

Copyright of this drawing is vested in Jon Matthews Architects and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. Do not scale from this drawing.

All Contractors must visit the site and are responsible for taking and checking all dimensions relative to their work. Jon Matthews Architects are to be advised of any variation between drawings and site conditions.

Electronic data/ drawings issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only' from those values stated in text, on the drawings.

CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified. refer to relevant Key/ Schedule/ Designers Risk Assessment

Key Plan:



- Key**
- Planning Application Boundary
 - Demolition
 - Culvert and 8m easment

Rev: | Date: | Details:

Jon Matthews Architects
 22 City Tower, Piccadilly Plaza, New York St, Manchester, M1 4BT

Project:
 St Helens Masterplan

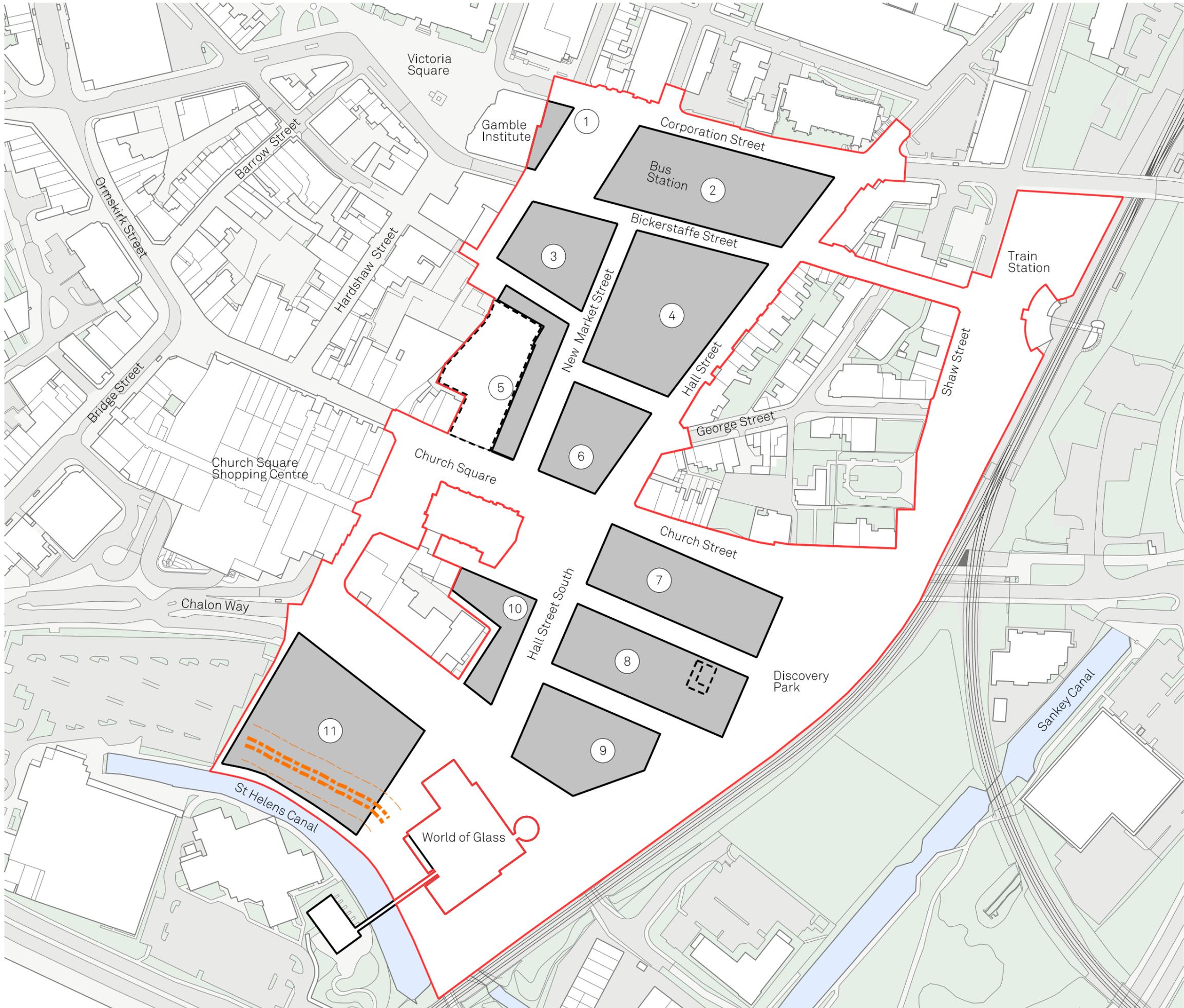
Title:
 Demolition Plan

Scale: 1:2000 @ A3 Origin Date: 01.07.2021 Drawn: HB Checked: SA

Status:
 Information

Project: 139 Drawing No: MPS_04_1211 Rev: C





Copyright of this drawing is vested in Jon Matthews Architects and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. Do not scale from this drawing.

All Contractors must visit the site and are responsible for taking and checking all dimensions relative to their work. Jon Matthews Architects are to be advised of any variation between drawings and site conditions.

Electronic data/drawings issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only' from those values stated in text, on the drawings.

CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key/ Schedule/ Designers Risk Assessment

Key Plan:



- Key
- Site boundary
 - Development plots
 - Buildings to be retained
 - Culvert and 8m easment

Rev: | Date: | Details: _____

Jon Matthews Architects
22 City Tower, Piccadilly Plaza, New York St, Manchester, M1 4BT

Project:
St Helens Masterplan

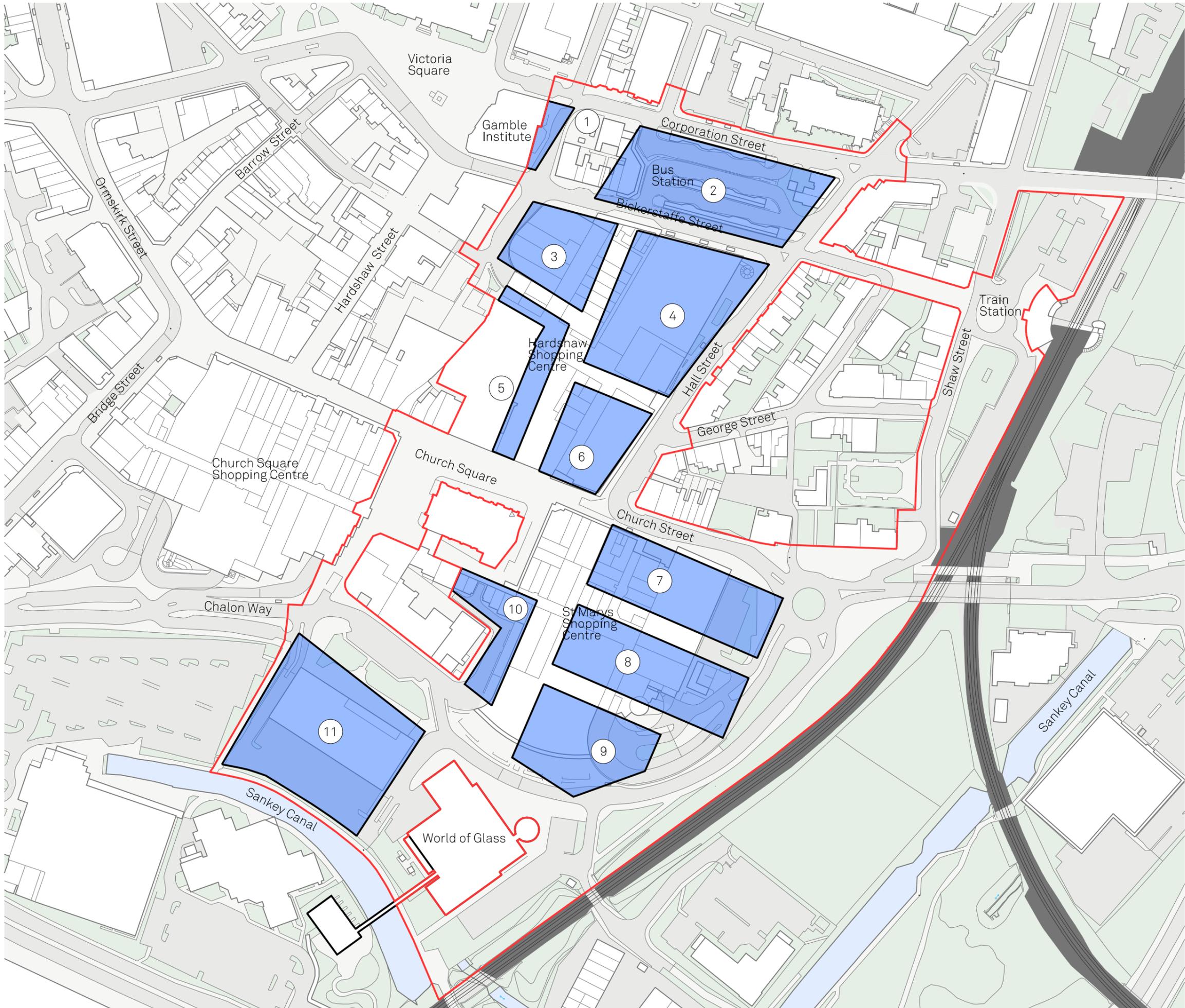
Title:
Parameters Plan
Development Plots

Scale:	Origin Date:	Drawn:	Checked:
1:2000 @ A3	04.11.2021	SA	SA

Status:
Information

Project:	Drawing No:	Rev:
139	MPS_04_2209	E





Copyright of this drawing is vested in Jon Matthews Architects and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. Do not scale from this drawing.

All Contractors must visit the site and are responsible for taking and checking all dimensions relative to their work. Jon Matthews Architects are to be advised of any variation between drawings and site conditions.

Electronic data/drawings issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only' from those values stated in text, on the drawings.

 CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified. refer to relevant Key/ Schedule/ Designers Risk Assessment

Key Plan:



- Key
- Planning Application Boundary
 - Development Plots

Illustrative - Not for Approval

Rev:	Date:	Details:
------	-------	----------

Jon Matthews Architects
 22 City Tower, Piccadilly Plaza, New York St, Manchester, M1 4BT

