St Helens, Windle	The proposed development would include creation of a new frontage to Bickerstaffe Street to the east, and public realm improvements along Corporation Street would improve the wider setting of this asset. The longer views east along Corporation Street may also be enhanced by removal of the bus queues along this road and provide better intervisibility between this asset in Victoria Square and the George Street Conservation Area. The change to the setting of this asset would be slight and the impact magnitude would be small. This would be a beneficial effect.	Small	Minor Beneficial	No	Section 5, Appendix 8.1
Operation	NDHA222 - St Helens station boundary wall	The proposed development would include creation of the Train Station Plaza, which would be accompanied by public realm improvements and better access to the station. At present the wall to the south demarcates an area which is out of use and has been affected in part by hoarding to restrict access here. Removal of this along with the public realm improvements will improve the setting of this asset, as well as providing an opportunity for improving its present condition. This would result in a positive change to this heritage asset. The impact magnitude is anticipated to be small. This would be a beneficial effect.	Small	Minor Beneficial	No	Section 5, Appendix 8.1

# 8 Built Heritage

## 8.7. Mitigation & Enhancement Measures

Table 8.7.1  
Proposed Mitigation & Enhancement Measures

Phase	Possible effect being mitigated	Mitigation measure	How secured / trigger	Magnitude post-mitigation	Adverse/beneficial	Further information
Construction	Loss of existing buildings with heritage value and change to the east elevation of The Gamble Institute.	Historic building recording and structural survey (where appropriate) to inform plans and undertake an appropriate level of recording. Implementation of public dissemination and archiving of the results to provide a permanent record of the buildings and any features of architectural and/or historic interest they possess.	Planning condition	Small	Adverse	Section 6, Appendix 8.1
Construction	Temporary effects on built heritage assets in the construction phase	Inclusion of heritage specific measures within a Construction Environmental Management Plan. This could include provision of plans to the principal contractor of locations and descriptions of all built heritage assets within and adjacent to construction work. Erection of appropriate protective barriers and hoarding as may be necessary to protect built heritage assets and their associated structures within or adjacent to the construction site. The placement of barriers would be dependent on the potential for impact during the works. Appropriate protective barriers or hoarding would also act as site security to prevent unauthorised access to heritage assets and damage to or theft.	Planning condition	Negligible	Adverse	Section 6, Appendix 8.1
Operation	Enhancement of spatial and historic links between heritage assets in the town centre	Implementation of a heritage trail within Discovery Park and linked to Church Square to signpost heritage assets as well as key buildings in the Conservation Areas to enhance the understanding and appreciation of the historic development of St Helens.	Planning condition	Negligible	Adverse	Design and Access Statement

## 8.8. Assessment Post-Mitigation

### 8.8.1. Proposed Development Scenario

Table 8.8.1  
Proposed Development Scenario Post-Mitigation Assessment

Phase	Receptor	Residual Impact	Residual Effect					
			Significance	ADV/BEN	ST/MT/LT	D/IND	P/T	R/IRR
Construction	CA1 - Victoria Square Conservation Area	The proposed development includes the demolition of existing non-listed buildings within the wider setting of this asset, which will lead to the loss of historic context, as well as alterations to the historic fabric of the Gamble Institute. Historic building recording is proposed to preserve these buildings by record, and placing that record within the public domain, such as the library and archives at the Gamble Institute will lessen the adverse impact from this change. Introduction of heritage measures into the CEMP, such as protective barriers and communication of the importance of this heritage asset to the principal contractor should help to ensure against damage to this asset as part of construction work. The effect significance is anticipated to change from neutral to minor beneficial following the implementation of mitigation and enhancement measures.	Minor	Beneficial	Long-term	Direct	Permanent	Irreversible
Construction	CA2 –George Street Conservation Area	The proposed development includes the demolition of existing non-listed buildings within the Conservation Area, which will lead to the loss of historic context. This is an adverse effect. Historic building recording is proposed to preserve these buildings by record, and placing that record within the public domain, such as the library and archives at the Gamble Institute, as well as public dissemination as appropriate, will assist in lessening the adverse impact from this change. Introduction of heritage measures into the CEMP, such as protective barriers and communication of the importance of this heritage asset to the principal contractor should help to ensure against damage to this asset as part of construction work. The effect significance is anticipated to change from minor adverse to negligible adverse following the implementation of mitigation and enhancement measures.	Negligible	Adverse	Long-term	Direct	Permanent	Irreversible
Construction	SMB - Number nine Tank House: The Jubilee Glassworks 100m southwest of the Government Offices on Chalon Way (List Entry Number: 1020908)	No construction phase impacts are predicted on this asset.	None	None	N/A	N/A	N/A	N/A

# 8 Built Heritage

Phase	Receptor	Residual Impact	Residual Effect					
			Significance	ADV/BEN	ST/MT/LT	D/IND	P/T	R/IRR
Construction	LB1- Number nine Tank House: The Jubilee Glassworks 100m southwest of the Government Offices on Chalon Way (List Entry Number: 1075879)	No construction phase impacts are predicted on this asset.	None	None	N/A	N/A	N/A	N/A
Construction	LB4 - St Helens Quaker Meeting House (List Entry Number: 1075910)	No construction phase impacts are predicted on this asset.	None	None	N/A	N/A	N/A	N/A
Construction	LB12 - 16 Hardshaw Street (List Entry Number: 1199202)	Introduction of heritage measures into the CEMP, such as protective barriers and communication of the importance of this heritage asset to the principal contractor should help to ensure against damage to this asset as part of construction work. No change in effect significance is anticipated following the implementation of mitigation and enhancement measures.	Minor	Beneficial	Short-term	Indirect	Temporary	Reversible
Construction	LB13 - Church of Holy Cross and Saint Helen (List Entry Number: 1075912)	The proposed development includes the demolition of existing non-listed buildings within the setting of this asset, which is also in the George Street Conservation Area will lead to the loss of historic context. Historic building recording is proposed to preserve these buildings by record, and placing that record within the public domain, such as the library and archives at the Gamble Institute, as well as public dissemination as appropriate, will assist in lessening the adverse impact from this change. Introduction of heritage measures into the CEMP, such as protective barriers and communication of the importance of this heritage asset to the principal contractor should help to ensure against damage to this asset as part of construction work. The effect significance is anticipated to change from minor adverse to negligible adverse following the implementation of mitigation and enhancement measures.	Negligible	Adverse	Long-term	Direct	Permanent	Irreversible
Construction	LB20 - Church of St Helen (List Entry Number: 1199141)	The proposed development includes the demolition of existing modern buildings which negatively intrude into the setting of this setting, and their removal would create a larger square to enable appreciation of this key heritage asset. This is a beneficial effect. Introduction of heritage measures into the CEMP, such as protective barriers and communication of the importance of this heritage asset to the principal contractor should help to ensure against damage to this asset as part of construction work. No change in effect significance is anticipated following the implementation of mitigation and enhancement measures.	Moderate	Beneficial	Long-term	Indirect	Permanent	Irreversible
Construction	NDHA140 - Friends Garden, Shaw Street, St Helens, Windle.	Introduction of heritage measures into the CEMP, such as protective barriers and communication of the importance of this heritage asset to the principal contractor should help to ensure against damage to this asset as part of construction work. No change in effect significance is anticipated following the implementation of mitigation and enhancement measures.	Negligible	Adverse	Short-term	Indirect	Temporary	Reversible
Construction	NDHA179 - The Gamble Building, Victoria Square, St Helens, Windle	The proposed development includes the demolition of existing non-listed buildings within the setting of this asset, which will lead to the loss of historic context, as well as alterations to the historic fabric of the Gamble Institute. Historic building recording is proposed to preserve these buildings by record, and placing that record within the public domain, such as the library and archives at the Gamble Institute will lessen the adverse impact from this change. A structural survey may be appropriate prior to any changes to the building fabric on the east side which would help inform plans to ensure key features are retained in the new extension. Introduction of heritage measures into the CEMP, such as protective barriers and communication of the importance of this heritage asset to the principal contractor should help to ensure against damage to this asset as part of construction work. The effect significance is anticipated to change from minor adverse to minor beneficial following the implementation of mitigation and enhancement measures.	Minor	Beneficial	Long-term	Direct	Permanent	Irreversible
Construction	NDHA186 - Holy Cross Presbytery, No. 2 Corporation Street, St Helens, Windle	The proposed development includes the demolition of existing non-listed buildings within the setting of this asset, which will lead to the loss of historic context. Historic building recording is proposed to preserve these buildings by record, and placing that record within the public domain, such as the library and archives at the Gamble Institute will lessen the adverse impact from this change. Introduction of heritage measures into the CEMP, such as protective barriers and communication of the importance of this heritage asset to the principal contractor should help to ensure against damage to this asset as part of construction work. No change in effect significance is anticipated following the implementation of mitigation and enhancement measures.	Minor	Beneficial	Long-term	Indirect	Permanent	Irreversible
Construction	NDHA189 - The Raven Lodge public house, Church Street, St Helens, Windle.	The proposed development includes the demolition of existing modern buildings, along with removal of the Chalon Way roundabout which provide a neutral contribution to the setting of this asset and have likely been part of the reason this building has fallen out of use. Introduction of heritage measures into the CEMP, such as protective barriers and communication of the importance of this heritage asset to the principal contractor should help to ensure against damage to this asset as part of construction work.	Minor	Beneficial	Long-term	Indirect	Permanent	Irreversible

# 8 Built Heritage

Phase	Receptor	Residual Impact	Residual Effect					
			Significance	ADV/BEN	ST/MT/LT	D/IND	P/T	R/IRR
		No change in effect significance is anticipated following the implementation of mitigation and enhancement measures.						
Construction	NDHA216 - Holy Cross parish hall and Catapult Too, Corporation Street, St Helens, Windle	The proposed development includes the demolition of existing non-listed buildings within the setting of this asset, which will lead to the partial loss of historic context. Historic building recording is proposed to preserve these buildings by record, and placing that record within the public domain, such as the library and archives at the Gamble Institute will lessen the adverse impact from this change. Introduction of heritage measures into the CEMP, such as protective barriers and communication of the importance of this heritage asset to the principal contractor should help to ensure against damage to this asset as part of construction work. No change in effect significance is anticipated following the implementation of mitigation and enhancement measures.	Minor	Beneficial	Long-term	Indirect	Permanent	Irreversible
Construction	NDHA219 - St Helens Town Hall, Victoria Square, St Helens, Windle.	No construction phase impacts are predicted on this asset.	None	None	N/A	N/A	N/A	N/A
Construction	NDHA222 - St Helens station boundary wall	Introduction of heritage measures into the CEMP, such as protective barriers and communication of the importance of this heritage asset to the principal contractor should help to ensure against damage to this asset as part of construction work. No change in effect significance is anticipated following the implementation of mitigation and enhancement measures.	Negligible	Adverse	Short-term	Indirect	Temporary	Reversible
Operation	CA1 - Victoria Square Conservation Area	Operation phase impacts predicted for this asset are beneficial, therefore no mitigation is proposed, aside from inclusion within a heritage trail. It has been assumed that the materials palette will draw on the wider town centre character and reflect the special interest of the Conservation Area.	Minor	Beneficial	Long-term	Indirect	Permanent	Irreversible
Operation	CA2 – George Street Conservation Area	Operation phase impacts predicted for this asset are beneficial, therefore no mitigation is proposed, aside from inclusion within a heritage trail. It has been assumed that the materials palette will draw on the wider town centre character and reflect the special interest of the Conservation Area.	Moderate	Beneficial	Long-term	Indirect	Permanent	Irreversible
Operation	SMB - Number nine Tank House: The Jubilee Glassworks 100m southwest of the Government Offices on Chalon Way (List Entry Number: 1020908)	Operation phase impacts predicted for this asset are beneficial, therefore no mitigation is proposed, aside from inclusion within a heritage trail. It has been assumed that the materials palette will draw on the wider town centre character and reflect the special interest of the heritage assets in the town centre.	Minor	Beneficial	Long-term	Indirect	Permanent	Irreversible
Operation	LB1 - Number nine Tank House: The Jubilee Glassworks 100m southwest of the Government Offices on Chalon Way (List Entry Number: 1075879)	Operation phase impacts predicted for this asset are beneficial, therefore no mitigation is proposed, aside from inclusion within a heritage trail. It has been assumed that the materials palette will draw on the wider town centre character and reflect the special interest of the heritage assets in the town centre.	Minor	Beneficial	Long-term	Indirect	Permanent	Irreversible
Operation	LB4 - St Helens Quaker Meeting House (List Entry Number: 1075910)	Operation phase impacts predicted for this asset are beneficial, therefore no mitigation is proposed, aside from inclusion within a heritage trail. It has been assumed that the materials palette will draw on the wider town centre character and reflect the special interest of the heritage assets in the town centre and George Street Conservation Area.	Minor	Beneficial	Long-term	Indirect	Permanent	Irreversible
Operation	LB12 - 16 Hardshaw Street (List Entry Number: 1199202)	Operation phase impacts predicted for this asset are beneficial, therefore no mitigation is proposed, aside from inclusion within a heritage trail. It has been assumed that the materials palette will draw on the wider town centre character and reflect the special interest of the heritage assets in the town centre and Victoria Square Conservation Area.	Minor	Beneficial	Long-term	Indirect	Permanent	Irreversible
Operation	LB13 - Church of Holy Cross and Saint Helen (List Entry Number: 1075912)	Operation phase impacts predicted for this asset are beneficial, therefore no mitigation is proposed, aside from inclusion within a heritage trail. It has been assumed that the materials palette will draw on the wider town centre character and reflect the special interest of the heritage assets in the town centre and George Street Conservation Area.	Minor	Beneficial	Long-term	Indirect	Permanent	Irreversible
Operation	LB20 - Church of St Helen (List Entry Number: 1199141)	Operation phase impacts predicted for this asset are beneficial, therefore no mitigation is proposed, aside from inclusion within a heritage trail. It has been assumed that the materials palette will draw on the wider town centre character and reflect the special interest of the heritage assets in the town centre.	Moderate	Beneficial	Long-term	Indirect	Permanent	Irreversible
Operation	NDHA140 - Friends Garden, Shaw Street, St Helens, Windle.	Operation phase impacts predicted for this asset are beneficial, therefore no mitigation is proposed, aside from inclusion within a heritage trail. It has been assumed that the materials palette will draw on the wider town centre character and reflect the special interest of the heritage assets in the town centre and George Street Conservation Area.	Minor	Beneficial	Long-term	Indirect	Permanent	Irreversible



