

ST HELENS

Place North West
Liverpool City Region
Development Update

St Helens Council
Industry to Ingenuity

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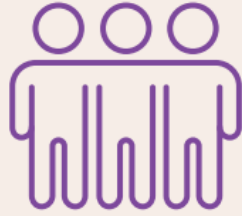
STRATEGIC ANALYSIS



ENSURE CHILDREN
AND YOUNG PEOPLE
HAVE A POSITIVE
START IN LIFE



PROMOTE GOOD
HEALTH, INDEPENDENCE
AND CARE ACROSS
OUR COMMUNITIES



CREATE SAFE
AND STRONG
COMMUNITIES AND
NEIGHBOURHOOD
FOR ALL



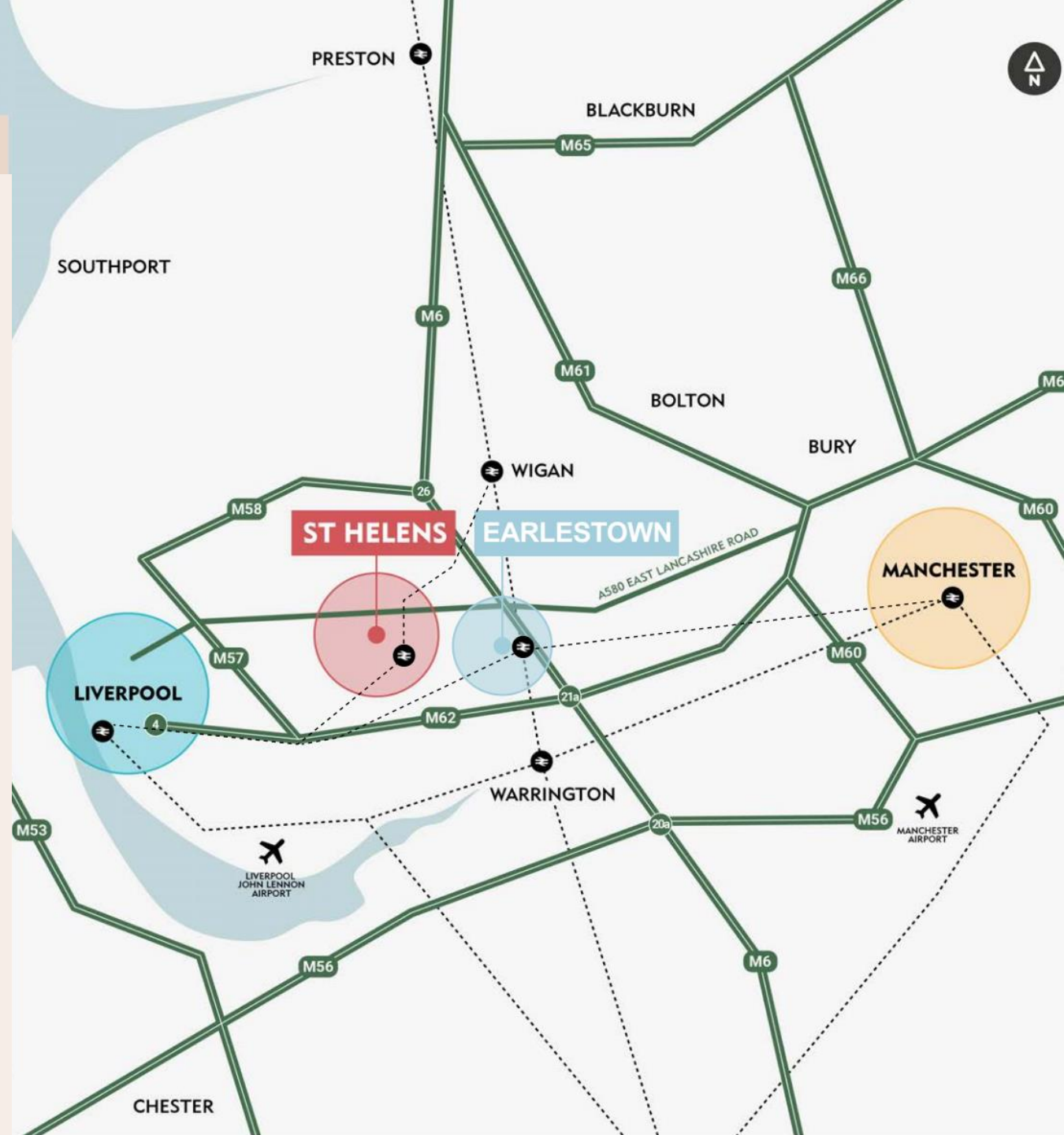
SUPPORT A STRONG,
THRIVING, INCLUSIVE
AND WELL-CONNECTED
LOCAL ECONOMY



CREATE GREEN
AND VIBRANT PLACES