Project:
 St Helens Masterplan

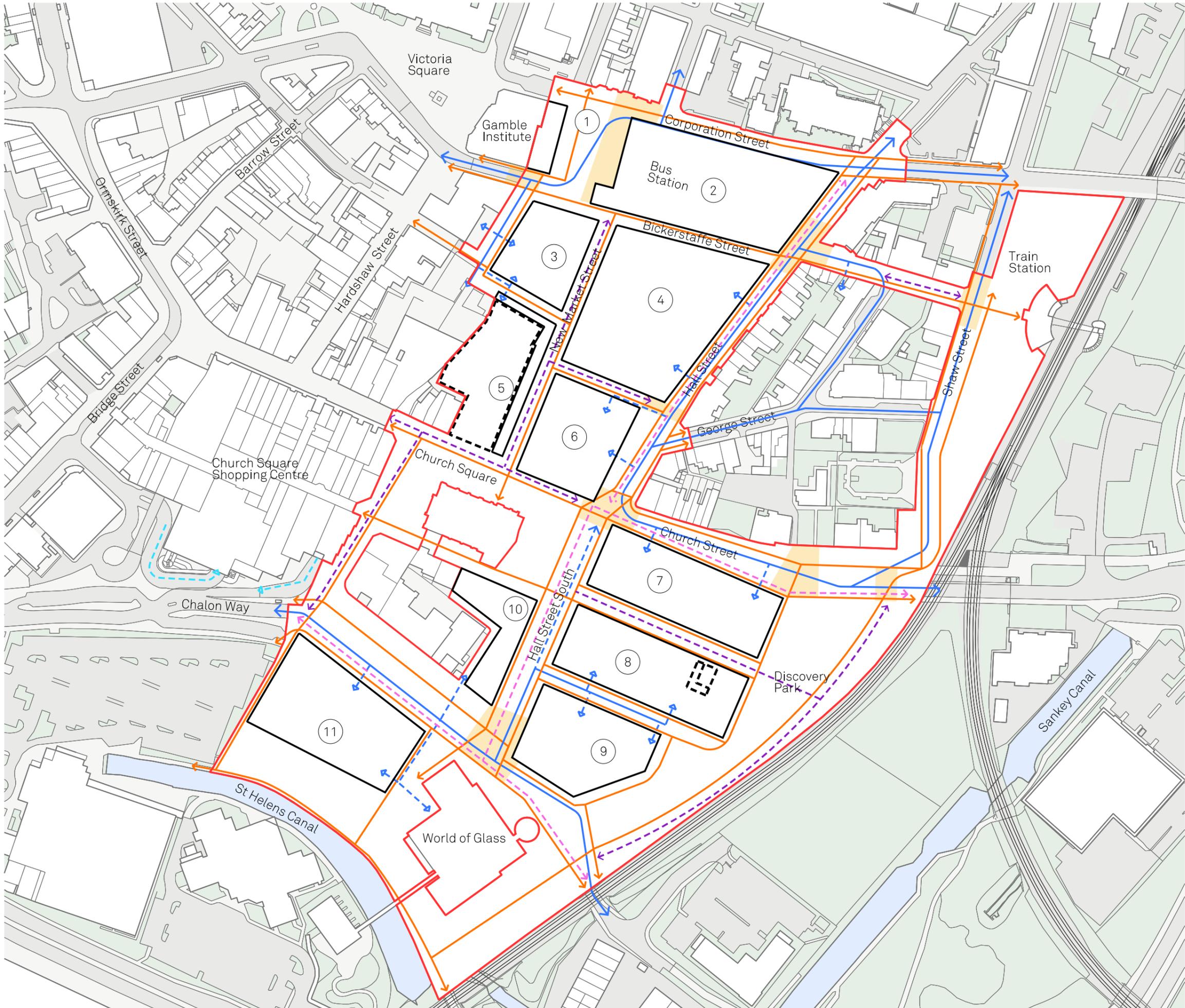
Title:
 Existing Site Plan Overlay Plan
 Showing Development Plots

Scale:	Origin Date:	Drawn:	Checked:
1:2000 @ A3	19.01.2022	SA	SA

Status:
 Information

Project:	Drawing No:	Rev:
139	MPS_04_1212	





Copyright of this drawing is vested in Jon Matthews Architects and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. Do not scale from this drawing.

All Contractors must visit the site and are responsible for taking and checking all dimensions relative to their work. Jon Matthews Architects are to be advised of any variation between drawings and site conditions.

Electronic data/ drawings issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only' from those values stated in text, on the drawings.

CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key/ Schedule/ Designers Risk Assessment

Key Plan:



Key

- ▭ Site boundary
- Vehicular route
- - - Designated cycle lane
- - - Cycle route in pedestrianized area
- Pedestrian route
- - - Controlled vehicular access
- ▶ Vehicular access on this elevation
- - - Existing controlled vehicular access
- ▭ Key pedestrian crossing treatment
- ▭ Buildings to be retained

NOTE:
New Market Street and Bickerstaffe Street to achieve a minimum of 12m between buildings.

Rev:	Date:	Details:
------	-------	----------

Jon Matthews Architects
22 City Tower, Piccadilly Plaza, New York St, Manchester, M1 4BT

Project:
St Helens Masterplan

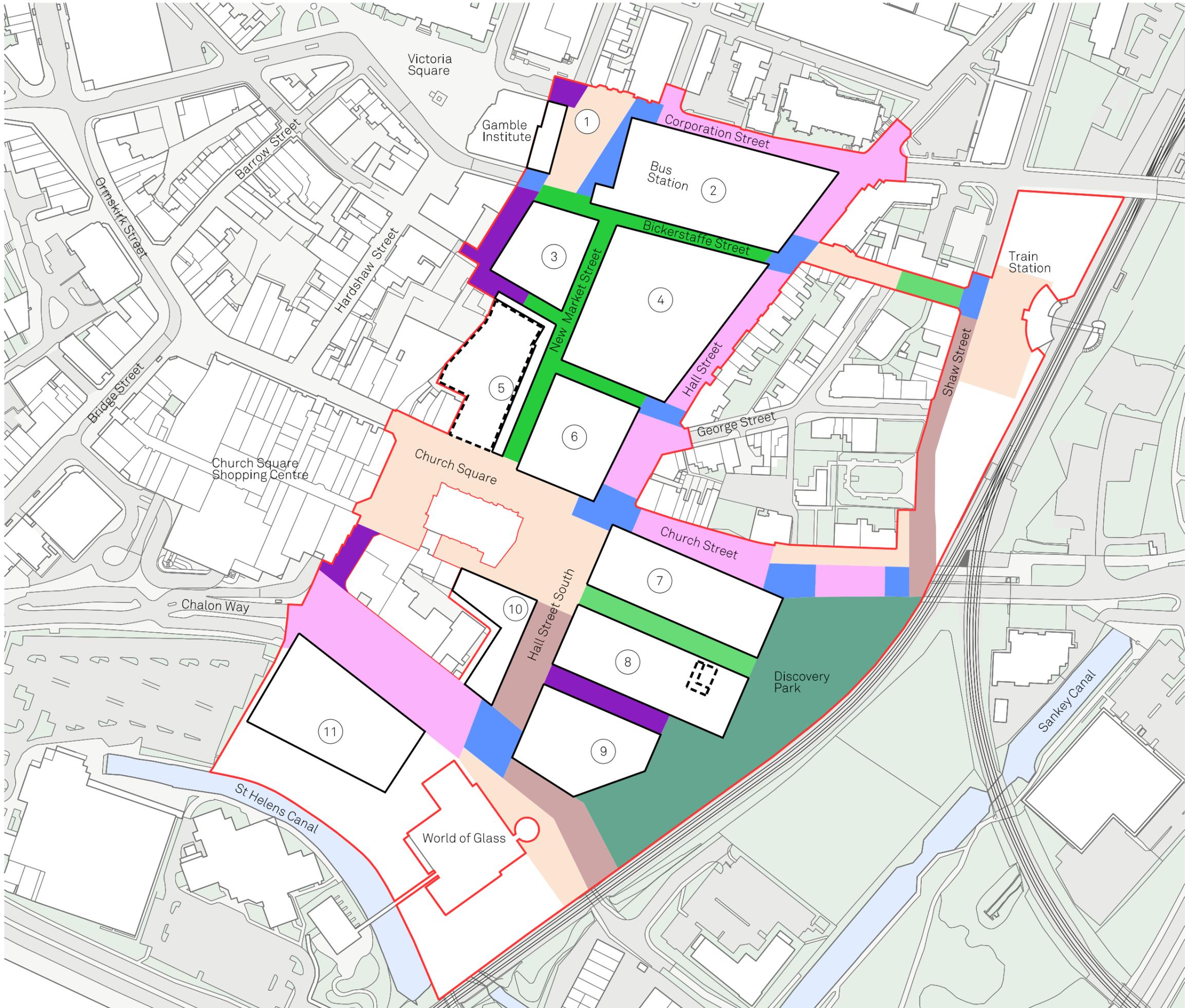
Title:
Parameters Plan
Access and Movement