# 8 Built Heritage

Phase	Receptor	Residual Impact	Residual Effect					
			Significance	ADV/BEN	ST/MT/LT	D/IND	P/T	R/IRR
Operation	NDHA179 - The Gamble Building, Victoria Square, St Helens, Windle	Operation phase impacts predicted for this asset are beneficial, therefore no mitigation is proposed, aside from inclusion within a heritage trail. It has been assumed that the materials palette will draw on the wider town centre character and reflect the special interest of the heritage assets in the town centre and Victoria Square Conservation Area.	Minor	Beneficial	Long-term	Indirect	Permanent	Irreversible
Operation	NDHA186 - Holy Cross Presbytery, No. 2 Corporation Street, St Helens, Windle	Operation phase impacts predicted for this asset are beneficial, therefore no mitigation is proposed, aside from inclusion within a heritage trail. It has been assumed that the materials palette will draw on the wider town centre character and reflect the special interest of the heritage assets in the town centre and George Street Conservation Area.	Minor	Beneficial	Long-term	Indirect	Permanent	Irreversible
Operation	NDHA189 - The Raven Lodge public house, Church Street, St Helens, Windle.	Operation phase impacts predicted for this asset are beneficial, therefore no mitigation is proposed, aside from inclusion within a heritage trail. It has been assumed that the materials palette will draw on the wider town centre character and reflect the special interest of the heritage assets in the town centre and George Street Conservation Area.	Minor	Beneficial	Long-term	Indirect	Permanent	Irreversible
Operation	NDHA216 - Holy Cross parish hall and Catapult Too, Corporation Street, St Helens, Windle	Operation phase impacts predicted for this asset are beneficial, therefore no mitigation is proposed, aside from inclusion within a heritage trail. It has been assumed that the materials palette will draw on the wider town centre character and reflect the special interest of the heritage assets in the town centre and George Street Conservation Area.	Minor	Beneficial	Long-term	Indirect	Permanent	Irreversible
Operation	NDHA219 - St Helens Town Hall, Victoria Square, St Helens, Windle	Operation phase impacts predicted for this asset are beneficial, therefore no mitigation is proposed, aside from inclusion within a heritage trail. It has been assumed that the materials palette will draw on the wider town centre character and reflect the special interest of the heritage assets in the town centre and Victoria Square Conservation Area.	Minor	Beneficial	Long-term	Indirect	Permanent	Irreversible
Operation	NDHA222 - St Helens station boundary wall	Operation phase impacts predicted for this asset are beneficial, therefore no mitigation is proposed, aside from inclusion within a heritage trail. It has been assumed that the materials palette will draw on the wider town centre character and reflect the special interest of the heritage assets in the town centre and George Street Conservation Area.	Minor	Beneficial	Long-term	Indirect	Permanent	Irreversible
Key: ADV/BEN= Adverse/Beneficial; ST/MT/LT = Short-term/Medium-term/Long-term; D/IND = Direct/Indirect; P/T = Permanent/Temporary; R/IRR = Reversible/Irreversible								

## 8.9. Built Heritage: Inter-Development Cumulative Effects

### 8.9.1. Screening of Cumulative Schemes

Table 8.9.1  
Built Heritage Inter-development Cumulative Effects Assessment: Cumulative Scheme Screening

Cumulative scheme	Scheme Description	Potential for cumulative effects?	Considered within assessment?
P/2021/0120/FUL & P/2020/0905/FUL	Erection of a Glass Manufacturing and Innovation facility (B2 Use Class) with associated servicing and infrastructure including car parking: HGV parking and vehicle and pedestrian circulation.	This scheme is approximately 570m southeast of the proposed development. Due to distance and intervening built form and mature tree screening, the proposed development would not impact heritage assets in common with the application site.	No
P/2016/0804/FUL	Demolition of existing security and administration buildings. Erection of energy recovery facility to produce 15MW of electricity for distribution to Pilkington Greengate and Watson Street works and the National Grid from importation of 150 000 tonnes per annum of refuse derived fuel. Also, erection of new administration, security and electrical substation buildings and multi storey car park.	This scheme is approximately 495m south of the proposed development. Due to distance and intervening built form and mature tree screening, the proposed development would not impact heritage assets in common with the application site.	No
P/2020/0083/OUEIA	Demolition of existing buildings and outline planning permission with all matters reserved except for means of access from City Road, College Street, Victoria Street, Washway Lane, Albert Street and Oldfield Street for up to 1,100 dwellings and up to 3,925sqm of mixed use floorspace providing for flexible use within Use Classes A1, A2, A3, A4, B1, C1, D1 and D2 with associated landscaping and infrastructure.	This scheme is approximately 650m north of the proposed development. Due to distance and intervening built form and mature tree screening, the proposed development would not impact heritage assets in common with the application site.	No
P/2016/0903/FUL	Erection of three industrial units containing 20 workshop units for use class B1, B2 and B8	This scheme is approximately 655m north of the proposed development. Due to distance and intervening built form and mature tree screening, the proposed development would not impact heritage assets in common with the application site.	No

# 8 Built Heritage

Cumulative scheme	Scheme Description	Potential for cumulative effects?	Considered within assessment?
P/2016/0440/FUL	Demolition of existing buildings, construction of new office and workshop building, reconfigure of external hardstanding for storage of HGV's staff parking and access.	This scheme is approximately 618m northeast of the proposed development. Due to distance and intervening built form and woodland screening alongside the railway line, the proposed development would not impact heritage assets in common with the application site.	No

## 8.10 . Bibliography

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4. Historic England (2015) *Historic Environment Good Practice Advice in Planning Note 2 (GPA 2) –Managing Significance in Decision Taking*. Swindon. Historic England
5. Historic England (2017) *Historic Environment Good Practice Advice in Planning Note 3 –The Setting of Heritage Assets*. Swindon. Historic England
6. Ancient Monuments and Archaeological Areas Act, 1979
7. Planning (Listed Buildings and Conservation Areas) Act, 1990
8. Ministry of Housing, Communities and Local Government (2021) *National Planning Policy Framework (NPPF)*
9. St. Helens Council, *St Helens Borough Local Plan up to 2037, Adopted July 2022*
10. St Helens Borough Council (2011) *St Helens Local Development Framework Core Strategy Supplementary Planning Document List of Locally Important Buildings*



# Supplementary Planning Document St. Helens List of Locally Important Buildings

Adopted June 2011







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# 1 Introduction

## Introduction

**1.1** St.Helens has nearly 150 listed buildings, 12 scheduled ancient monuments (SAM), 10 conservation areas and 2 listed parks and gardens. All listed buildings as well as the unlisted buildings in conservation areas have statutory protection and enjoy various degrees of protection against alterations and demolition.

**1.2** However, there are many other buildings and structures throughout St.Helens, which do not meet the criteria for national statutory listing or are not within designated areas but nonetheless are of considerable local historical and/or architectural merit. These buildings/structures reinforce local distinctiveness and a sense of place but do not enjoy any (statutory) protection, especially against demolition.

**1.3** A local list of important buildings has therefore been prepared to recognise these buildings so that they can be properly considered when development proposals are submitted to the Local Planning Authority (LPA) or when the Council is preparing their own proposals.

**1.4** This SPD will not have the same status as the Development Plan but will be an important material consideration in planning decisions. It is envisaged that this SPD will ultimately form part of the St.Helens Local Development Framework (LDF) that will eventually supersede the Unitary Development Plan (UDP).

## Aims and objectives

**1.5** The overall aim of this SPD is to identify buildings of special local architectural and historical interest and offer them a level of protection against undesirable alterations and/or irreplaceable loss.

**1.6** The key objectives of this SPD is:

- To raise the profile of and give recognition to buildings and structures that contribute to the special local character and distinctiveness of an area.
- To encourage the preservation and repair of buildings and structures of local historical and architectural importance.
- To enhance the appearance of St.Helens' built environment.
- To provide clear guidance to the Council's Development Control Team and developers on alterations to such buildings where planning permission is required.
- To ensure that developments are sympathetic and appropriate to the character of the Borough's locally important historical buildings.

**1.7** It is hoped that establishing a local list will encourage owners and occupiers of those buildings and structures to take pride in the care of their property and have the satisfaction of being involved in the conservation of a building for the benefit of present and future generations.

## 2 Policy Context

### National Policy

**2.1** Government guidance contained in Planning Policy Statement 1 (PPS1) Delivering Sustainable Development (2005) recognises the need for good design to respect local distinctiveness; “...*design that is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted*”.

**2.2** Planning Policy Statement 5 (PPS 5) Planning for the Historic Environment (2010) sets out the Government’s vision for the historic environment, introducing a new, integrated approach, removing the distinction between designated and undesignated buildings, archaeological remains and landscapes. In Annex 2, it describes heritage assets as buildings, monuments, site areas and landscapes that have been identified as having “*a degree of significance*” in planning decisions. This includes designated assets and those identified through the plan and decision making process.

**2.3** It also recognises that locally listed buildings and structures can play a role in the sustainability of an area and a promotion of a sense of place. It stresses the importance of keeping up to date records of all heritage assets to inform the plan-making process.

**2.4** Heritage Protection for the 21<sup>st</sup> Century (DCMS 2007), which preceded PPS5 reinforces the need to identify a list of buildings and structures of local importance, as it can help “*build a sense of local identity and distinctiveness, a sense of history, place and belonging*”.

### Local Policy

**2.5** For the purpose of this SPD, policies referred to will be from the saved version of the St.Helens Unitary Development Plan (UDP, adopted in 1998), until the Core Strategy of the Local Development Framework replaces this.

### Unitary Development Plan

**2.6** St.Helens Unitary Development Plan (UDP) contains a number of primary strategic aims that are relevant to this SPD. These include:

- To secure urban regeneration.
- To balance the needs of new development and protection of the environment.
- To improve the quality of the environment to make St.Helens a more attractive and safer place in which to live, work, play, invest and visit.
- To conserve resources and work towards the principles of sustainable development.

**2.7** In addition, UDP Policy GEN 1 (Primacy of the Development Plan) expects that policies and proposals maintain and enhance the character and appearance of St.Helens through appropriate design.

**2.8** The Design Guidance SPD (Adopted October 2007) provides additional advice on the design and layout of new developments as well as outlining the process that needs to be followed to achieve these objectives.

**2.9** The Residential Character Areas SPD (Adopted June 2010) sets out the expectations of the Council in relation to development in areas of residential character and provides guidance on the design and appearance of new development.

### **The Core Strategy**

**2.10** When the Core Strategy is adopted by the Council, it will replace the UDP as the Development Plan for the Borough. At this point, all reference in the SPD will be made to the Core Strategy.

### **Links to other plans**

**2.11** This SPD takes into account the requirements of the Human Rights Act (1998) in that all design principles will comply with the Articles of the Convention and Protocols of this Act, unless there is a lawful justification not to.

**2.12** For information on resources and further reading see Appendix 1.



## 3 What is a List of Locally Important Buildings?

### Definition

**3.1** A local list is a locally designated register of buildings and structures of historical and architectural interest, which are considered to be of significance to the local community and which contribute to the local environment, as well as social and cultural heritage. A local list is separate to the nationally designated Statutory List, which is compiled by the Secretary of State for Culture, Media and Sports from the advice of English Heritage.

**3.2** The difference between the Statutory List and a local list is in the level of control. Any works, which affect the character and/or setting of a listed building, requires Listed Building Consent (LBC). The control of works on a locally listed building is very limited with protection conferred through the Development Control process.

### The case for local listing

**3.3** Unlisted buildings can be located anywhere including inside conservation areas and elsewhere within the Borough of St.Helens. They provide an important role within the town and local area contributing to local distinctiveness. Inclusion onto a local list would increase their importance and provide some evidence in trying to protect them from demolition and insensitive alterations. Thereby maintaining the character and appearance of St.Helens for future generations.

### Unlisted buildings outside conservation areas

**3.4** Under current planning legislation, unlisted buildings/structures outside conservation areas are afforded very little protection from unsympathetic alteration and can be demolished without planning permission. The historical and architectural value of the existing building is not necessarily a consideration in the planning process.

### Unlisted buildings inside conservation areas

**3.5** Under current planning legislation, total demolition of unlisted buildings within a conservation area requires Conservation Area Consent (CAC). In addition to normal planning requirements, planning approval is also needed for non-residential buildings in conservation areas for the following:

- The use of external cladding, stone, artificial stone, timber, plastic or tiles.
- The enlargement of a dwelling by addition or the alteration of the roof.
- Satellite antennae (dishes) on walls or roofs, facing a highway or on chimneys.
- The extension of a dwelling by more than 50 cubic metres.
- The erecting of buildings of more than 10 cubic metres within the curtilage.