THAT REFLECT OUR
HERITAGE AND CULTURE



BE A
RESPONSIBLE
COUNCIL



Providing the framework to deliver growth and prosperity

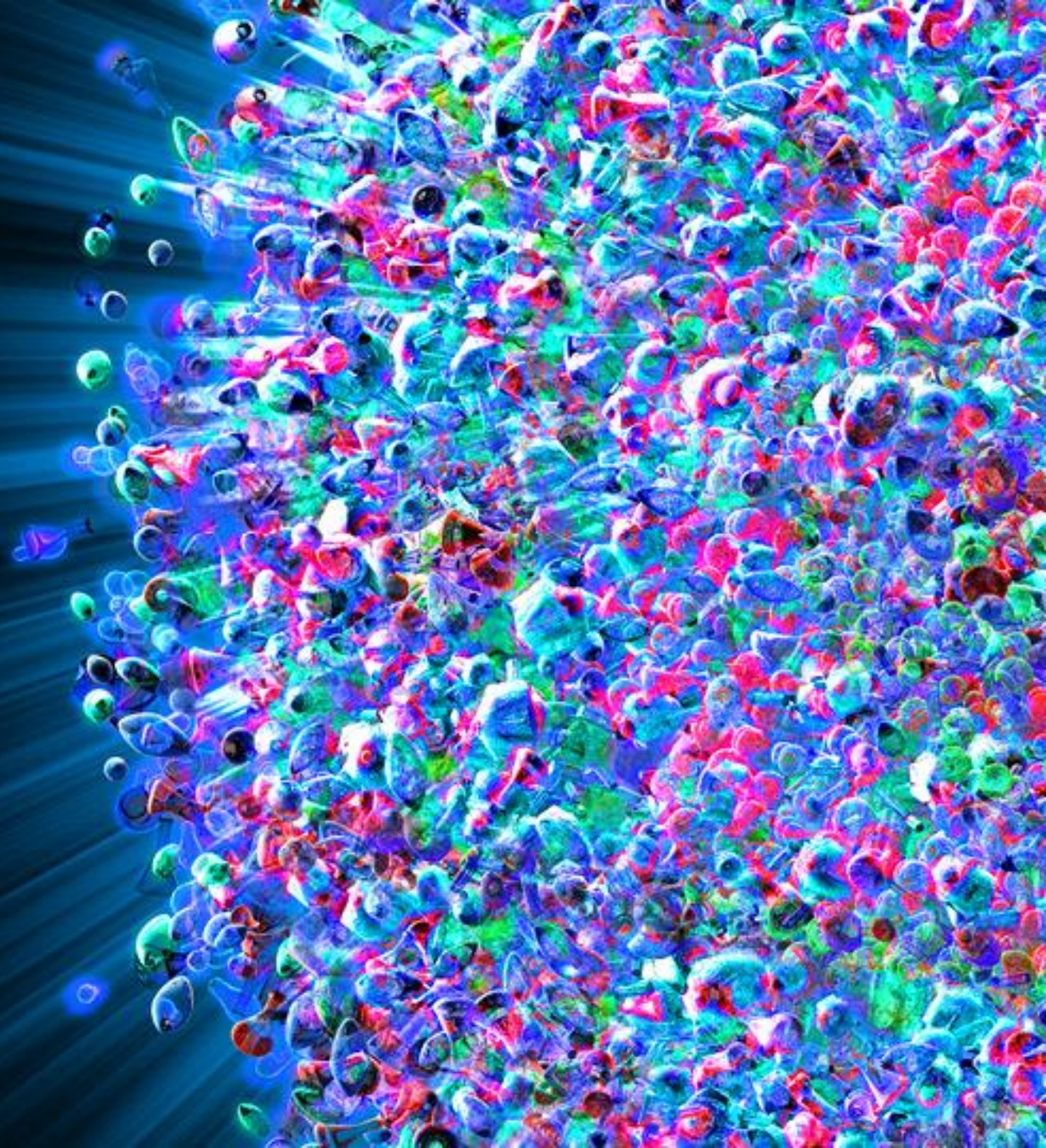


ST HELENS

What is being
delivered.....

just a few highlights

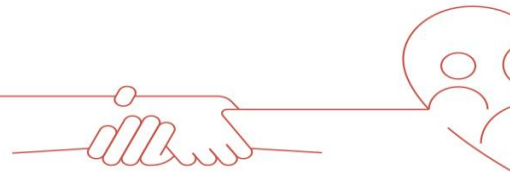
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Liverpool City Region Life Science Investment Zone

St Helens Manufacturing and Innovation Campus, incorporating:

- Glass Futures
- Inovus Headquarters
- Inovus Skills Academy
- Project Halo
- Sina Medical Glass
- Watson Street
- Hynet
- District Heat Network