Scale:	Origin Date:	Drawn:	Checked:
1:2000 @ A3	03.11.2021	SA	SA

Status:
Information

Project:	Drawing No:	Rev:
139	MPS_04_2214	N





Copyright of this drawing is vested in Jon Matthews Architects and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. Do not scale from this drawing.

All Contractors must visit the site and are responsible for taking and checking all dimensions relative to their work. Jon Matthews Architects are to be advised of any variation between drawings and site conditions.

Electronic data/drawings issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only' from those values stated in text, on the drawings.

CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key/ Schedule/ Designers Risk Assessment.

Key Plan:



Key

- Site boundary
- Predominantly hard public open space (with vehicle access where required)
- Predominantly soft public open space
- Key pedestrian crossing treatment
- Primary vehicle street
- Secondary vehicle street
- Tertiary vehicle street
- Pedestrian Street
- Buildings to be retained
- Culvert and 8m easment

NOTE:
New Market Street and Bickerstaffe Street to achieve a minimum of 12m between buildings.

A 24.06.22 Updated following landscape comments.

Rev:	Date:	Details:
------	-------	----------

Jon Matthews Architects
22 City Tower, Piccadilly Plaza, New York St, Manchester, M1 4BT

Project:
St Helens Masterplan

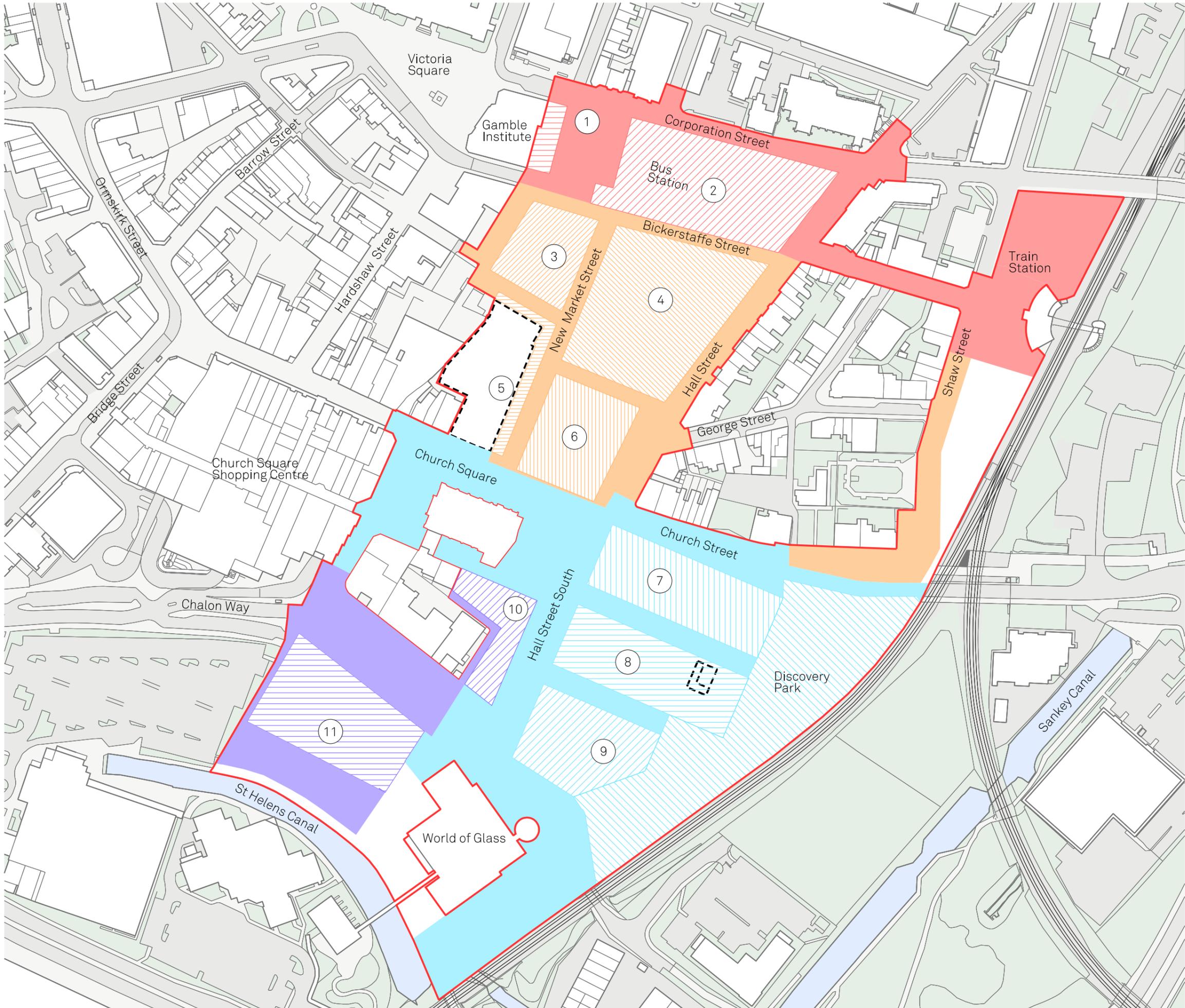
Title:
Parameter Plan
Public Realm

Scale:	Origin Date:	Drawn:	Checked:
1:2000 @ A3	03.11.2021	SA	SA

Status:
Information

Project:	Drawing No:	Rev:
139	MPS_04_2215	B





Copyright of this drawing is vested in Jon Matthews Architects and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. Do not scale from this drawing.

All Contractors must visit the site and are responsible for taking and checking all dimensions relative to their work. Jon Matthews Architects are to be advised of any variation between drawings and site conditions.

Electronic data/drawings issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only' from those values stated in text, on the drawings.

CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified. refer to relevant Key/ Schedule/ Designers Risk Assessment

Key Plan:



Key

- Site boundary
- Existing Buildings Retained
- Delivery Zone 1 - Public Realm
- Delivery Zone 1 - Plot 1
- Delivery Zone 1 - Plot 2
- Delivery Zone 1 - Station Car Park
- Delivery Zone 2 - Public Realm
- Delivery Zone 2 - Plot 3
- Delivery Zone 2 - Plot 4
- Delivery Zone 2 - Plot 5
- Delivery Zone 2 - Plot 6
- Delivery Zone 3 - Public Realm
- Delivery Zone 3 - Discovery Park
- Delivery Zone 3 - Plot 7
- Delivery Zone 3 - Plot 8
- Delivery Zone 3 - Plot 9
- Delivery Zone 4 - Public Realm
- Delivery Zone 4 - Plot 10
- Delivery Zone 4 - Plot 11