**3.6** Apart from these constraints, unlisted buildings in conservation areas are afforded very little protection from unsympathetic alterations. The Council has issued a number of Article 4 Directions on residential properties in a majority of the Borough's conservation areas. An Article 4 Direction can offer some degree of protection against minor alterations of buildings within conservation areas including the retention of key features such as chimneys, windows and doors.

### **Implications of inclusion in the Local List**

**3.7** Under current legislation, the inclusion of a building/structure on the local list does not change the existing planning controls that already apply to these buildings, including their demolition. Inclusion on the local list is not primarily intended to restrict development, but will seek to ensure that any proposals take into consideration the local significance of the building. Once adopted, the local list will change the level of consideration given to preserving a building/structure's character and appearance when planning applications are assessed by the Council. The list reinforces efforts to preserve the character and appearance of the buildings that are included on it.

**3.8** This means that this SPD will be a material consideration in assessing any proposals. In which case, the Local Planning Authority (LPA) will consider in a planning application for works to a locally listed building, any special local interest in relation to the property before a decision is made. Many development works, such as, external alterations, extensions and changes of use will need planning permission from the Council. Any proposals put forward are expected to respect the particular character and interest of the building, these will be set out in this document.

## 4 Criteria for the selection of buildings and structures to be included in the Local List.

**4.1** Anyone can nominate a building/structure for inclusion in the local list, through community participation in the form of local surveys and also identification in conservation area appraisals, amongst other studies. A copy of the nomination form is available from the Council's website and can be found in Appendix 2.

**4.2** With regards to Statutory Listing, buildings/structures are assessed against national standards and criteria set out in English Heritage's guidance. The local list follows similar criteria with emphasis being on the contribution a building/structure makes to the character of an area and its value to the local people and this criteria has been used to justify a building's inclusion in the local list. Appendix 3 (which is separate to this document) contains the local list.

The criteria is:

### i) Age and rarity

The older a building/structure is and the fewer the surviving examples of its kind, the more likely it is to be of historical importance:

- a. Up to 1870, most buildings are recognisable as belonging to a certain historical period. Subject to condition, those that have not be included in the national list will qualify.
- b. From 1870 to 1945, other considerations will play a bigger part.
- c. After 1945, only extremely good examples will be considered.

### ii) Architectural Interest

Consideration will be given to a building/structure that is of local architectural value and includes design qualities typical of the local area:

- a. Is it a good example of a local vernacular?
- b. Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- c. Does its use contribute to the character and/or appearance of a conservation area?
- d. Is it a rare or pioneering example of a building type or structure?
- e. Was it built by a noted local/national architect/engineer/builder?



iii) Historical Interest

Buildings may display little visual quality however, through technological innovations or their form, they may illustrate particular aspects of the local social, economic or cultural history. Such buildings will also be considered.

iv) Close Historical Association

These should be well-documented associations with locally important people or events and there should also be some quality in the physical fabric of the building. Is it a surviving example associated with:

- a. Local historical events?
- b. Strong community or socio- economic events?
- c. A notable person, family or people?
- d. A history of established features such as road layout, burgage plots, a town park or a landscape feature?

v) Townscape significance

There are individual or groups of buildings, which contribute positively to the character or identity of a local townscape, street scene or rural area. These include key landmark buildings, notable buildings on important routes into the area and those, which create an important vista or contribute to the skyline. The main consideration will be:

- a. Does the building/structure have landmark qualities, or contribute to the quality of recognisable spaces, including exteriors or open spaces within a complex of open public spaces?
- b. Is the structure associated with a designated park or landscape such as walls, terracing, or minor garden buildings?
- c. Is it of identifiable importance to the historic design?

It should be noted that not all of these criteria may be relevant to every case, however a building/structure may qualify for local listing under more than one of them.





## 5 Guidance on works to buildings/structures on the Local List

**5.1** When considering applications for alteration, extension or demolition of a building or structure on the local list, the special interest of the building and its level of local importance will be taken into consideration. Any building included on the local list means that it's status will be a material consideration when determining any planning applications affecting it.

**5.2** Any proposals put forward for any building or structure on the local list, will be assessed using the following guidance.

### Character

**5.3** Proposals should preserve or enhance or restore its historic or architectural character.

### Setting

**5.4** New development, which is in close proximity to or in the grounds of buildings included in the local list should ensure that it's setting is safeguarded/enhanced and not compromised. This can be achieved through appropriate positioning, layout, design and landscaping and should consider the following:

- The historical layout/position of buildings.
- Levels of enclosure or openness of the site.
- Views through, from and into the site.
- The use of traditional boundary treatments and landscape materials.
- Landscape features and their position and purpose.

### Visual Amenity

**5.5** Development proposals should not have a detrimental affect on the visual amenity and interest of the local area and consideration of the impact on the street scene should be made.

### Special features

**5.6** It is important that the special features of a building, which contribute to its importance and character, are retained and a "retention and repair" approach should be adopted. The loss of architectural features such as doors, windows and roof tiles can devalue the importance of the building. Features of architectural and historic interest, whether internal or external should be preserved and restored wherever possible using traditional materials and methods.



### Extensions

**5.7** When designing extensions to locally listed buildings it is important that the character and setting of the building is not harmed. The extension should relate to the building in terms of scale and massing. Extensions can be of an historic style to match the building or a contemporary approach would be welcomed. Historic style extensions should have regard to the existing building's detailing, materials, colour and scale. Any contemporary proposals should be of a high quality design with the scale having respect to the existing building.

### Demolition

**5.8** Demolition will only be permitted where the replacement is of such a high quality that the loss of the locally important building will be adequately mitigated by a development that enhances the character of the local area. Where a loss is proven to be acceptable the Council will require a full record of the building to be carried out and any features of local historical interest to be donated to an interested party e.g. the local archives at a library or incorporated into the site's redevelopment.

### Landscaping

**5.9** Historic boundary treatments and landscaping materials contributes to the setting of the local area and should be retained wherever possible. The loss of trees and open greenness can have a negative effect on the local landscape and new development should incorporate new or replacement landscaping to mitigate any of these changes.

## 6 The Local List

**6.1** The local list identifies buildings and other structures within St.Helens, which are considered to be of local architectural or historic importance and does not include those in the current Statutory List. The list includes different examples of building, structures and other features of different architectural styles, functions and ages.

**6.2** The local list will be kept under constant review and will allow for further inclusions onto it on an ad-hoc basis. This ensures that the register is up-to-date and takes into account new information and changes in the built environment. Buildings will be removed from the local list if they become listed on the statutory register, are demolished or due to unsympathetic works are no longer of value to warrant its inclusion on the list.

**6.3** If you know of a building that you think should be on the local list then a copy of the nomination form can be found in Appendix 2 or on the Council's website.

**6.4** A copy of the local list can be seen in Appendix 3 (which is separate to this document). Given it is under constant review, the latest copy of the local list will be available on the Council's website [www.sthelens.gov.uk](http://www.sthelens.gov.uk) or from the Planning Department.

## 7 Further Information

### **St.Helens Council**

For advice in development and pre-application discussions please contact the following:

#### **Development Team Approach (DTA)**

DTA@sthelens.gov.uk

#### **Development Control East**

(settlements of Sutton, Bold, Marshalls Cross, Billinge, Seneley Green, Garswood, Haydock, Newton-le-Willows, Parr, Sutton Manor, Broad Oak and Clock Face).

General enquiries: (01744) 676218

#### **Development Control West**

(settlements of Rainhill, Rainford, Moss Bank, Eccleston, Blackbrook, Windle, Harefinch, Pocket Nook, Grange Park, Thatto Heath and Dentons Green)

General Enquiries: (01744) 676217

#### **Design and Conservation**

General enquiries: (01744) 676185

#### **Highways**

Transport Team (Development): (01744) 676187

#### **Trees and Woodland**

General Enquiries: (01744) 676221

#### **Building Control**

General Enquiries: (01744) 676240



# Appendix 1

## Resources and further reading

### St Helens

St Helens UDP (Adopted 1998) - Relevant policies:

GEN 1 – Primacy of the Development Plan  
ENV 24B – Development in Conservation Areas

Supplementary Planning Documents (SPD)

St Helens Design Guidance SPD (2007)  
St Helens Residential Character Areas SPD (2010)  
St Helens Trees and Development SPD (2008)

Other documents

Conservation Area Appraisals and Management Plans

### National Guidance

Planning Policy Statement 1 (PPS1) Delivering Sustainable Development (2005)  
Planning Policy Statement 5 (PPS5) Planning and the Historic Environment (2010)  
Heritage Protection for the 21<sup>st</sup> Century (2007)  
Disability Discrimination Act (1995 and 2005)  
The Human Rights Act (1998)

### Websites

[www.sthelens.gov.uk](http://www.sthelens.gov.uk)  
[www.communities.gov.uk](http://www.communities.gov.uk)  
[www.cabe.org.uk](http://www.cabe.org.uk)  
[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

### Books

R. Pollard and N. Pevsner (2006) The Buildings of England - Lancashire: Liverpool and the South West

## Appendix 2

### Nomination form for buildings and structures to be included on the Local List.



St.Helens Council

#### Guidance notes for proposing entries for the list of locally important buildings

Please read these notes to help you complete the proposal form.

What kind of buildings can be added to the local list?

Any building or structure of some significant historical, or architectural interest can be added to the Local List—particularly if it can be shown that it contributes to the character of an area and is valued by local people.

The following are the criteria for including buildings on the local list:

**a. Authenticity** — Buildings or structures should be substantially unaltered and should retain the majority of their original features.

**b. Architectural significance**—Buildings or structures that are of local architectural value and include design qualities typical of the local area.

**c. Historic significance**—Surviving examples of buildings/structures illustrating local architectural history or design and also buildings associated with:

- local historic events
- strong community or socio-economic development significance (e.g. schools)
- People
- locally or nationally important architects, engineers or designers

**d. Townscape significance**—Individual buildings or groups of buildings which contribute positively to the local area—for example, key landmark buildings, notable buildings on important routes into the area, which create a vista or contribute to the sky line.

Please note, that the above criteria is not fully comprehensive. If you know of a building or structure that may be worthy of inclusion in the local list, but you are unsure on whether it is eligible, please feel free to nominate it using this form.

For further guidance on the local list, contact the Design and Conservation Team on 01744 671687 or email [planningpolicy@sthelens.gov.uk](mailto:planningpolicy@sthelens.gov.uk)



ST HELENS LIST OF LOCALLY IMPORTANT BUILDINGS**APPLICATION FOR AMENDMENT TO THE LIST**

Before completing this form please ensure you have read the accompanying guidance notes. All sections marked \* are essential; please complete all other sections as fully as you are able.

**Application Type \*** Please tick one

- Local listing ☐  
 Amendment ☐  
 Upgrade ☐  
 Downgrade ☐  
 De-list ☐

**FOR INTERNAL USE ONLY**

LMS UID:

Received:

Acknowledged:**Section A – Applicant Information \***

Name (including name of organisation where applicable)	
Address inc. postcode	
Preferred telephone number	Alternative telephone number
Email	

**Section B – Building/Area to be considered \***

Name
Address inc. Postcode
National grid reference

I have included a map extract\*

**If the building/area is already locally listed**

Listing reference number
--------------------------

**Section C – Claims to special interest / reasons for application \***

**History of the building**

**Architectural Significance**

**Townscape Significance**

**Section D – Supporting Documentation**

I attach:

Clear current photographs of the exterior *	<input type="checkbox"/>
Clear current photographs of the interior	<input type="checkbox"/>
Supporting documentation	<input type="checkbox"/>



**Section E – Background information about building/area**

1. Building Type Please tick one

<u>House</u>	<input type="checkbox"/>	<u>Community</u>	<input type="checkbox"/>
<u>Church</u>	<input type="checkbox"/>	<u>Transport Related</u>	<input type="checkbox"/>
<u>Public House</u>	<input type="checkbox"/>	<u>Shops</u>	<input type="checkbox"/>
<u>Industrial</u>	<input type="checkbox"/>	<u>Other</u>	<input type="checkbox"/>

2. Date/age of building/area, if known

3. Is the building the subject of a planning application, or subject of existing planning permission or consent? Yes ☐ No ☐

4. Is the building the subject of Pre-Application discussions with the local authority?

Yes ☐ No ☐

5. Has the owner given notice to the local authority of intent to demolish?

Yes ☐ No ☐

6. Other information relevant to your application.

Please continue on a separate sheet if necessary.

**Section F – Owner Contact Information \***

1. Are you the *sole* owner and occupier of the building?

Yes ☐ If you are not the owner, or there are any other part-owners or  
 No ☐ occupiers/tenants besides yourself, please give their details  
 below.

No Owner Information ☐ Go to Question 2

Name (including name of organisation where applicable)	
Address inc. postcode	
Preferred telephone number	Alternative telephone number.
Email	

Name (including name of organisation where applicable)	
Address inc. postcode	
Preferred telephone number	Alternative telephone number.
Email	

Please continue on a separate sheet if necessary.

2. If you do not know who owns the building please tell us why in the box below.

--

3. Once we have made an initial assessment of the case and if we intend to proceed we will notify the owner. If you believe this notification will jeopardise the building please outline below in Section E, question 4.