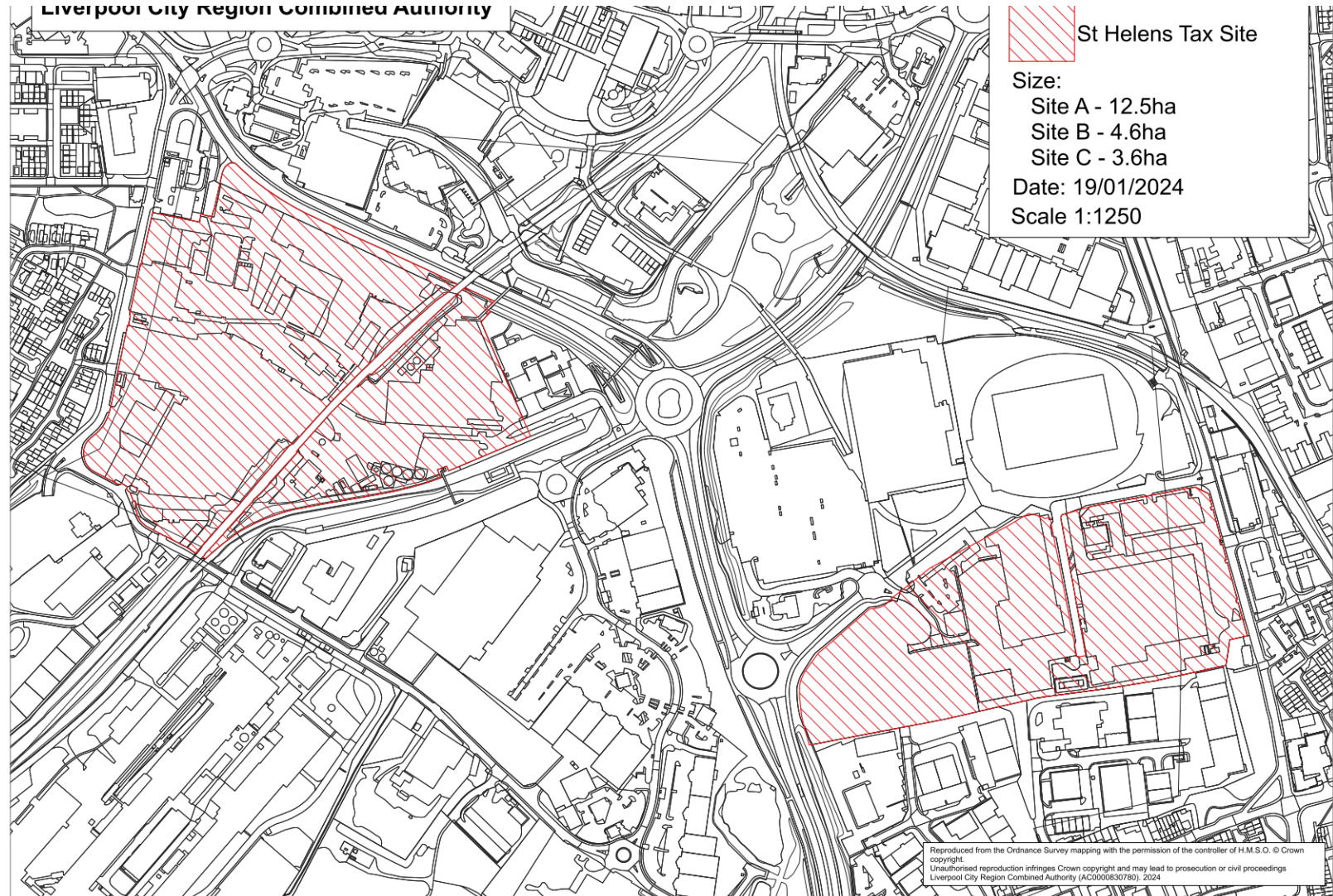


Liverpool City Region
Life Sciences Investment Zone

A Wealth of Life Sciences Innovation and Opportunities



St Helens Investment Zone Tax Sites





Queens Park

Residential

800m / 15min walk

Bus Station

College

Town centre

Station

Retail park

Housing

Watson Street

Stadium

Ravenhead Works

Retail park

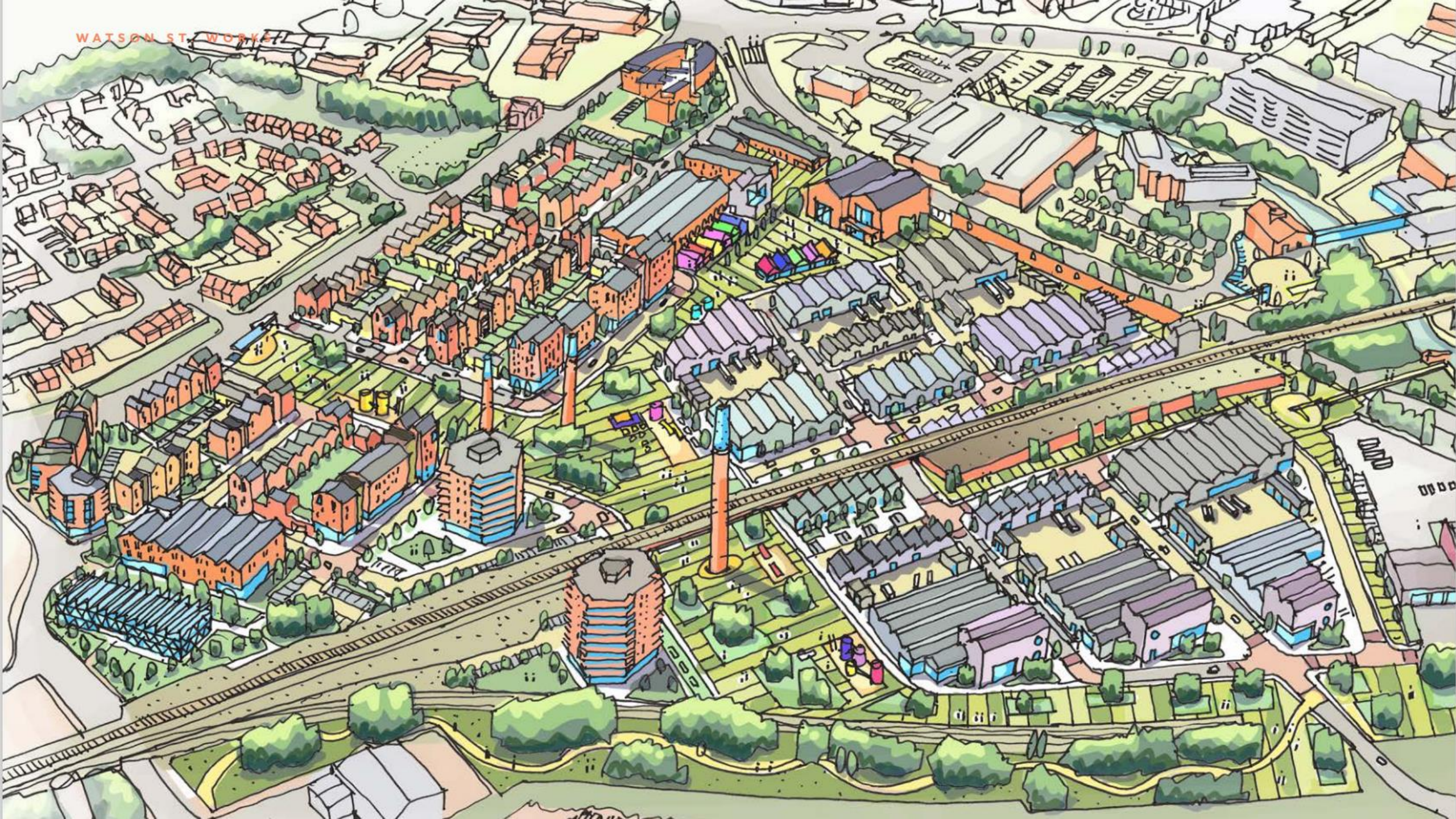
Glass Futures

Greengate Works

Hospital

Watson Street





Project Halo



Site Context





Extent of proposed batter to be dashed green as shown on Tetra Tech Indicative Plot Levels ref: A113210-S1-C-P1
 Public realm zone at key corner
 Motorcycle parking
 Cycle Storage
 Circulation Core
 Enhanced soft landscape to western frontage
 Demountable secondary means of exit
 Potential additional mezzanine

- Site Boundary: 5.09 acres / 2.06 ha
- HV Cable taken from A113210 AC2701 Constraints Plan_P3
- Gas Main & 6m Easement taken from A113210 AC2701 Constraints Plan_P3
- Shaft with 14m no build radius taken from A113210 AC2701 Constraints Plan_P3
- * Denotes implemented EV charging spaces