Illustrative - Not for Approval

Rev: | Date: | Details: _____

Jon Matthews Architects

22 City Tower, Piccadilly Plaza, New York St, Manchester, M1 4BT

Project:
St Helens Masterplan

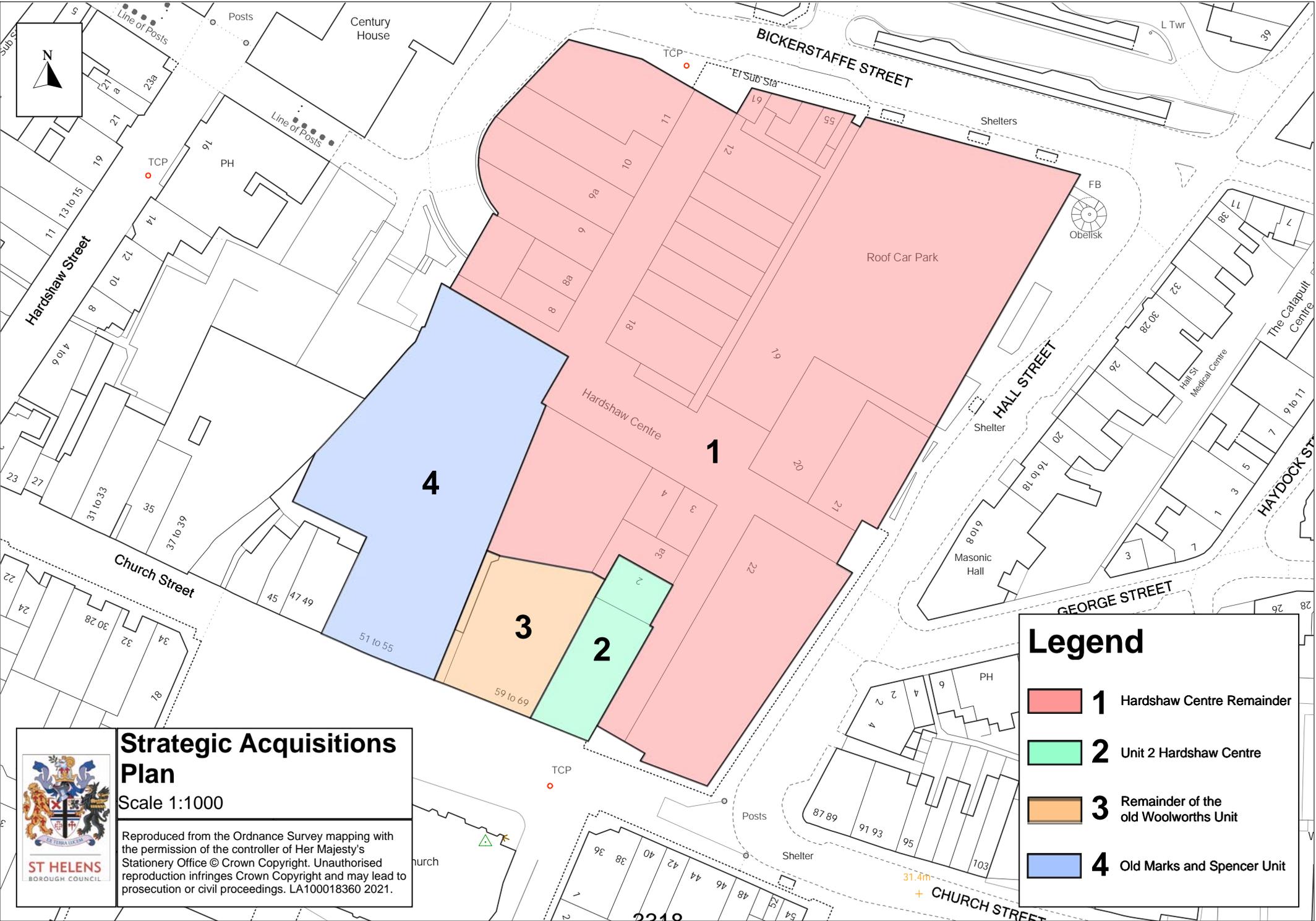
Title:
Illustrative Phasing Plan

Scale:	Origin Date:	Drawn:	Checked:
1:2000 @ A3	10.01.2022	SA	SA

Status:
Information

Project:	Drawing No:	Rev:
139	MPS_04_2216	D





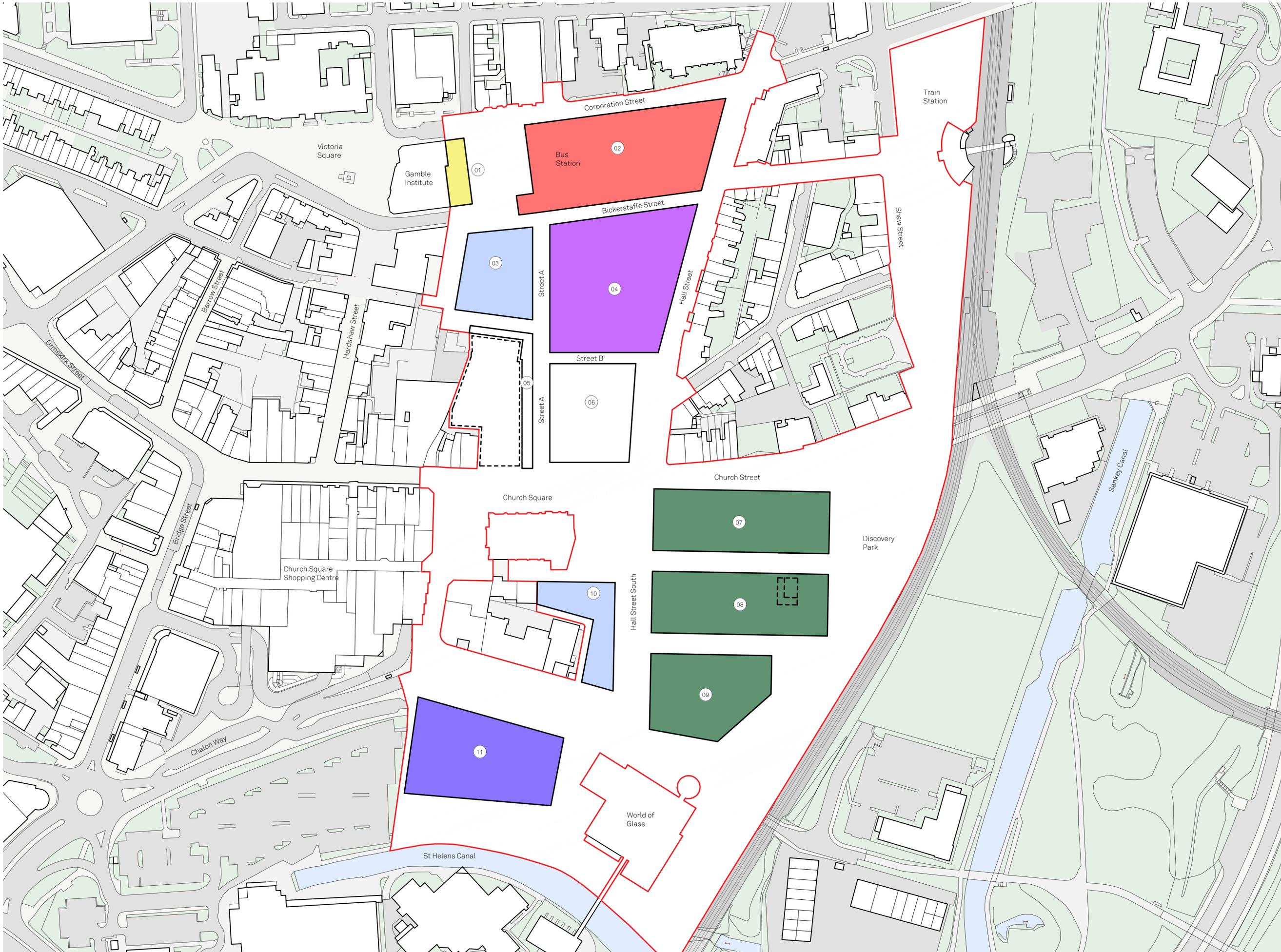
Strategic Acquisitions Plan

Scale 1:1000

Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. LA100018360 2021.