#### **Freedom of Information Act 2000**

As a public authority under Freedom of Information Act 2000, St Helens Council may be asked to disclose your details in response to a request. We will contact you for your views first should this occur.

#### **Data Protection Act 1998**

The information your provide, including personal details, and any information obtained from other sources will be retained by St Helens Council, in hard copy form and /or on computer for administrative purposes and future consideration, where applicable.

St Helens Council will not release personal information to a third party if its disclosure would contravene any of the principles set out in the Data Protection Act 1998.

Please return your completed form, photographs and map extract to:

The Conservation Officer  
Urban Regeneration and Housing  
St Helens Council  
Town Hall  
Victoria Square  
St Helens  
WA10 1HP

Alternatively you can email us at: [planningpolicy@sthelens.gov.uk](mailto:planningpolicy@sthelens.gov.uk)

Signed .....

Date .....

**The local list can be viewed in Appendix 3, which is separate to this document.**



## Adoption Statement

In accordance with Regulation 19 of the Town and Country Planning (Local Development) (England) Regulations 2004, St.Helens Council hereby gives notice that the St.Helens List of Locally Important Buildings Supplementary Planning Document (SPD) was adopted on 22nd June 2011.

The St.Helens List of Locally Important Buildings SPD will provide guidance against which planning applications will be assessed in relation to buildings of local significance.

Copies of the adopted St.Helens List of Locally Important Buildings SPD (June 2011) and a summary of the representations received are available for inspection at Planning Reception, Town Hall, Victoria Square, St.Helens and all local libraries in the Borough during normal opening hours. The adopted St.Helens List of Locally Important Buildings SPD (June 2011) and a summary of the representations can also be viewed and downloaded from the Council's website at [ldf.sthelens.gov.uk](http://ldf.sthelens.gov.uk) or obtained by contacting the Planning Policy Team on 01744 676190.

Any person with sufficient interest in the decision to adopt the St.Helens List of Locally Important Buildings SPD may make an application to the High Court for permission to apply for judicial review of the decision to adopt the document. Any such application must be made promptly and in any event not later than 3 months after the day on which the St.Helens List of Locally Important Buildings SPD was adopted.





St.Helens Council offers a translation and interpretation service covering foreign languages, British Sign Language, Braille and audio tape.

For a translation of any St.Helens Council publication, please provide your name and address and the name of the language you require to the Contact Centre, quoting the title and/or reference number of the document.

**Contact Centre**

Wesley House, Corporation Street, St.Helens, Merseyside WA10 1HF

**Tel:** 01744 676789

**Fax:** 01744 676895

**Minicom:** 01744 671671

**Email:** [contactcentre@sthelens.gov.uk](mailto:contactcentre@sthelens.gov.uk)

[www.sthelens.gov.uk](http://www.sthelens.gov.uk)



## St.Helens Council

Urban Regeneration & Housing  
Development Plans

Town Hall  
Victoria Square  
St.Helens

Merseyside WA10 1HP

Tel: 01744 676190

Fax: 01744 676194

Minicom: 01744 671671

[planningpolicy@sthelens.gov.uk](mailto:planningpolicy@sthelens.gov.uk)

[www.sthelens.gov.uk](http://www.sthelens.gov.uk)



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**2003-2004**  
*Rethinking Construction*  
**2007-2008**  
*Healthy Schools*  
**2008-2009**  
*Improving Accessibility*

**2009-2010**  
*Homes for the Future*  
**2009-2010**  
*Raising economic  
prosperity through  
partnership*



# Planning (Listed Buildings and Conservation Areas) Act 1990

## 1990 CHAPTER 9



### Planning (Listed Buildings and Conservation Areas) Act 1990 (1990 c 9)

UK Parliament Acts > P > PH-PN > Planning (Listed Buildings and Conservation Areas) Act 1990 (1990 c 9) > Part I Listed Buildings (ss 1-68)

#### *Special considerations affecting planning functions*

#### **66 General duty as respects listed buildings in exercise of planning functions**

(1) In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

(2) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

(3) The reference in subsection (2) to a local authority includes a reference to a joint planning board . . . .

[(4) Nothing in this section applies in relation to neighbourhood development orders.]

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End of Document

# Planning (Listed Buildings and Conservation Areas) Act 1990

## 1990 CHAPTER 9



### Planning (Listed Buildings and Conservation Areas) Act 1990 (1990 c 9)

UK Parliament Acts > P > PH-PN > Planning (Listed Buildings and Conservation Areas) Act 1990 (1990 c 9) > Part II Conservation Areas (ss 69-80)

#### 72 General duty as respects conservation areas in exercise of planning functions

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

(2) The provisions referred to in subsection (1) are the planning Acts and Part I of the Historic Buildings and Ancient Monuments Act 1953 [and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993].

[(3) In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996.]

[(4) Nothing in this section applies in relation to neighbourhood development orders.]

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End of Document



Neutral Citation Number: [2014] EWCA Civ 137

Case No: C1/2013/0843

**IN THE COURT OF APPEAL (CIVIL DIVISION)**  
**ON APPEAL FROM THE HIGH COURT OF JUSTICE**  
**QUEEN'S BENCH DIVISION**  
**ADMINISTRATIVE COURT**  
**THE HON. MRS JUSTICE LANG**  
**CO/4231/2012**

Royal Courts of Justice  
Strand, London, WC2A 2LL

Date: 18/02/2014

**Before:**

**LORD JUSTICE MAURICE KAY**  
**VICE PRESIDENT OF THE COURT OF APPEAL, CIVIL DIVISION**  
**LORD JUSTICE SULLIVAN**  
and  
**LADY JUSTICE RAFFERTY**

-----  
**Between:**

<b>BARNWELL MANOR WIND ENERGY LIMITED</b>	<b><u>Appellant</u></b>
<b>- and -</b>	
<b>(1) EAST NORTHAMPTONSHIRE DISTRICT COUNCIL</b>	<b><u>Respondents</u></b>
<b>(2) ENGLISH HERITAGE</b>	
<b>(3) NATIONAL TRUST</b>	
<b>(4) THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT</b>	

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**Gordon Nardell QC and Justine Thornton (instructed by Eversheds LLP) for the Appellant**  
**Morag Ellis QC and Robin Green (instructed by Sharpe Pritchard) for the First, Second and Third Respondents**

**The Fourth Respondent did not appear and was not represented**

Hearing date: 23<sup>rd</sup> January 2014  
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**Approved Judgment**

## **Lord Justice Sullivan:**

### **Introduction**

1. This is an appeal against the order dated 11<sup>th</sup> March 2013 of Lang J quashing the decision dated 12<sup>th</sup> March 2012 of a Planning Inspector appointed by the Secretary of State granting planning permission for a four-turbine wind farm on land north of Catshead Woods, Sudborough, Northamptonshire. The background to the appeal is set out in Lang J’s judgment: [2013] EWHC 473 (Admin).

### **Section 66**

2. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) imposes a “General duty as respects listed buildings in exercise of planning functions.” Subsection (1) provides:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

### **Planning Policy**

3. When the permission was granted the Government’s planning policies on the conservation of the historic environment were contained in Planning Policy Statement 5 (PPS5). In PPS5 those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are called heritage assets. Listed buildings, Scheduled Ancient Monuments and Registered Parks and Gardens are called “designated heritage assets.” Guidance to help practitioners implement the policies in PPS5 was contained in “PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide” (“the Practice Guide”). For present purposes, Policies HE9 and HE10 in PPS5 are of particular relevance. Policy HE9.1 advised that:

“There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be.... Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments ....grade I and II\* listed buildings and grade I and II\* registered parks and gardens....should be wholly exceptional.”

Policy HE9.4 advised that:

“Where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should:



- (i) weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and
- (ii) recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss.”

Policy HE10.1 advised decision-makers that when considering applications for development that do not preserve those elements of the setting of a heritage asset, they:

“should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval.”

### **The Inspector’s decision**

- 4. The Inspector concluded that the wind farm would fall within and affect the setting of a wide range of heritage assets [22]<sup>1</sup>. For the purposes of this appeal the parties’ submissions largely focussed on one of the most significant of those assets: a site owned by the National Trust, Lyveden New Bield. Lyveden New Bield is covered by a range of heritage designations: Grade I listed building, inclusion in the Register of Parks and Gardens of Special Historic Interest at Grade I, and Scheduled Ancient Monument [44].
- 5. It was common ground between the parties at the inquiry that the group of designated heritage assets at Lyveden New Bield was probably the finest surviving example of an Elizabethan Garden, and that as a group the heritage asset at Lyveden New Bield had a cultural value of national, if not international significance. The Inspector agreed, and found that:

“...this group of designated heritage assets has archaeological, architectural, artistic and historic significance of the highest magnitude.” [45]

- 6. The closest turbine in the wind farm site (following the deletion of one turbine) to Lyveden New Bield was around 1.3 km from the boundary of the Registered Park and 1.7 km from the New Bield itself. The Inspector found that:

“The wind turbines proposed would be visible from all around the site, to varying degrees, because of the presence of trees. Their visible presence would have a clear influence on the surroundings in which the heritage assets are experienced and

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<sup>1</sup> [ ] refers to paragraph numbers in the Inspector’s decision.

as such they would fall within, and affect, the setting of the group.” [46]

This conclusion led the Inspector to identify the central question, as follows:

“Bearing in mind PPS5 Policy HE7, the central question is the extent to which that visible presence would affect the significance of the heritage assets concerned.” [46]

7. The Inspector answered that question in relation to Lyveden New Bield in paragraphs 47-51 of his decision letter.

“47. While records of Sir Thomas Tresham’s intentions for the site are relatively, and unusually, copious, it is not altogether clear to what extent the gardens and the garden lodge were completed and whether the designer considered views out of the garden to be of any particular significance. As a consequence, notwithstanding planting programmes that the National Trust have undertaken in recent times, the experience of Lyveden New Bield as a place, and as a planned landscape, with earthworks, moats and buildings within it, today, requires imagination and interpretation.

48. At the times of my visits, there were limited numbers of visitors and few vehicles entering and leaving the site. I can imagine that at busy times, the situation might be somewhat different but the relative absence of man-made features in views across and out of the gardens compartments, from the prospect mounds especially, and from within the garden lodge, give the place a sense of isolation that makes the use of one’s imagination to interpret Sir Thomas Tresham’s design intentions somewhat easier.

49. The visible, and sometimes moving, presence of the proposed wind turbine array would introduce a man-made feature, of significant scale, into the experience of the place. The array would act as a distraction that would make it more difficult to understand the place, and the intentions underpinning its design. That would cause harm to the setting of the group of designated heritage assets within it.

50. However, while the array would be readily visible as a backdrop to the garden lodge in some directional views, from the garden lodge itself in views towards it, and from the prospect mounds, from within the moated orchard, and various other places around the site, at a separation distance of between 1 and 2 kilometres, the turbines would not be so close, or fill the field of view to the extent, that they would dominate the

outlook from the site. Moreover, the turbine array would not intrude on any obviously intended, planned view out of the garden, or from the garden lodge (which has windows all around its cruciform perimeter). Any reasonable observer would know that the turbine array was a modern addition to the landscape, separate from the planned historic landscape, or building they were within, or considering, or interpreting.

51. On that basis, the presence of the wind turbine array would not be so distracting that it would prevent or make unduly difficult, an understanding, appreciation or interpretation of the significance of the elements that make up Lyveden New Bield and Lyveden Old Bield, or their relationship to each other. As a consequence, the effect on the setting of these designated heritage assets, while clearly detrimental, would not reach the level of substantial harm.”

8. The Inspector carried out “The Balancing Exercise” in paragraphs 85 and 86 of his decision letter.

“85. The proposal would harm the setting of a number of designated heritage assets. However, the harm would in all cases be less than substantial and reduced by its temporary nature and reversibility. The proposal would also cause harm to the landscape but this would be ameliorated by a number of factors. Read in isolation though, all this means that the proposal would fail to accord with [conservation policies in the East Midlands Regional Plan (EMRP)]. On the other hand, having regard to advice in PPS22, the benefits that would accrue from the wind farm in the 25 year period of its operation attract significant weight in favour of the proposal. The 10 MW that it could provide would contribute towards the 2020 regional target for renewable energy, as required by EMRP Policy 40 and Appendix 5, and the wider UK national requirement.

86. PPS5 Policies HE9.4 and HE10.1 require the identified harm to the setting of designated heritage assets to be balanced against the benefits that the proposal would provide. Application of the development plan as a whole would also require that harm, and the harm to the landscape, to be weighed against the benefits. Key principle (i) of PPS22 says that renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic, and social impacts can be addressed satisfactorily. I take that as a clear expression that the threshold of acceptability for a proposal like

the one at issue in this appeal is not such that all harm must be avoided. In my view, the significant benefits of the proposal in terms of the energy it would produce from a renewable source outweigh the less than substantial harm it would cause to the setting of designated heritage assets and the wider landscape.”

### Lang J’s Judgment

9. Before Lang J the First, Second and Third Respondents (“the Respondents”) challenged the Inspector’s decision on three grounds. In summary, they submitted that the Inspector had failed to:

- (1) have special regard to the desirability of preserving the settings of listed buildings, including Lyveden New Bield;
- (2) correctly interpret and apply the policies in PPS5; and
- (3) give adequate reasons for his decision.

The Secretary of State, the Fourth Respondent, had conceded prior to the hearing that the Inspector’s decision should be quashed on ground (3), and took no part in the proceedings before Lang J and in this Court.