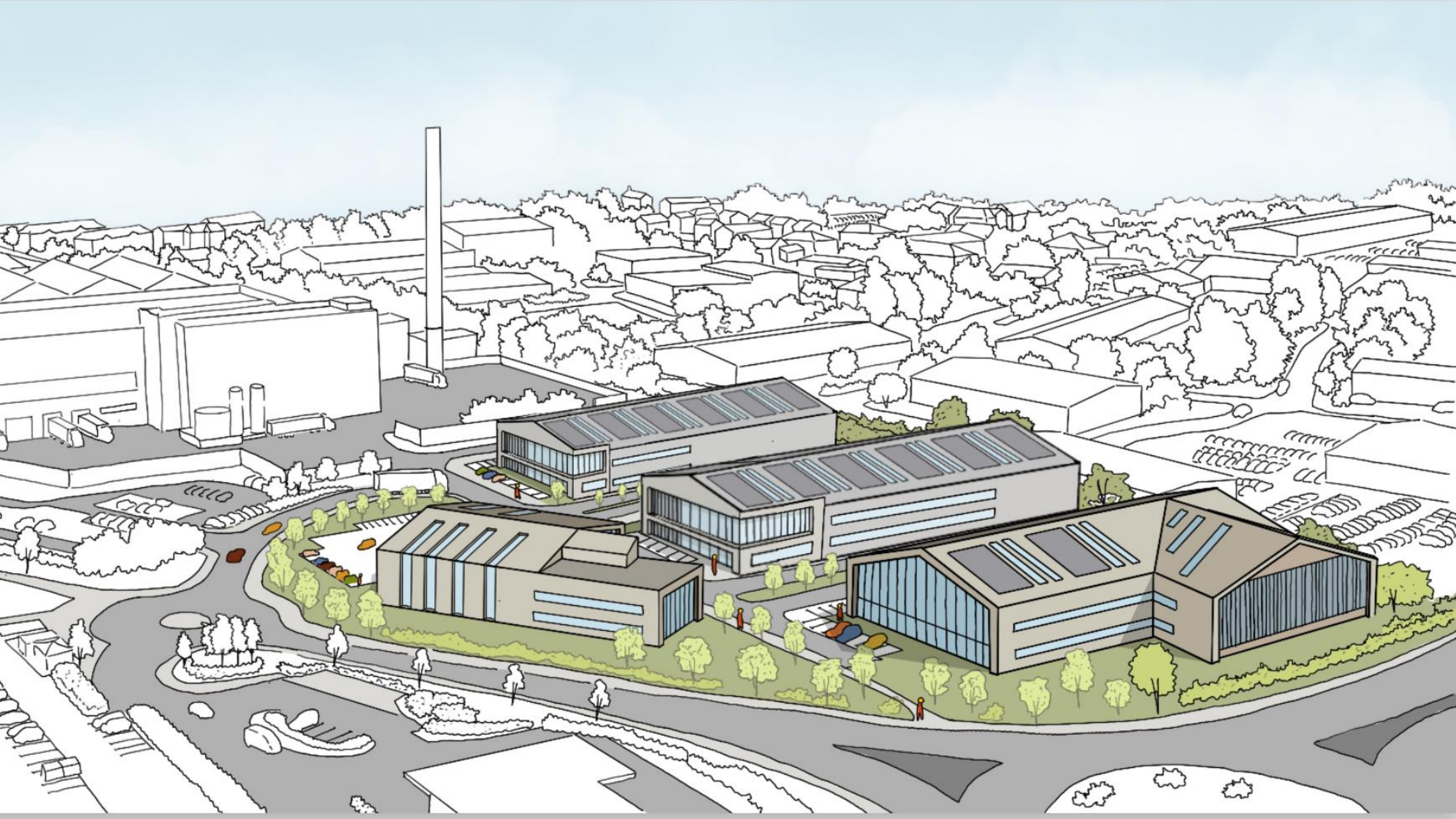
Schedule of Accommodation

| TECH BOX 1 | |
|--|--------------------------------|
| GF Production GIA = | 23,100 ftsq / 2,146 msq |
| FF Office/Lab GIA = | 8,350 ftsq / 775 msq |
| TOTAL GIA = | 31,450 ftsq / 2,922 msq |
| Potential Expansion | 3,600 ftsq / 334 msq |
| FF Mezz GIA = | 3,600 ftsq / 334 msq |
| TOTAL GIA (inc. expansion) = | 35,050 ftsq / 3,256 msq |
| Parking: 40 no. parking spaces (inc. 2 acc.) | |
| TECH BOX 2 | |
| GF Production GIA = | 19,375 ftsq / 1,800 msq |
| FF Office/Lab GIA = | 4,800 ftsq / 446 msq |
| TOTAL GIA = | 24,175 ftsq / 2,246 msq |
| Parking: 40 no. parking spaces (inc. 2 acc.) | |
| TECH BOX 3 | |
| GF Production GIA = | 19,375 ftsq / 1,800 msq |
| FF Office/Lab GIA = | 2,400 ftsq / 223 msq |
| TOTAL GIA = | 21,775 ftsq / 2,023 msq |
| Parking: 34 no. parking spaces (inc. 2 acc.) | |
| TECH BOX 4 | |
| GF Production GIA = | 9,675 ftsq / 899 msq |
| GF Office/Lab GIA = | 3,625 ftsq / 337 msq |
| FF Office/Lab GIA = | 3,625 ftsq / 337 msq |
| TOTAL GIA = | 16,925 ftsq / 1,573 msq |
| Parking: 17 no. parking spaces (inc. 2 acc.) | |
| TOTAL (excl. expansion) = | 94,325 ftsq / 8,764 msq |
| TOTAL (inc. expansion) = | 97,925 ftsq / 9,098 msq |
| Total Parking: 131 no. parking spaces (inc. 8 acc.) | |

CDM 2015
 Client notified of cases: Ibc
 Principal Designer: Ibc
 Unless noted below, all known hazards have been highlighted on the drawing.

| | | | |
|--|------------------|-----------|-------------|
| P2 | 04/04/24 | ES | AL |
| Unit 1 expansion included in base build, landscape zones revised | | | |
| P1 | 03/04/24 | ES | AL |
| Initial Issue | | | |
| REV | Date | Drawn by: | Checked by: |
| Status | Purpose of Issue | | |
| S2 | For Information | | |
| drawing stage | Feasibility | | |
| client | | | |

Network Space
 Project
 Project Halo
 St. Helens Investment Zone



05. OUR VISION, OBJECTIVES & STRATEGY

SPATIAL STRATEGY

Our Towns Fund projects are located within St Helens Town Centre and spatially are in three key areas:

- 1 **South of the Linkway/Peasley Cross**
Glass Futures Phase 2, Cannington Shaw as a proposed visitor centre, and the 'Concrete Collar' element of the 'Connected Places' project.
- 2 **Church Square/High Street/St Mary's**
Town Centre Regeneration/Living project and St Helens Heritage World
- 3 **Civic Quarter**
Healthy Communities and Connected Places project (related to the bus and train station)

Whilst not depicted in Figure 15, the digital infrastructure project cuts across the whole of the Town Fund area.

PROJECT A
Glass Futures Phase 2

PROJECT B
Town Centre Regeneration and Living

PROJECT C
St Helens Heritage World

PROJECT D
Healthy Communities

PROJECT E
Connected Places

- Creating Strong Pedestrian Links
- Transport Nodes
- Green Bus Route to Liverpool
- Major Road
- Improved Link and Public Realm