Legend

- 1** Hardshaw Centre Remainder
- 2** Unit 2 Hardshaw Centre
- 3** Remainder of the old Woolworths Unit
- 4** Old Marks and Spencer Unit



- Copyright of this drawing is owned by Jon Matthews Architects and it must not be copied or reproduced without written consent. Special attention should be given to the drawing for the use of the drawing.
- All dimensions must read the site and are responsible for taking and checking all dimensions relative to the work. Jon Matthews Architects are to be advised of any variation between drawings and the site.
- Dimensions shall be shown as total only and should not be managed for measurement as dimensions will vary due to the nature of the ground. Dimensions shall be shown in the drawing.
- CONSTRUCTION: It is considered that the proposed works are within the scope of a Construction Contract and as such the usual fixtures have been identified, refer to relevant Building Regulations for details.
- MASTERPLAN KEY**
- Site Boundary
 - Use Class E (g)(i-ii)
 - Use Class C3
 - Use Class E (a-f), F1 (b-e), F2 (b) Sui Generis (drinking establishments)
 - Use Class E (g)(i-ii), C3
 - Use Class C1, C3
 - Sui Generis - Bus Station
 - Buildings to be retained

Use Class	Use
C1	Hotel
C3	Residential
E (a)	Retail
E (b)	Food & drink
E (a-f)	Retail Food & drink Financial/ professional/ other services Sport/ recreation/ fitness Medical/ health service Creche/ nursery/ day care
E (g)(i-ii)	Office Research & development
F1 (b-e)	Art gallery Museum Library Public hall/ exhibition hall
F2 (b)	Hall/ meeting place for community use
Sui Generis	In this case refers to: Bus Station Drinking establishment

K 09.03.23 Plot 6 moved north and Plot 4 boundary moved north to suit

Rev. Date Details



Jon Matthews Architects
 Union, 2-10 Albert Square, Manchester, M2 6LW

Project:
 St Helens Phase 1
 Masterplan

Title:
 Parameters Plan
 Upper Floor Uses

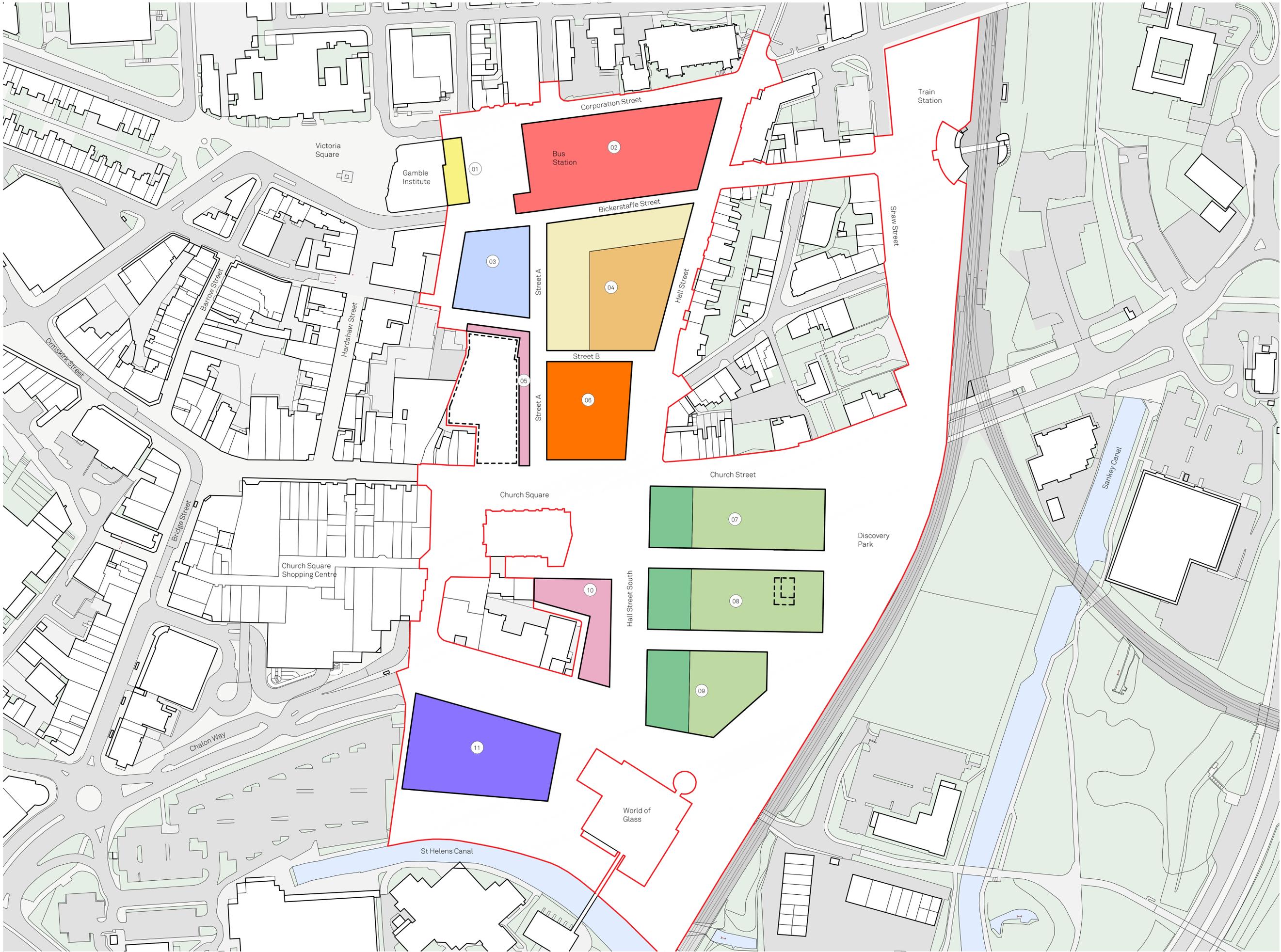
Scale: 1:1000 @ A1 Origin Date: November 21 HM Drawn: SA Checked: SA

Status:
 Information

Drawing No:
 MPS_04_2211

Rev:
 K





- MASTERPLAN KEY**
- Site Boundary
 - Use Class E (g)(i-ii), E (b) 200m2 max
 - Use Class C1, C3, E (a-f), Sui Generis (drinking establishments)
 - Use Class C1, E (a-f), Sui Generis (drinking establishments, ancillary bus station facilities)
 - Use Class E (a-f), F1 (b-e), F2 (b), Sui Generis (drinking establishments, ancillary bus station facilities)
 - Use Class E (a-f), E (g)(i-ii), C3
 - Use Class E (a-f), Sui Generis (drinking establishments)
 - Use Class C3, E (a-f), Sui Generis (drinking establishments)
 - Use Class E (a-f), Sui Generis (drinking establishments)
 - Use Class E (a) & E (b), Sui Generis (drinking establishments)
 - Sui Generis - Bus Station
Use Class E (a-f) 150m2 max
 - Buildings to be retained