10. Lang J concluded that all three grounds of challenge were made out. [72]<sup>2</sup> In respect of ground (1) she concluded that:

“In order to give effect to the statutory duty under section 66(1), a decision-maker should accord considerable importance and weight to the “desirability of preserving... the setting” of listed buildings when weighing this factor in the balance with other ‘material considerations’ which have not been given this special statutory status. Thus, where the section 66(1) duty is in play, it is necessary to qualify Lord Hoffmann’s statement in *Tesco Stores v Secretary of State for the Environment & Ors* [1995] 1 WLR 759, at 780F-H that the weight to be given to a material consideration was a question of planning judgment for the planning authority” [39]

Applying that interpretation of section 66(1) she concluded that:

“....the Inspector did not at any stage in the balancing exercise accord “special weight”, or considerable importance to “the desirability of preserving the setting”. He treated the “harm” to the setting and the wider benefit of the wind farm proposal as if those two factors were of equal importance. Indeed, he downplayed “the desirability of preserving the setting” by

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<sup>2</sup> [ ] refers to paragraph numbers in the judgment.



adopting key principle (i) of PPS22, as a “clear indication that the threshold of acceptability for a proposal like the one at issue in this appeal is not such that all harm must be avoided” (paragraph 86). In so doing, he applied the policy without giving effect to the section 66(1) duty, which applies to all listed buildings, whether the “harm” has been assessed as substantial or less than substantial.” [46]

11. In respect of ground (2) Lang J concluded that the policy guidance in PPS5 and the Practice Guide required the Inspector to assess the contribution that the setting made to the significance of the heritage assets, including Lyveden New Bield, and the effect of the proposed wind turbines on both the significance of the heritage asset and the ability to appreciate that significance. Having analysed the Inspector’s decision, she found that the Inspector’s assessment had been too narrow. He had failed to assess the contribution that the setting of Lyveden New Bield made to its significance as a heritage asset and the extent to which the wind turbines would enhance or detract from that significance, and had wrongly limited his assessment to one factor: the ability of the public to understand the asset based on the ability of “the reasonable observer” to distinguish between the “modern addition” to the landscape and the “historic landscape.” [55] - [65]
12. In respect of ground (3) Lang J found that the question whether Sir Thomas Tresham intended that the views from the garden and the garden lodge should be of significance was a controversial and important issue at the inquiry which the Inspector should have resolved before proceeding to assess the level of harm.[68] However, the Inspector’s reasoning on this issue was unclear. Having said in paragraph 47 of his decision that it was “not altogether clear ...whether the designer considered views out of the garden to be of any significance”, he had concluded in paragraph 50 that “the turbine array would not intrude on any obviously intended, planned view out of the garden, or from the garden lodge (which has windows all around its cruciform perimeter).” It was not clear whether this was a conclusion that there were no planned views (as submitted by the Appellant) or a conclusion that there were such views but the turbine array would not intrude into them. [70] – [71].

### **The Grounds of Appeal**

13. On behalf of the Appellant, Mr. Nardell QC challenged Lang J’s conclusions in respect of all three grounds. At the forefront of his appeal was the submission that Lang J had erred in concluding that section 66(1) required the Inspector, when carrying out the balancing exercise, to give “considerable weight” to the desirability of preserving the settings of the many listed buildings, including Lyveden New Bield. He submitted that section 66(1) did not require the decision-maker to give any particular weight to that factor. It required the decision-maker to ask the right question – would there be some harm to the setting of the listed building – and if the answer to that question was “yes” – to refuse planning permission unless that harm was outweighed by the advantages of the proposed development. When carrying out that balancing exercise the weight to be given to the harm to the setting of the listed

building on the one hand and the advantages of the proposal on the other was entirely a matter of planning judgment for the decision-maker.

14. Turning to the policy ground, he submitted that Lang J had erred by taking an over-rigid approach to PPS5 and the Practice Guide which were not intended to be prescriptive. Given the way in which those objecting to the proposed wind farm had put their case at the inquiry, the Inspector had been entitled to focus on the extent to which the presence of the turbines in views to and from the listed buildings, including Lyveden New Bield, would affect the ability of the public to appreciate the heritage assets.
15. In response to the reasons ground, he submitted that the question whether any significant view from the lodge or garden at Lyveden New Bield was planned or intended was a subsidiary, and not a “principal important controversial”, issue. In any event, he submitted that on a natural reading of paragraph 50 of the decision letter the Inspector had simply found that the turbines would not intrude into such significant views, if any, as were obviously planned or intended, so it had been unnecessary for him to resolve the issue that he had left open in paragraph 47 of the decision.

## Discussion

### Ground 1

16. What was Parliament’s intention in imposing both the section 66 duty and the parallel duty under section 72(1) of the Listed Buildings Act to pay “special attention ..... to the desirability of preserving or enhancing the character or appearance” of conservation areas? It is common ground that, despite the slight difference in wording, the nature of the duty is the same under both enactments. It is also common ground that “preserving” in both enactments means doing no harm: see South Lakeland District Council v Secretary of State for the Environment [1992] 2 AC 141, per Lord Bridge at page 150.
17. Was it Parliament’s intention that the decision-maker should consider very carefully whether a proposed development would harm the setting of the listed building (or the character or appearance of the conservation area), and if the conclusion was that there would be some harm, then consider whether that harm was outweighed by the advantages of the proposal, giving that harm such weight as the decision-maker thought appropriate; or was it Parliament’s intention that when deciding whether the harm to the setting of the listed building was outweighed by the advantages of the proposal, the decision-maker should give particular weight to the desirability of avoiding such harm?
18. Lang J analysed the authorities in paragraphs [34] – [39] of her judgment. In chronological order they are: The Bath Society v Secretary of State for the Environment [1991] 1 WLR 1303; South Lakeland (see paragraph 16 above); Heatherington (UK) Ltd. v Secretary of State for the Environment (1995) 69 P & CR 374; and Tesco Stores Ltd. v Secretary of State for the Environment [1995] 1 WLR 759. Bath and South Lakeland were concerned with (what is now) the duty under

section 72. Heatherington is the only case in which the section 66 duty was considered. Tesco was not a section 66 or section 72 case, it was concerned with the duty to have regard to “other material considerations” under section 70(2) of the Town and Country Planning Act 1990 (“the Planning Act”).

19. When summarising his conclusions in Bath about the proper approach which should be adopted to an application for planning permission in a conservation area, Glidewell LJ distinguished between the general duty under (what is now) section 70(2) of the Planning Act, and the duty under (what is now) section 72(1) of the Listed Buildings Act. Within a conservation area the decision-maker has two statutory duties to perform, but the requirement in section 72(1) to pay “special attention” should be the first consideration for the decision-maker (p. 1318 F-H). Glidewell LJ continued:

“Since, however, it is a consideration to which special attention is to be paid as a matter of statutory duty, it must be regarded as having considerable importance and weight..... As I have said, the conclusion that the development will neither enhance nor preserve will be a consideration of considerable importance and weight. This does not necessarily mean that the application for permission must be refused, but it does in my view mean that the development should only be permitted if the decision-maker concludes that it carries some advantage or benefit which outweighs the failure to satisfy the section [72(1)] test and such detriment as may inevitably follow from that.”

20. In South Lakeland the issue was whether the concept of “preserving” in what is now section 72(1) meant “positively preserving” or merely doing no harm. The House of Lords concluded that the latter interpretation was correct, but at page 146E-G of his speech (with which the other members of the House agreed) Lord Bridge described the statutory intention in these terms:

“There is no dispute that the intention of section [72(1)] is that planning decisions in respect of development proposed to be carried out in a conservation area must give a high priority to the objective of preserving or enhancing the character or appearance of the area. If any proposed development would conflict with that objective, there will be a strong presumption against the grant of planning permission, though, no doubt, in exceptional cases the presumption may be overridden in favour of development which is desirable on the ground of some other public interest. But if a development would not conflict with that objective, the special attention required to be paid to that objective will no longer stand in its way and the development will be permitted or refused in the application of ordinary planning criteria.”

21. In Heatherington, the principal issue was the interrelationship between the duty imposed by section 66(1) and the newly imposed duty under section 54A of the Planning Act (since repealed and replaced by the duty under section 38(6) of the Planning and Compulsory Purchase Act 2004). However, Mr. David Keene QC (as he then was), when referring to the section 66(1) duty, applied Glidewell LJ's dicta in the Bath case (above), and said that the statutory objective "remains one to which considerable weight should be attached" (p. 383).
22. Mr. Nardell submitted, correctly, that the Inspector's error in the Bath case was that he had failed to carry out the necessary balancing exercise. In the present case the Inspector had expressly carried out the balancing exercise, and decided that the advantages of the proposed wind farm outweighed the less than substantial harm to the setting of the heritage assets. Mr. Nardell submitted that there was nothing in Glidewell LJ's judgment which supported the proposition that the Court could go behind the Inspector's conclusion. I accept that (subject to grounds 2 and 3, see paragraph 29 et seq below) the Inspector's assessment of the degree of harm to the setting of the listed building was a matter for his planning judgment, but I do not accept that he was then free to give that harm such weight as he chose when carrying out the balancing exercise. In my view, Glidewell LJ's judgment is authority for the proposition that a finding of harm to the setting of a listed building is a consideration to which the decision-maker must give "considerable importance and weight."
23. That conclusion is reinforced by the passage in the speech of Lord Bridge in South Lakeland to which I have referred (paragraph 20 above). It is true, as Mr. Nardell submits, that the ratio of that decision is that "preserve" means "do no harm". However, Lord Bridge's explanation of the statutory purpose is highly persuasive, and his observation that there will be a "strong presumption" against granting permission for development that would harm the character or appearance of a conservation area is consistent with Glidewell LJ's conclusion in Bath. There is a "strong presumption" against granting planning permission for development which would harm the character or appearance of a conservation area precisely because the desirability of preserving the character or appearance of the area is a consideration of "considerable importance and weight."
24. While I would accept Mr. Nardell's submission that Heatherington does not take the matter any further, it does not cast any doubt on the proposition that emerges from the Bath and South Lakeland cases: that Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise.
25. In support of his submission that, provided he asked the right question – was the harm to the settings of the listed buildings outweighed by the advantages of the proposed development – the Inspector was free to give what weight he chose to that harm, Mr. Nardell relied on the statement in the speech of Lord Hoffmann in Tesco that the



weight to be given to a material consideration is entirely a matter for the local planning authority (or in this case, the Inspector):

“If there is one principle of planning law more firmly settled than any other, it is that matters of planning judgment are within the exclusive province of the local planning authority or the Secretary of State.” (p.780H).

26. As a general proposition, the principle is not in doubt, but Tesco was concerned with the application of section 70(2) of the Planning Act. It was not a case under section 66(1) or 72(1) of the Listed Buildings Act. The proposition that decision-makers may be required by either statute or planning policy to give particular weight to certain material considerations was not disputed by Mr. Nardell. There are many examples of planning policies, both national and local, which require decision-makers when exercising their planning judgment to give particular weight to certain material considerations. No such policies were in issue in the Tesco case, but an example can be seen in this case. In paragraph 16 of his decision letter the Inspector referred to Planning Policy Statement 22 Renewable Energy (PPS22) which says that the wider environmental and economic benefits of all proposals for renewable energy, whatever their scale, are material considerations which should be given “significant weight”. In this case, the requirement to give “considerable importance and weight” to the policy objective of preserving the setting of listed buildings has been imposed by Parliament. Section 70(3) of the Planning Act provides that section 70(1), which confers the power to grant planning permission, has effect subject to, inter alia, sections 66 and 72 of the Listed Buildings Act. Section 70(2) requires the decision-maker to have regard to “material considerations” when granting planning permission, but Parliament has made the power to grant permission having regard to material considerations expressly subject to the section 66(1) duty.
27. Mr. Nardell also referred us to the decisions of Ouseley J and this Court in Garner v Elmbridge Borough Council [2011] EWCA Civ 891, but the issue in that case was whether the local planning authority had been entitled to conclude that no harm would be caused to the setting of another heritage asset of the highest significance, Hampton Court Palace. Such was the weight given to the desirability of preserving the setting of the Palace that it was common ground that it would not be acceptable to grant planning permission for a redevelopment scheme which would have harmed the setting of the Palace on the basis that such harm would be outweighed by some other planning advantage: see paragraph 14 of my judgment. Far from assisting Mr. Nardell’s case, Garner is an example of the practical application of the advice in policy HE9.1: that substantial harm to designated heritage assets of the highest significance should not merely be exceptional, but “wholly exceptional”.
28. It does not follow that if the harm to such heritage assets is found to be less than substantial, the balancing exercise referred to in policies HE9.4 and HE 10.1 should ignore the overarching statutory duty imposed by section 66(1), which properly understood (see Bath, South Somerset and Heatherington) requires considerable weight to be given by decision-makers to the desirability of preserving the setting of

all listed buildings, including Grade II listed buildings. That general duty applies with particular force if harm would be caused to the setting of a Grade I listed building, a designated heritage asset of the highest significance. If the harm to the setting of a Grade I listed building would be less than substantial that will plainly lessen the strength of the presumption against the grant of planning permission (so that a grant of permission would no longer have to be “wholly exceptional”), but it does not follow that the “strong presumption” against the grant of planning permission has been entirely removed.