St Helens Town Deal



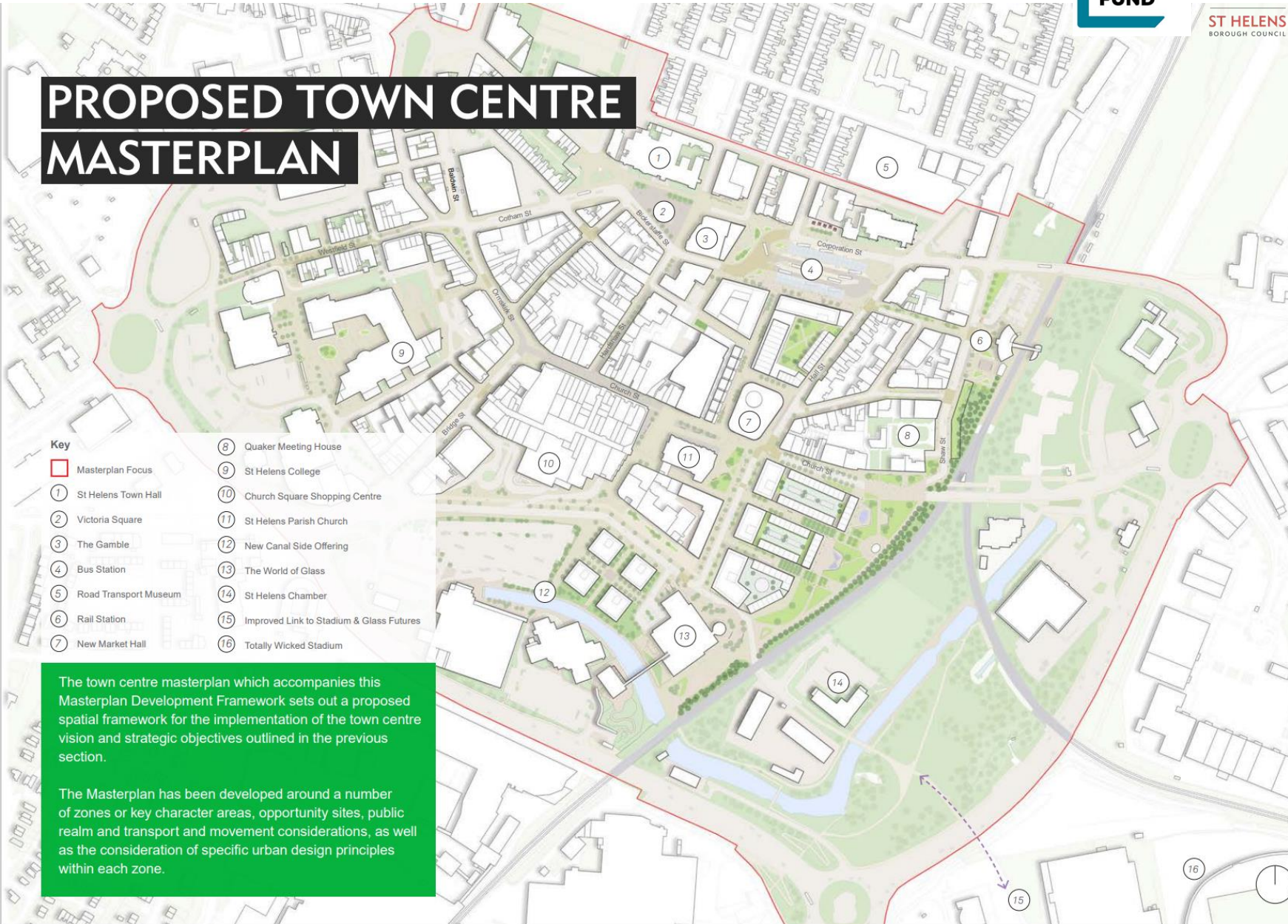
Figure 15: Spatial Plan

St Helens Town Centre



ST HELENS
BOROUGH COUNCIL

PROPOSED TOWN CENTRE MASTERPLAN



The town centre masterplan which accompanies this Masterplan Development Framework sets out a proposed spatial framework for the implementation of the town centre vision and strategic objectives outlined in the previous section.

The Masterplan has been developed around a number of zones or key character areas, opportunity sites, public realm and transport and movement considerations, as well as the consideration of specific urban design principles within each zone.





ANOTHER
£20
 MILLION
 SECURED



Earlestown Town Centre

PROPOSED MASTERPLAN



- Key**
- Masterplan Focus
 - Earlestown Town Hall
 - Earlestown Police Station
 - Proposed Market Hall
 - Market Square
 - Wilko
 - Tesco
 - Royal Mail Delivery Office
 - Potential Transport Hub
 - Improved Rail Station

Local Plan Strategic Sites

Figure 4.2: Key Diagram

- Borough Boundary
- Key Settlements
- Other Settlements (Non Key)
- ★ Major Employment in Neighbouring Boroughs
- Green Belt
- ▨ Major Greenspaces, Links and Bold Forest Park
- Town Centres
- ⊙ St Helens RLFC Stadium
- 🐎 Haydock Racecourse
- ⊙ Dearn

Broad Development Locations

- New Housing
- ▨ Bold Forest Garden Suburb
- ▨ Post 2037 Housing Safeguard
- New Employment
- ▨ Post 2037 Employment Safeguard
- ▨ Parkside East
- ▨ Parkside West