Use Class	Use
C1	Hotel
C3	Residential
E (a)	Retail
E (b)	Food & drink
E (a-f)	Retail Food & drink Financial/ professional/ other services Sport/ recreation/ fitness Medical/ health service Creche/ nursery/ day care
E (g)(i-ii)	Office Research & development
F1 (b-e)	Art gallery Museum Library Public hall/ exhibition hall
F2 (b)	Hall/ meeting place for community use
Sui Generis	In this case refers to: Bus Station Drinking establishment

K 09.03.23 Plot 6 moved north and Plot 4 boundary moved north to suit

Rev. Date Details



Jon Matthews Architects
 Union, 2-10 Albert Square, Manchester, M2 6LW

Project:
 St Helens Phase 1
 Masterplan

Title:
 Parameters Plan
 Ground Floor Uses

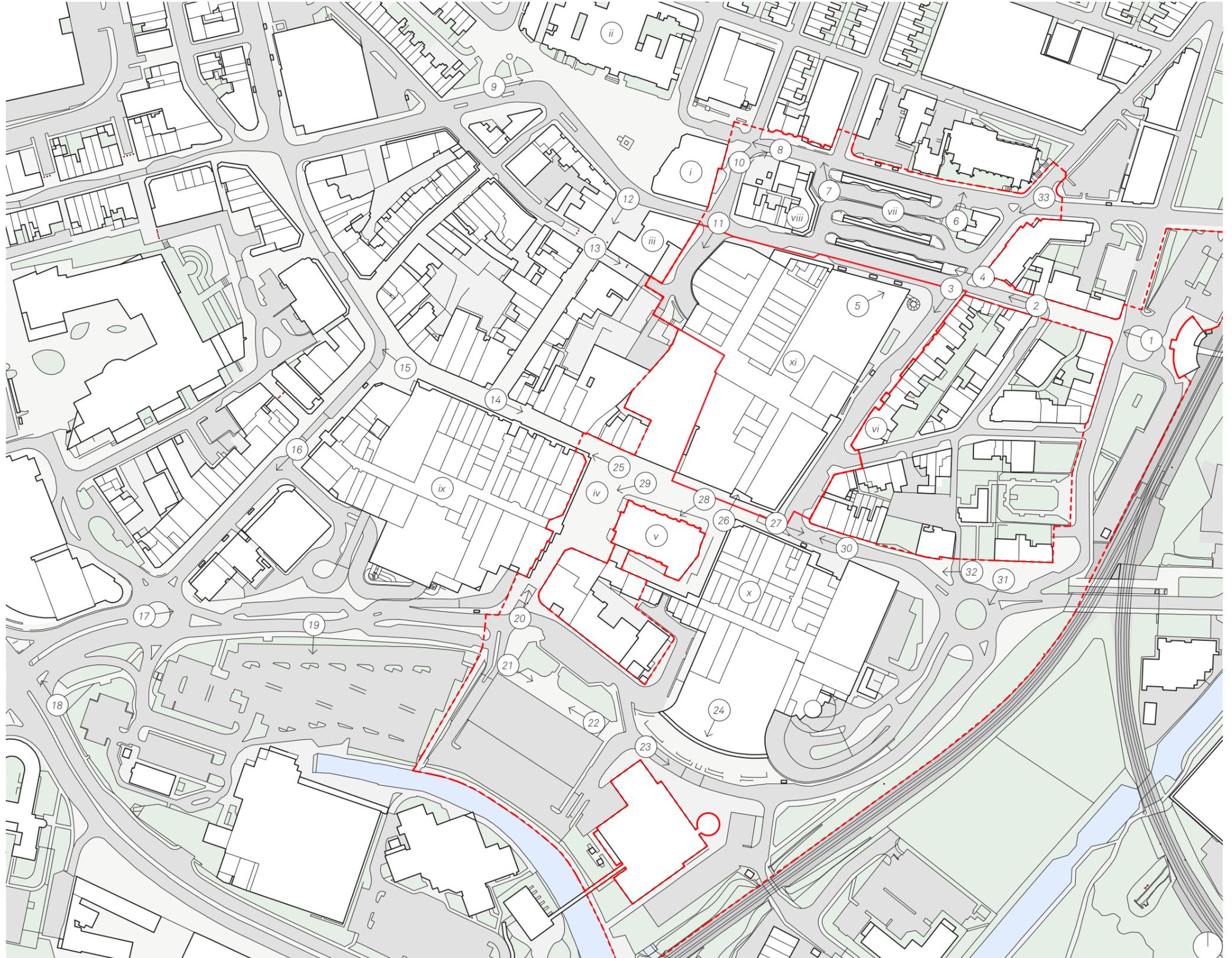
Scale: 1:1000 @ A1 Origin Date: Drawn: Checked: SA
 November 21 HM

Status:
 Information

Drawing No: MPS_04_2210 Rev: K



The St Helens Borough Council
Compulsory Purchase Order 2022
Existing Town Centre Photographs
and Location Plan



Key

 Phase 1 Application Boundary

- | | |
|--------------------|-----------------------------------|
| i. Gamble Building | vii. Bus Station |
| ii. Town Hall | viii. Ticket Office |
| iii. Century House | ix. Church Square Shopping Centre |
| iv. Church Square | x. St Mary's Shopping Centre |
| v. Parish Church | xi. Hardshaw Centre |
| vi. Masonic Hall | |



































































Simple, elegant design.