29. For these reasons, I agree with Lang J’s conclusion that Parliament’s intention in enacting section 66(1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise. I also agree with her conclusion that the Inspector did not give considerable importance and weight to this factor when carrying out the balancing exercise in this decision. He appears to have treated the less than substantial harm to the setting of the listed buildings, including Lyveden New Bield, as a less than substantial objection to the grant of planning permission. The Appellant’s Skeleton Argument effectively conceded as much in contending that the weight to be given to this factor was, subject only to irrationality, entirely a matter for the Inspector’s planning judgment. In his oral submissions Mr. Nardell contended that the Inspector had given considerable weight to this factor, but he was unable to point to any particular passage in the decision letter which supported this contention, and there is a marked contrast between the “significant weight” which the Inspector expressly gave in paragraph 85 of the decision letter to the renewable energy considerations in favour of the proposal having regard to the policy advice in PPS22, and the manner in which he approached the section 66(1) duty. It is true that the Inspector set out the duty in paragraph 17 of the decision letter, but at no stage in the decision letter did he expressly acknowledge the need, if he found that there would be harm to the setting of the many listed buildings, to give considerable weight to the desirability of preserving the setting of those buildings. This is a fatal flaw in the decision even if grounds 2 and 3 are not made out.

## Ground 2

30. Grounds 2 and 3 are interlinked. The Respondents contend that the Inspector either misapplied the relevant policy guidance, or if he correctly applied it, failed to give adequate reasons for his conclusion that the harm to the setting of the listed buildings, including Lyveden New Bield, would in all cases be less than substantial. I begin with the policy challenge in ground 2. Lang J set out the policy guidance relating to setting in PPS5 and the Practice Guide in paragraphs 62-64 of her judgment. The contribution made by the setting of Lyveden New Bield to its significance as a heritage asset was undoubtedly a “principal controversial” issue at the inquiry. In paragraph 4.5.1 of his Proof of Evidence on behalf of the Local Planning Authority Mr. Mills, its Senior Conservation Officer, said:

“To make an assessment of the indirect impact of development or change upon an asset it is first necessary to make a judgment about the contribution made by its setting.”

Having carried out a detailed assessment of that contribution he concluded in paragraph 4.5.17:

“In summary, what Tresham created at the site was a designed experience that was intimately linked to the surrounding landscape. The presence of the four prospect mounts along with the raised terrace provide a clear indication of the relationship of the site with the surrounding landscape.”

Only then did he assess the impact of the proposed development on the setting by way of “a discussion as to the impact of the proposal on how the site is accessed and experienced by visitors.”

31. In its written representations to the inquiry English Heritage said of the significance and setting of Lyveden New Bield:

“The aesthetic value of the Lyveden Heritage Assets partly derives from the extraordinary symbolism and quality of the New Bield and the theatrical design of the park and garden. However, it also derives from their visual association with each other and with their setting. The New Bield is a striking presence when viewed on the skyline from a distance. The New Bield and Lyveden park and garden are wonderfully complemented by their undeveloped setting of woodland, pasture and arable land.”

In paragraph 8.23 English Heritage said:

“The New Bield and Lyveden park and garden were designed to be prominent and admired in their rural setting, isolated from competing structures. The character and setting of the Lyveden Heritage Assets makes a crucial contribution to their significance individually and as a group.”

32. In its written representations to the inquiry the National Trust said that each arm of the cruciform New Bield “was intended to offer extensive views in *all directions* over the surrounding parks and the Tresham estate beyond” (paragraph 11). The National Trust’s evidence was that “one if not *the Principal designed view from* within the lodge was from the withdrawing rooms which linked to the important Great Chamber and Great Hall on the upper two levels of the west arm of the lodge” (paragraph 12). The Trust contended that this vista survived today, and was directly aligned with the proposed wind farm site (emphasis in both paragraphs as in the original).

33. In his proof of evidence, the planning witness for the Stop Barnwell Manor Wind Farm Group said that:
- “....the views of Lyveden New Bield from the east, south-east and south, both as an individual structure and as a group with its adjoining historic garden and listed cottage, are views of a very high order. The proposed turbines, by virtue of their monumental scale, modern mechanical appearance, and motion of the blades, would be wholly alien in this scene and would draw the eye away from the New Bield, destroying its dominating presence in the landscape.”
34. This evidence was disputed by the Appellant’s conservation witness, and the Appellant rightly contends that a section 288 appeal is not an opportunity to re-argue the planning merits. I have set out these extracts from the objectors’ evidence at the inquiry because they demonstrate that the objectors were contending that the undeveloped setting of Lyveden New Bield made a crucial contribution to its significance as a heritage asset; that the New Bield (the lodge) had been designed to be a striking and dominant presence when viewed in its rural setting; and that the lodge had been designed so as to afford extensive views in all directions over that rural setting. Did the Inspector resolve these issues in his decision, and if so, how?
35. I endorse Lang J’s conclusion that the Inspector did not assess the contribution made by the setting of Lyveden New Bield, by virtue of its being undeveloped, to the significance of Lyveden New Bield as a heritage asset. The Inspector did not grapple with (or if he did consider it, gave no reasons for rejecting) the objectors’ case that the setting of Lyveden New Bield was of crucial importance to its significance as a heritage asset because Lyveden New Bield was designed to have a dominating presence in the surrounding rural landscape, and to afford extensive views in all directions over that landscape; and that these qualities would be seriously harmed by the visual impact of a modern man-made feature of significant scale in that setting.
36. The Inspector’s reason for concluding in paragraph 51 of the decision that the presence of the wind turbine array, while clearly having a detrimental effect on the setting of Lyveden New Bield, would not reach the level of substantial harm, was that it would not be so distracting that it would not prevent, or make unduly difficult, an understanding, appreciation or interpretation of the significance of the elements that make up Lyveden New Bield or Lyveden Old Bield or their relationship to each other.
37. That is, at best, only a partial answer to the objectors’ case. As the Practice Guide makes clear, the ability of the public to appreciate a heritage asset is one, but by no means the only, factor to be considered when assessing the contribution that setting makes to the significance of a heritage asset. The contribution that setting makes does not depend on there being an ability to access or experience the setting: see in particular paragraphs 117 and 122 of the Practice Guide, cited in paragraph 64 of Lang J’s judgment.



38. The Inspector said that his conclusion in paragraph 51 of the decision letter that the presence of the wind turbine array would not be so distracting that it would prevent or make unduly difficult, an understanding, appreciation or interpretation of the significance of the elements that make up Lyveden New Bield had been reached on the basis of his conclusions in paragraph 50. In that paragraph, having said that the wind turbine array “would be readily visible as a backdrop to the garden lodge in some directional views, from the garden lodge itself in views towards it, and from the prospect mounds, from within the orchard, and various other places around the site, at a separation distance of between 1 and 2 kilometres”, the Inspector gave three reasons which formed the basis of his conclusion in paragraph 51.
39. Those three reasons were:
- (a) The turbines would not be so close, or fill the field of view to the extent, that they would dominate the outlook from the site.
  - (b) The turbine array would not intrude on any obviously intended, planned view out of the garden or the garden lodge (which has windows all around its cruciform perimeter).
  - (c) Any reasonable observer would know that the turbine array was a modern addition to the landscape, separate from the planned historic landscape, or building they were within, or considering, or interpreting.
40. Taking those reasons in turn, reason (a) does not engage with the objectors’ contention that the setting of Lyveden New Bield made a crucial contribution to its significance as a heritage asset because Lyveden New Bield was designed to be the dominant feature in the surrounding rural landscape. A finding that the “readily visible” turbine array would not dominate the outlook from the site puts the boot on the wrong foot. If this aspect of the objectors’ case was not rejected (and there is no reasoned conclusion to that effect) the question was not whether the turbine array would dominate the outlook from Lyveden New Bield, but whether Lyveden New Bield would continue to be dominant within its rural setting.
41. Mr. Nardell’s submission to this Court was not that the Inspector had found that there were no planned views (cf. the submission recorded in paragraph 70 of Lang J’s judgment), but that the Inspector had concluded that the turbine array would not intrude into obviously intended or planned views if any. That submission is difficult to understand given the Inspector’s conclusion that the turbine array would be “readily visible” from the garden lodge, from the prospect mounds, and from various other places around the site. Unless the Inspector had concluded that there were no intended or planned views from the garden or the garden lodge, and he did not reach that conclusion (see paragraph 47 of the decision letter), it is difficult to see how he could have reached the conclusion that the “readily visible” turbine array would not “intrude” on any obviously intended or planned views from the garden lodge. I am inclined to agree with Mr. Nardell’s alternative submission that the Inspector’s conclusion that while “readily visible” from the garden lodge, the turbine array would not “intrude” on any obviously intended or planned view from it, is best understood

by reference to his third conclusion in paragraph 50. While visible in views from the garden lodge the turbine array would not intrude upon, in the sense of doing substantial harm to, those views, for the reasons given in the last sentence of paragraph 50.

42. I confess that, notwithstanding Mr. Nardell's assistance, I found some difficulty, not in understanding the final sentence of paragraph 50 – plainly any reasonable observer would know that the turbine array was a modern addition to the landscape and was separate from the planned historic landscape at Lyveden New Bield – but in understanding how it could rationally justify the conclusion that the detrimental effect of the turbine array on the setting of Lyveden New Bield would not reach the level of substantial harm. The Inspector's application of the "reasonable observer" test was not confined to the effect of the turbine array on the setting of Lyveden New Bield. As Lang J pointed out in paragraph 57 of her judgment, in other paragraphs of his decision letter the Inspector emphasised one particular factor, namely the ability of members of the public to understand and distinguish between a modern wind turbine array and a heritage asset, as his reason for concluding either that the proposed wind turbines would have no impact on the settings of other heritage assets of national significance [28] – [31]; or a harmful impact that was "much less than substantial" on the setting of a Grade 1 listed church in a conservation area [36].
43. Matters of planning judgment are, of course, for the Inspector. No one would quarrel with his conclusion that "any reasonable observer" would understand the differing functions of a wind turbine and a church and a country house or a settlement [30]; would not be confused about the origins or purpose of a settlement and a church and a wind turbine array [36]; and would know that a wind turbine array was a modern addition to the landscape [50]; but no matter how non-prescriptive the approach to the policy guidance in PPS5 and the Practice Guide, that guidance nowhere suggests that the question whether the harm to the setting of a designated heritage asset is substantial can be answered simply by applying the "reasonable observer" test adopted by the Inspector in this decision.
44. If that test was to be the principal basis for deciding whether harm to the setting of a designated heritage asset was substantial, it is difficult to envisage any circumstances, other than those cases where the proposed turbine array would be in the immediate vicinity of the heritage asset, in which it could be said that any harm to the setting of a heritage asset would be substantial: the reasonable observer would always be able to understand the differing functions of the heritage asset and the turbine array, and would always know that the latter was a modern addition to the landscape. Indeed, applying the Inspector's approach, the more obviously modern, large scale and functional the imposition on the landscape forming part of the setting of a heritage asset, the less harm there would be to that setting because the "reasonable observer" would be less likely to be confused about the origins and purpose of the new and the old. If the "reasonable observer" test was the decisive factor in the Inspector's reasoning, as it appears to have been, he was not properly applying the policy approach set out in PPS5 and the Practice Guide. If it was not the decisive factor in the Inspector's reasoning, then he did not give adequate reasons for his conclusion

that the harm to the setting of Lyveden New Bield would not be substantial. Since his conclusion that the harm to the setting of the designated heritage assets would in all cases be less than substantial was fed into the balancing exercise in paragraphs 85 and 86, the decision letter would have been fatally flawed on grounds 2 and 3 even if the Inspector had given proper effect to the section 66(1) duty.

Conclusion

45. For the reasons set out above, which largely echo those given by Lang J in her judgment, I would dismiss this appeal.

**Lady Justice Rafferty:**

46. I agree.

**The Vice President:**

47. I also agree.

**From:** [Jill Nixon](#)  
**To:** [Clarkson, Helen @ Manchester](#); [Grady, Sarah @ Manchester](#)  
**Subject:** Conservation comments Planning Application P/2022/0213/HYBR  
**Date:** 27 June 2022 10:10:32

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**External**

Helen. Sarah

Please find the assessment from our Conservation Consultant below.