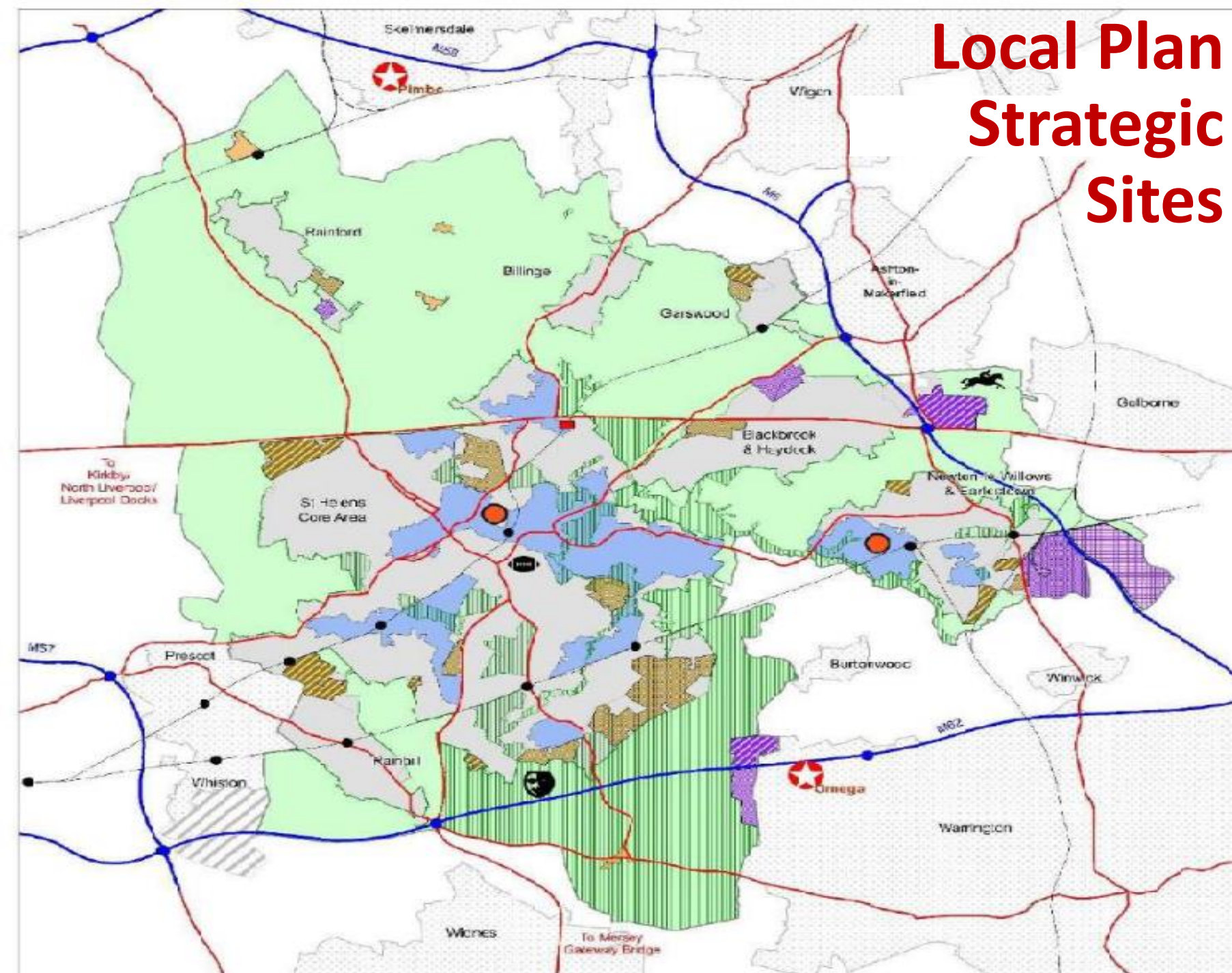
Index Multiple Deprivation (2015)

- Urban Areas with 10 Percent Highest Deprivation Nationally (2015)

Infrastructure

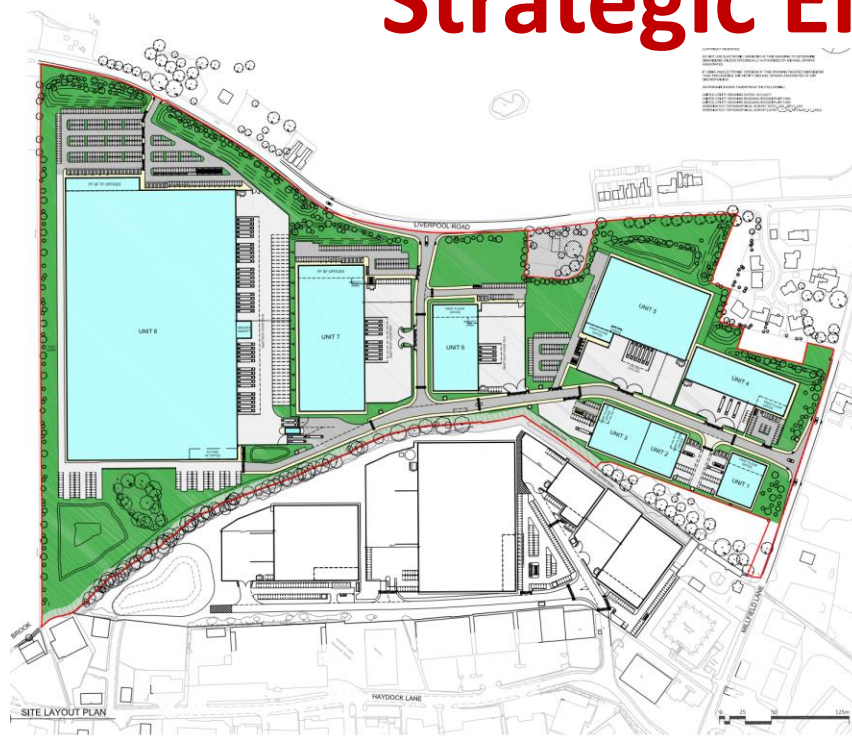
- Proposed New Rail Station
- Proposed New Rail Line
- Motorway
- A-Road
- Railways