The assessment raises no objections in principle but as expected requires reserved matters for detailed design to be accompanied by heritage assessment

#### *Assessment*

*I note I made comments last January on the pre-application proposal (PRE/2021/0199/PREC).*

*I agree with the methodology of assessment provided in the application and detailed in the Historic Environment Desk Based Assessment.*

*The application site largely comprises the core of St Helens Town Centre. At its northern end is the bus terminal and to the east is the railway station. In the south the site bounds onto the modern ring road and the glass works museum. The area of most interest in the commercial centre and western areas which includes St Helens Church and the Market Square. Generally the town centre is not of particular high architectural quality. The most prominent feature is the tower of St Helens Church. Chapter 5 of the Historic Environment assessment highlights the designated assets within the study area. I agree with the assessment of the named heritage assets in section 5.10, which includes Victoria Square CA and George Street CA.*

*In relation to setting, Historic England's advice is contained in its Planning Note 3 (second edition) entitled The Setting of Heritage Assets. This describes the setting as being the surroundings in which a heritage asset is experienced and explains that this may be more extensive than its immediate curtilage and need not be confined to areas, which have public access. Whilst setting is often expressed by reference to visual considerations it is also influenced by the historic relationships between buildings and places and how views allow the significance of the asset to be appreciated.*

*Largely the demolition is confined to modern shopping developments (The Hardshaw Centre and St Mary's Shopping Arcade). These buildings are of no value and because of their large mass impinge on the historic townscape. Section 6.7 of the Historic Environment assessment highlights the areas of harm with the demolition of late C19 properties on Hall Street (Swan Hotel and Fish and Chip Shop). This small group of rendered (over brick) C19 buildings lie on a prominent corner of Hall Street and Corporation Street with the bus station behind. They form an attractive group and whilst altered they have typical detailing which represents buildings of that period (stone detailing to windows, some retained sash window, parapet gutter etc.) The Swan Hotel has an L shaped plan form with two frontages one with 5 bays on Corporation Street and*



*the other 3 bays on Hall Street. The corner typical of development in St Helens has an angled corner. Whilst I do not feel these buildings are of high value they nevertheless contribute in a positive manner to the character and appearance of George Street CA and the wider town. Buildings of this nature provide context to the C19 expansion of the Town. In this regard I would regard their demolition to cause some harm (loss of significance). I agree with the findings of the report that this would amount to 'less than substantial' harm.*

*The other group of existing late C19 to be demolished lies further west, outside the CA, on the corner of Bickerstaffe Street and Library Street. This is a short row of much altered late C19 former small 2 storey (2 bay) terraces which have commercial ground floor uses. On the western end of the group is a betting shop. These are an unremarkable group and their loss would have no impact on the setting to either Conservation Area.*

*I have no concerns regarding the other buildings to be demolished.*

*The LPA will need to give great weight to the conservation of heritage assets and any harm (even if this is limited harm) will need to be carefully considered (P.199 NPPF). P.202 of the NPPF allows less than substantial harm to be weighed against the public benefits of the redevelopment proposals.*

*In terms of the outline redevelopment proposals, in the absence of any detail, it is difficult to comment. As indicated in my previous pre-app response scale and design of the new development will be crucial, especially where the new development lies close to heritage assets. How the new development is viewed in the context of St Helens Church along Church Square and Church Street and how it relates to the existing developments on Hardshaw Street and those on the eastern side of Hall Street within George Street CA will be important. Such matters of assessment depend on detailed design which will come after the principle of the redevelopment proposals have been agreed.*

*I would suggest that further Heritage Assessment will be needed when the details of the new buildings start to evolve.*

## *Conclusion*

*As I am required to do so, I have given the duty imposed by s.66 and s.72(1) of the P(LBCA) Act 1990 considerable weight in my comments.*

*For the reasons above I consider the proposed development by reason of the demolition of those properties 39-41 Hall Street will cause a low/moderate level of harm to the character and appearance of the George Street Conservation Area. Under P.202 of the NPPF it is down to the LPA to consider the wider public benefits generated by the proposal in its planning balance, remembering that great weight should always be given to any harm to the heritage asset(s).*

*As indicated above it is very likely that benefits generated by the proposals far outweigh the less than substantial harm identified in the reports.*

*In undertaking that balance, should the LPA consider the benefits generated by this scheme to outweigh the level of harm identified then the scheme would meet the statutory test to*

*preserve and as such would conform with Chapter 16 of the NPPF, Policy CQL4 of the St Helens Core Strategy and Policies ENV24B and ENV25 of the Saved Policies of the St Helens 1998 Unitary Development Plan.*

Kind regards

Jill

Jill Nixon

Senior Planner– Planning and Regeneration

Place Services | St.Helens Council | Town Hall | Corporation Street | St.Helens | Merseyside | WA10 1HP

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Email: [JillNixon@sthelens.gov.uk](mailto:JillNixon@sthelens.gov.uk)

Please note my working week is Monday to Thursday

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Ms Jill Nixon  
St Helens Council

Direct Dial: 01612421417

Our ref: **W:** P01534673  
30 August 2022

Dear Ms Nixon

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND BOUND BY CORPORATION STREET TO THE NORTH, ST HELENS  
CENTRAL AND RAIL LINES TO THE EAST, ST HELENS CANAL TO THE SOUTH  
AND THE TOWN CENTRE, BROADLY DEFINED BY BICKERSTAFFE STREET  
AND MARKET STREET, TO THE WEST. , ST HELENS**

**Application No. P/2022/0212/HYBR**

Thank you for your letter of 10 August 2022 regarding the above application for planning permission.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

Alongside the above advice, the advice of the Merseyside Environmental Archaeology Service (MEAS) should be sought regarding the impact of the proposed development on non-designated but potentially nationally important archaeological deposits within the area of the proposed development.

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

Yours sincerely

**Daniel Jones**

Inspector of Historic Buildings and Areas



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1416  
[HistoricEngland.org.uk](https://HistoricEngland.org.uk)





Historic England

E-mail: [Daniel.Jones@HistoricEngland.org.uk](mailto:Daniel.Jones@HistoricEngland.org.uk)



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1416  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



*Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.*



Merseyside Environmental Advisory Service  
The Barn, Court Hey Park  
Roby Road, Huyton, L16 3NA  
Director: Alan Jemmett, PhD, MBA

Enquiries: 0151 934 4951

Contact: Nicola Hayes  
Email: measdconsultations@sefton.gov.uk

## **DEVELOPMENT MANAGEMENT ADVICE**

To: Jill Nixon  
Organisation: Senior Planner, St. Helens Council

Your Ref: P/2022/0212/HYBR  
File Ref: HA22-022  
W/P Ref: eDM Folder  
Date: 21<sup>st</sup> July 2022

From: Nicola Hayes  
Contaminated Land Principal Officer

**P/2022/0212/HYBR | Hybrid planning application seeking: - Full planning permission and permission for relevant demolition in a conservation area for proposed demolition and site preparation works; and - Outline planning permission for development of a mix of uses, comprising hotel use (Use Class C1); residential units (Use Class C3); commercial, business and service uses (Use Class E(a-g)); local community & learning uses (Use Class F1(b-e) and F2(b)); and Sui Generis uses, with associated access, servicing, parking, public realm and landscaping, with all matters (Access, Appearance, Landscaping, Layout and Scale) reserved for future determination.**

**Land Bound By Corporation Street To The North, St Helens Central And Rail Lines To The East, St Helens Canal To The South And The Town Centre, Broadly Defined By Bickerstaffe Street And Market Street, To The West**

1. Thank you for consulting Merseyside Environmental Advisory Service in respect of this planning application. The proposals comprise **the redevelopment of St Helens town centre.**
2. Having reviewed the application and supporting documentation, our advice is set out below in two parts.
  - Part One deals with issues of regulatory compliance, action required **prior to determination** and matters to be dealt with through planning conditions. Advice is only included here where action is required or where a positive statement of compliance is necessary for statutory purposes.
  - Should the Council decide to adopt an alternative approach to MEAS Part 1 advice, I request that you let us know. MEAS may be able to provide further advice on options to manage risks in the determination of the application.
  - Part Two sets out guidance to facilitate the implementation of Part One advice and informative notes.

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In this case Part One comprises paragraphs **3 & 42**, while Part Two comprises paragraphs **43 & 46**.

## Part One

### **EIA Conformity**

3. The Environmental Impact Assessment Regulations 2017 set out in Schedule 4 the general requirements for the content of Environmental Statements. These comprise information on: the nature of the development; consideration of alternatives; relevant aspects of the environment; likely environmental impacts arising; proposed mitigation measures; and an indication of any difficulties in compiling the information needed. A non-technical summary of the contents of the Environmental Statement is also required.
4. Having reviewed the submitted Environmental Statement (CBRE, March 2022) I advise that, subject to the satisfactory receipt of any additional information required by the Council under paragraph 25 of the EIA Regulations, it satisfies these requirements and can be used as a basis for determination of the application.
5. The ES includes a cumulative assessment which covers both intra and inter-project effects. The proposed assessment method appears reasonable and I am satisfied with the overall conclusions.
6. I will be guided by individual specialists as to whether the cumulative assessment satisfactorily addresses cumulative impacts for each topic area.

### **Ecology**

#### **Habitats Regulations**

7. The following national and international designated sites are accessible (by car) from the development site and Local Plan policy CQL3 applies:
  - Sefton Coast SAC;
  - Ribble and Alt Estuaries SPA; and
  - Ribble and Alt Estuaries Ramsar site.
8. The proposal is for up to 513 net residential units, this will result in increased visits (recreational pressure) to the sites listed above. This may result in significant effects on habitats and species for which these sites have been designated.
9. Recreational pressure from residential development has been identified as a Likely Significant Effect alone and in-combination within the Liverpool City Region. Recreational pressure is recognised in the formal statutory Conservation Advice Packages and Site Improvement Plans Error! Bookmark not defined.&Error! Bookmark not defined. as Medium-High risk to qualifying features of the national and international sites.
10. The applicant has submitted a shadow HRA (*St Helens Town Centre, St Helens - Habitats Regulations Assessment (HRA)*, TEP, 22 February 2022, TEP ref: 8856.007).

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Table 3 (Test of Likely Significant Effects) of the shadow HRA concludes that there are no likely significant effects. I agree with the conclusions of the shadow HRA.

11. I advise the shadow HRA can be adopted by the Council to illustrate its duties under the Habitats Regulations. The outcome of the Habitats Regulations Assessment report must be included within the Planning Committee/Delegated Report to show how the Council has engaged with the requirements of the Habitats Directive.
12. If there are any amendments to the proposals the whole plan/project/development will need to be re-assessed for likely significant effects. This includes amendments prior to determination and through subsequent approval/discharge of conditions or requests to vary the proposal.

#### Ecological Information

13. The applicant has submitted the following ecology reports in accordance with Local Plan policy CQL3 which meet BS 42020:2013:
  - *St Helens Town Centre, St Helens - Habitats Regulations Assessment (HRA), TEP, 22 February 2022, TEP ref: 8856.007; and*
  - *Bat Assessment Report, TEP, February 2022, TEP ref: 8856.006.*

I advise the reports are acceptable.

#### Bats

14. Preliminary bat roost assessment has observed a total of 30 structures of moderate bat roost potential and six of low bat roost potential. Foraging and commuting routes close to buildings are very limited. Eight of the moderate BRP buildings are not visible from the ground or sufficiently to undertake emergence survey, as such the report makes recommendations for internal inspection and, if required, reasonable avoidance measures during demolition (buildings B67, B77, B79, B82, B83, B84, B85 and B108). This is accepted.
15. An emergence and re-entry bat survey is required **prior to determination**. Bats are protected species and Local Plan policy CQL3 applies. Protected Species are a material consideration.
16. The survey and report are essential to determine if bats are present. If present the Local Planning Authority is required to assess the proposals against the three tests (Habitats Regulations) and determine whether an EPS licence is likely to be granted. Surveys must follow Standing Advice and best practice guidance<sup>1</sup>. Any deviation from these guidelines must be fully justified. The applicant should note that timing for this survey is May to August / September inclusive.

#### Bats and lighting

17. Habitats on site and adjacent to the site may provide roosting, foraging, commuting habitat for bats. Lighting for the development may affect the use of these areas. A

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<sup>1</sup> Collins J (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition, Bat Conservation Trust ISBN-13: 978-1-872745-96-1



lighting scheme can be designed so that it protects ecology and does not result in excessive light spill onto the areas in line with NPPF (paragraph 180). This can be secured by a suitably worded planning condition. It would be helpful for the applicant to refer to *Bat Conservation Trust website* <https://www.bats.org.uk/news/2018/09/new-guidance-on-bats-and-lighting>

#### Protected species and habitats

18. The Preliminary Ecological Appraisal recommends a Precautionary Working Method Statement (PWMS) be produced to incorporate prevention and mitigation measures for protected species and retained habitats. I advise this is appropriate and can be secured by planning condition to include the following:

- Protection methods for retained habitats, including trees and hedgerows;
- Two areas of trees (Target Note TN7 of ecology report) were identified as having low bat roost potential due to dense ivy cover. In line with best practice and the recommendations of the ecology report, felling of these trees should employ soft felling techniques under supervision of a suitably qualified ecologist;
- Sensitive lighting control during the construction phase to protect retained habitats;
- Pollution prevention measures for controlled waters (St Helens canal is a main river)'
- Breeding birds- no tree or scrub removal between 1 March and 31 August inclusive, unless informed by a suitably qualified ecologist; and
- Reasonable Avoidance Measures for protection of hedgehog (Protected Species (NERC, 2006)).

#### Bird nesting boxes

19. The proposed development will result in the loss of bird breeding habitat and Local Plan policy CQL3 applies. To mitigate for this loss, details of bird nesting boxes (e.g. number, type and location on an appropriately scaled plan) that will be erected on the site should be provided to the Local Planning Authority for agreement. The following planning condition is required

#### CONDITION

The development hereby permitted shall not be occupied until details of bird boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval and implemented in accordance with those details.

#### Invasive species

20. Indian balsam and cotoneaster are present within the site boundary. Indian balsam and cotoneaster are listed on Schedule 9 of the Wildlife and Countryside Act or Schedule 2 of the Invasive Alien Species (Enforcement and Permitting) Order 2019 and national Planning Policy Guidance applies<sup>2</sup>. The applicant should submit a method statement, prepared by a competent person, which includes the following information:

- A plan showing the extent of the plants;
- The methods that will be used to prevent the plant/s spreading further, including demarcation;

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<sup>2</sup> <https://www.gov.uk/guidance/prevent-the-spread-of-harmful-invasive-and-non-native-plants>





- The methods of control that will be used, including details of post-control monitoring; and
  - How the plants will be disposed of after treatment/removal.
21. The method statement should be submitted for approval to the Local Planning Authority prior to commencement of any works on site. The method statement can be secured by a suitably worded planning condition.

#### Biodiversity Net gain (BNG)

22. The applicant has submitted a Biodiversity Net Gain Assessment (*TEP, 22/02/2022, TEP ref: 8856.008*) which uses the now outdated Metric v3.0. However, as BNG is not yet mandatory and final landscaping proposals have yet to be submitted I advise the submitted assessment is sufficient at present with which to assess potential BNG.
23. Baseline habitats and condition have been informed by the ecology report, which is accepted. However, the proposed habitat creation is informed by the Illustrative Masterplan and Public Realm drawings alongside recommendations for the proposed Discovery Park and street landscaping. The recommendations are welcome but neither the submitted drawings nor recommendations are finalised, nor do they include sufficient detail of planting, species and other required information.
24. The BNG report states the recommendations could achieve a net gain of 23.58% for habitat units and 11.58% for hedgerow units. This is well above the as yet mandatory 10% objective and is both welcomed and is achievable in my opinion. However, the BNG report and associated Metric v3.0 should be updated once more detailed landscaping proposals are available and should use Metric v3.1.

#### Landscaping Plan

25. A detailed and appropriate landscape plan is required that provides adequate mitigation for the loss of trees and other habitats to development. This should include the following:
- Detailed design for Discovery Park;
  - Native tree species of local provenance;
  - Trees and shrubs which provide berry-bearing fruit to encourage foraging by birds; and
  - Trees and shrubs which attract a range of insects which can encourage foraging by bats.
26. The Landscape Plan can be secured by a suitably worded planning condition. Please see the formal consultee response of Mr. Mike Roberts, Countryside Development and Woodlands Officer for St Helens, for further information

#### Waste Planning Policy

27. The proposal is major development and involves excavation, demolition and construction activities which are likely to generate significant volumes of waste. Policy WM8 of the Merseyside and Halton Waste Joint Local Plan (WLP), the National Planning Policy for Waste (paragraph 8) and Planning Practice Guidance (paragraph 49) apply. These policies require the minimisation of waste production and

implementation of measures to achieve efficient use of resources, including designing out waste and minimisation of off-site disposal.

In accordance with policy WM8, evidence through a waste audit or a similar mechanism (e.g. a site waste management plan) demonstrating how this will be achieved must be submitted and can be secured by a suitably worded planning condition.

28. Owing to the outline nature of the application insufficient information has been provided to demonstrate compliance with policy WM9 of the Merseyside and Halton Joint Waste Local Plan (WLP) and the National Planning Policy for Waste (paragraph 8). I advise that information relating to household and commercial waste storage and collection is required and can be secured by a suitably worded condition.

### **Low Carbon and Renewable Energy**

29. The applicant has submitted an Energy and Sustainability Report (Hilman Moran, February 2022, 30615-RP-EB-001). Several renewable technology options are to be investigated as the design progresses including photovoltaic panels, wind turbines, battery storage, solar thermal systems. The document acknowledges that there are significant opportunities to become an energy efficient and sustainable development. Further assessment will be carried out which will determine specific recommendations for the scheme. The consideration and implementation of these clean technologies is welcomed and in line with Section 4 of Policy CP1 Ensuring Quality Development in St. Helens: Resource Management) as well as Policy LPC13 (Renewable and Low Carbon Energy Development) of the emerging Local Plan 2020-2035. The further assessment of these measures can be secured by a suitably worded planning condition.

### **Archaeology**

30. The applicant has submitted two documents in support of the application:
- Appendix 8.1 Historic Environment Desk-based Assessment, St Helens Town Centre (TEP March 2022); and
  - ES Chapter 8 Built Heritage (TEP).
31. Appendix 8.1 *Historic Environment Desk-based Assessment, St Helens Town Centre* (TEP March 2022) submitted with the application has provided an overview of the archaeological and historical development of St Helens and the development site.
32. In 6.12 the assessment states there is high potential for heritage assets with archaeological interest of low to medium significance to survive as below-ground remains. What does not appear is a statement defining in detail the precise nature of the archaeological significance that has led to the determining of low to medium significance, i.e., what is it about the archaeological asset that determines its local or regional importance. Furthermore, the sensitivity of the significance (negligible to very high) has been determined without consideration of the regional objectives presented in the *Historic Environment of North West England. A Resource Assessment and Research Framework 2022*. This needs to be addressed.

33. I strongly disagree that the significance of the following archaeological sites is low rather than medium i.e. I consider their importance to be regional rather than local, and refer the author to the aforementioned research framework:
- MME14968 Former site of St Helen's chapel's graveyard. Possibly in use from the 16th century;
  - MME7992 Former site of St Helen's Chapel, Church Street, St Helens, Windle, a 16th century or earlier chapel of ease, rebuilt in 1816 as St. Mary's Church, burnt down in 1916;
  - MME14998 Former site of the King's Head Inn, Church Street, St Helens, Windle, a 17th century building; and
  - MME14969 Former site of a school, Church Street, St Helens, Windle, built in 1670.

This will affect the predicted magnitude of change for each asset and the overall assessment presented in 6.11.

34. Generally, impacts to the below-ground archaeological resource are presented as ground investigation works, areas of demolition and construction works. Specific detail is lacking as to the extent of disturbance or specific elements of the potential archaeology that could be disturbed. There is no consideration of removal of the archaeological remains by modern basements for example.
35. The impact of the proposed demolition on 39 and 41 Hall Street, comprising the present Fish and Chip shop and the Swan Hotel assumes these buildings to be of local importance only and therefore their demolition is considered to be less than substantial harm. I question the process of attributing a level of importance to these buildings prior to any detailed research, recording and assessment having taken place (6.8).
36. I welcome the strategy for archaeological investigations across the development area which will need to be presented in a Written Scheme of Investigation (WSI). This should indicate areas of potential high disturbance. The suggestion to include the local community in the programme of archaeological works is also welcomed.
37. All of the investigation works whether of extant buildings or below-ground archaeology should be presented in a WSI for approval by the MEAS Planning Archaeologist.
38. The ES *Chapter 8 Built Heritage* (TEP) is a matter for the Heritage Advisor. The proposed demolition of 39 and 41 Hall Street, comprising the present Fish and Chip shop and the Swan Hotel is discussed in the Historic Environment Desk-based Assessment.
39. Therefore, I advise that the applicant be required to undertake a programme of historic building investigation and recording to mitigate on this occasion the impact on the non-designated heritage assets, and that such recording be secured by means of the following condition:

**No development or demolition shall take place until the applicant or their agents, has secured the implementation and submission of a report on a programme of**

historic building investigation. That programme of historic building investigation works should be undertaken in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority prior to works taking place. The WSI must include the following five steps:

- A programme and methodology of site investigation and recording.
- A programme for post-investigation reporting to include production of a final report of the significance of the historic building.
- Provision for appropriate publication and dissemination of the archaeology and history of the historic building.
- Provision for archive deposition of the report and records of the site investigation.
- Nomination of a competent person or persons / organisation to undertake the works set out within the approved WSI.

40. I also advise that the applicant be required to undertake a programme of archaeological work, and that such works be secured by means of the following condition:

**No development or demolition shall take place until the applicant or their agents, has secured the implementation and submission of a report on a programme of archaeological works. That programme of archaeological works should be undertaken in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority prior to works taking place. The WSI must include the following steps:**

- A phased programme and methodology of site investigation and recording;
- A programme for post-investigation reporting to include production of a final report of the significance of the below-ground archaeological interest;
- Provision for appropriate publication and dissemination of the archaeology and history of the site;
- Provision for archive deposition of the report, finds and records of the site investigation; and
- Nomination of a competent person or persons / organisation to undertake the works set out within the approved WSI.

41. The use of such conditions is in line with the guidance set out in Paragraph 205, Section 16, Conserving and Enhancing the Historic Environment, of the National Planning Policy Framework (Ministry of Housing, Communities & Local Government: 2021), Managing Significance in Decision Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2 (Historic England: 2015) and St Helens Local Plan policy CQL 4 (St Helens Council: 2012).
42. The use of such conditions is necessary to ensure the implementation of the required scheme of archaeological and historic building investigation and its appropriate publication.



### **Biodiversity Enhancements**

43. In line with recommendations of the submitted Preliminary Ecological Appraisal, NPPF paragraph 180 and the NERC biodiversity duty I advise that bat and bird nesting boxes, bug hotels and hedgehog highways should be provided on site.

### **Waste Planning Policy**

44. A waste audit or similar mechanism provides a mechanism for managing and monitoring construction, demolition and excavation waste. This is a requirement of WLP policy WM8 and the National Planning Policy for Waste (paragraph 8); and is advised for projects that are likely to produce significant volumes of waste (nPPG, paragraph 49). Implementation of such mechanisms may also deliver cost savings and efficiencies for the applicant. The following information could be included within the waste audit (or similar mechanism) as stated in the Planning Practice Guidance:

- the anticipated nature and volumes of waste that the development will generate;
- where appropriate, the steps to be taken to ensure the maximum amount of waste arising from development on previously developed land is incorporated within the new development;
- the steps to be taken to ensure effective segregation of wastes at source including, as appropriate, the provision of waste sorting, storage, recovery and recycling facilities; and
- any other steps to be taken to manage the waste that cannot be incorporated within the new development or that arises once development is complete.

Information to comply with policy WM8 could be integrated into a Construction Environment Management Plan (CEMP) if one is to be produced for the development. This would have the benefit of ensuring that the principles of sustainable waste management are integrated into the management of construction on-site to improve resource efficiency and minimise environmental impacts.

Guidance and templates are available at:

- <http://www.meas.org.uk/1090>
- <https://www.gov.uk/guidance/waste>
- <http://www.wrap.org.uk/>  
[http://ec.europa.eu/growth/tools-databases/newsroom/cf/itemdetail.cfm?item\\_id=8983](http://ec.europa.eu/growth/tools-databases/newsroom/cf/itemdetail.cfm?item_id=8983)

### **Archaeology**

45. The Historic Building Investigation and Recording and the Programme of Archaeological Works should each be described in a Written Scheme of Investigation (WSI) produced by an appropriately qualified and experienced archaeologist. A contingency for further archaeological works such as open-area excavation should be

included. The WSI must be approved in writing by the LPA prior to commencement of the archaeological works.

46. At St Helens Council's request, MEAS will continue to liaise with the applicant's archaeological contractor, to ensure that all aspects of the proposed archaeological and historic building investigation are implemented in accordance with the appropriate professional standards.

I would be pleased to discuss these issues further and to provide additional information in respect of any of the matters raised.

Nicola Hayes

Contaminated Land Principal Officer

*Merseyside Environmental Advisory Service – delivering high quality environmental advice and sustainable solutions to the Districts of Halton, Knowsley, Liverpool, St.Helens, Sefton and Wirral*



**Application Name:** The Swan Hotel, Corporation Street, Saint Helens

**Number:** 1484999

**Type:** New

**Heritage Category:** Listing

**Address:**

The Swan, Corporation Street, St. Helens, WA10 1ED

County	District	District Type	Parish
	St. Helens	Metropolitan Authority	Non Civil Parish

**Recommendation:** Reject

**Assessment**

**CONTEXT**

Historic England has been asked to assess this public house for listing, prompted by a wider planning application for redevelopment of the area in which it sits as part of the St Helens Transformational Project. The planning application was due to be determined in September 2022 and expires on 19 January 2023. The public house, which lies within the George Street Conservation Area, is proposed for demolition and an open space created on the site for an adjacent upgraded bus station.

**HISTORY & DETAILS**

A building with a different footprint to the present building is depicted in this location on the 1:10,560 first edition Ordnance Survey map published in 1849. The present building was constructed as a coaching inn and first appears on the 1:2500 OS map published in 1894 and is subsequently annotated PH (Public House) on the 1909 1:2500 OS map. The first licensee was a John Holden in 1859, so the building is considered to date from the 1850s.

The two-storey building with cellar occupies a corner site and has a canted corner and two principal street elevations. It is of brick construction, painted white, with black painted-stone dressings set beneath a hipped roof of slate. Window openings are regularly spaced with frames that are mostly C20 replacements. One half of a former paired entrance beneath a bracketed canopy is now blocked.

The interior is plain with few historic features, except for some plain cornices, glazed tiling, and an inner door with etched glass of unclear date. There is also evidence of rooms having been opened out to create larger spaces.

To the rear is a walled yard and an attached single-storey, lean-to brick building with three arched openings and a tall corner chimney.

**DISCUSSION**

The applicant suggests that a small lean-to building attached to the rear is older than the rest of the building and that it houses a forge, referencing the possible presence of C18 cottages on the site and a

livery stable nearby. No firm evidence is provided for the presence of a forge, or for its date. The lean-to attached to the rear of the pub appears to be a later addition.

Based on the information provided, and with reference to the Principles of Selection for Listed Buildings (DCMS, November 2018) and Historic England's Listing Selection Guides (December 2017), the Swan Hotel is not recommended for listing for the following principal reasons:

Degree of Architectural interest:

- \* large numbers of mid- to late-C19 public houses were built and survive in England and only the best examples nationally will be selected for listing;
- \* while competently designed, it is of standard architectural form and construction for a public house of this date, and numerous examples survive better and are of greater interest;
- \* there is no evidence of interior fixtures and fittings of special note, or that an original plan form survives, which is supported by its absence from CAMRA's national inventory of historic pub interiors;
- \* the attached lean-to building is of uncertain date and function and appears later than the public house.

Degree of Historic interest:

- \* there is no known close historic association between a figure or event of national renown and this public house.

CONCLUSION

The Swan Hotel public house is not recommended for listing. However, this assessment is of the building against the necessarily strict criteria applied to buildings being assessed for addition to the statutory List and should not be taken to undermine its interest in a more local context.