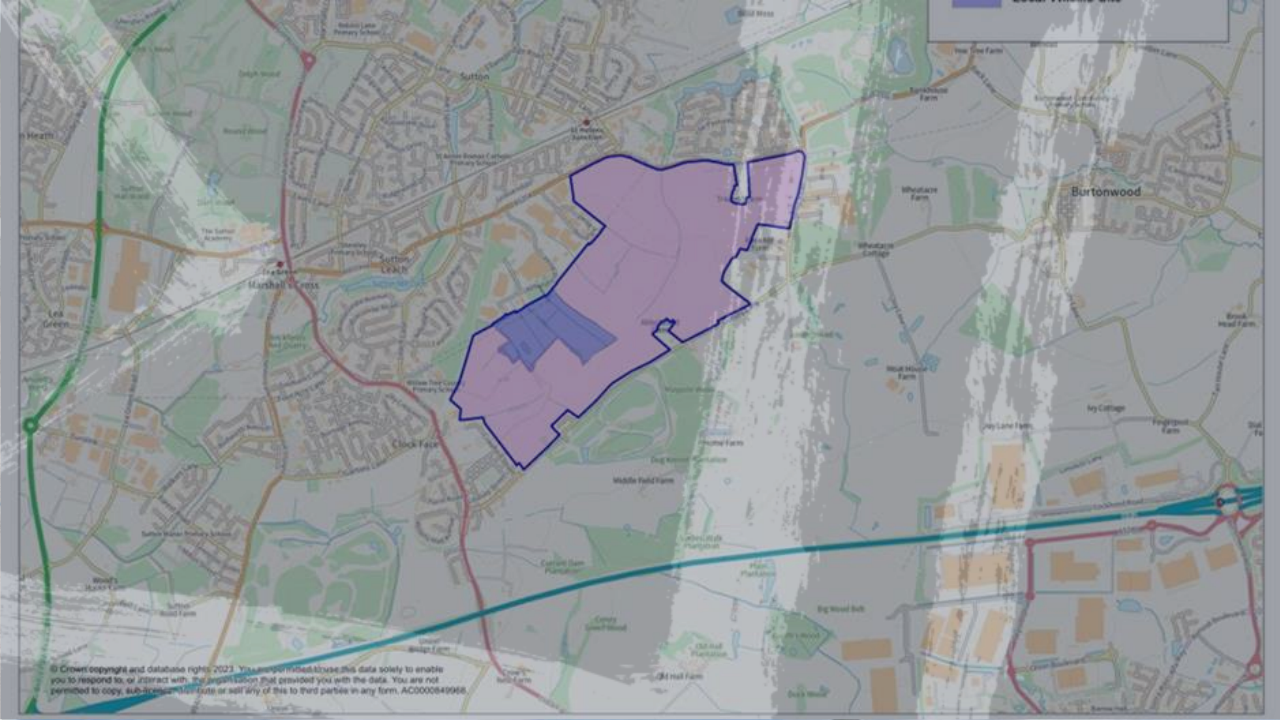
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Strategic Employment Sites (Including Freeport)

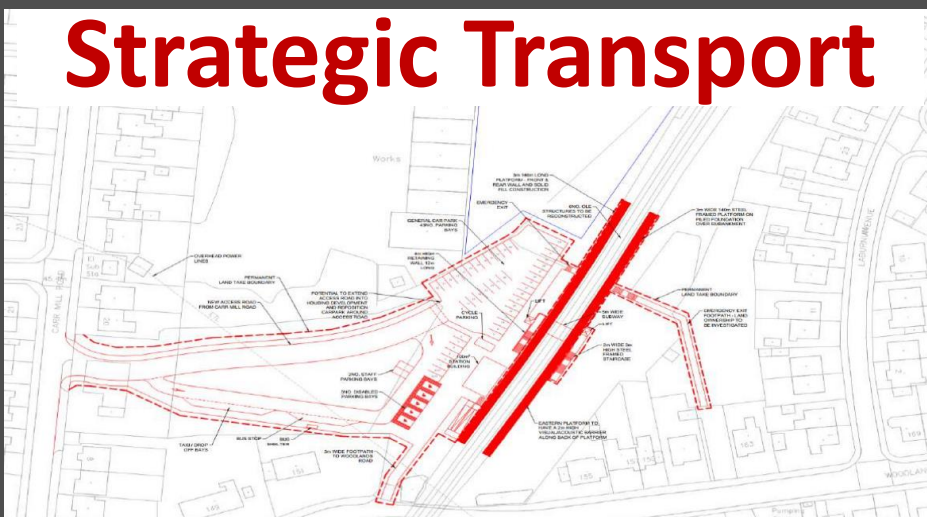




Strategic Housing Sites



Strategic Transport



- Legend**
- St Helens Borough Council Boundary
 - LCR LCWIP Schemes
- St Helens LCWIP Schemes**
- A580 Carr Mill to Wigan Boundary
 - Billinge to Haydock Industrial Estate
 - Billinge to St Helens Town Centre
 - Clock Face to Omega Business Park
 - Earlestown to Haydock
 - Earlestown to Omega Business Park
 - Eccleston to St Helens Town Centre
 - Haydock to St Helens Town Centre
 - Jubits Lane
 - Lea Green to Whiston Hospital
 - Newton Le Willows to Parkside Development
 - Nutgrove to Whiston Hospital
 - Parr to St Helens Town Centre
 - Rainford Station to Rainford
 - Rainford to St Helens Town Centre
 - St Helens Junction to Town Centre
 - St Helens Town Centre
 - Sutton Leach to Lea Green
 - Sutton Manor to Peasley Cross
 - Thatto Heath to St Helens Town Centre

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Thank You

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