

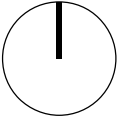
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CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key/ Schedule/ Designers Risk Assessment

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

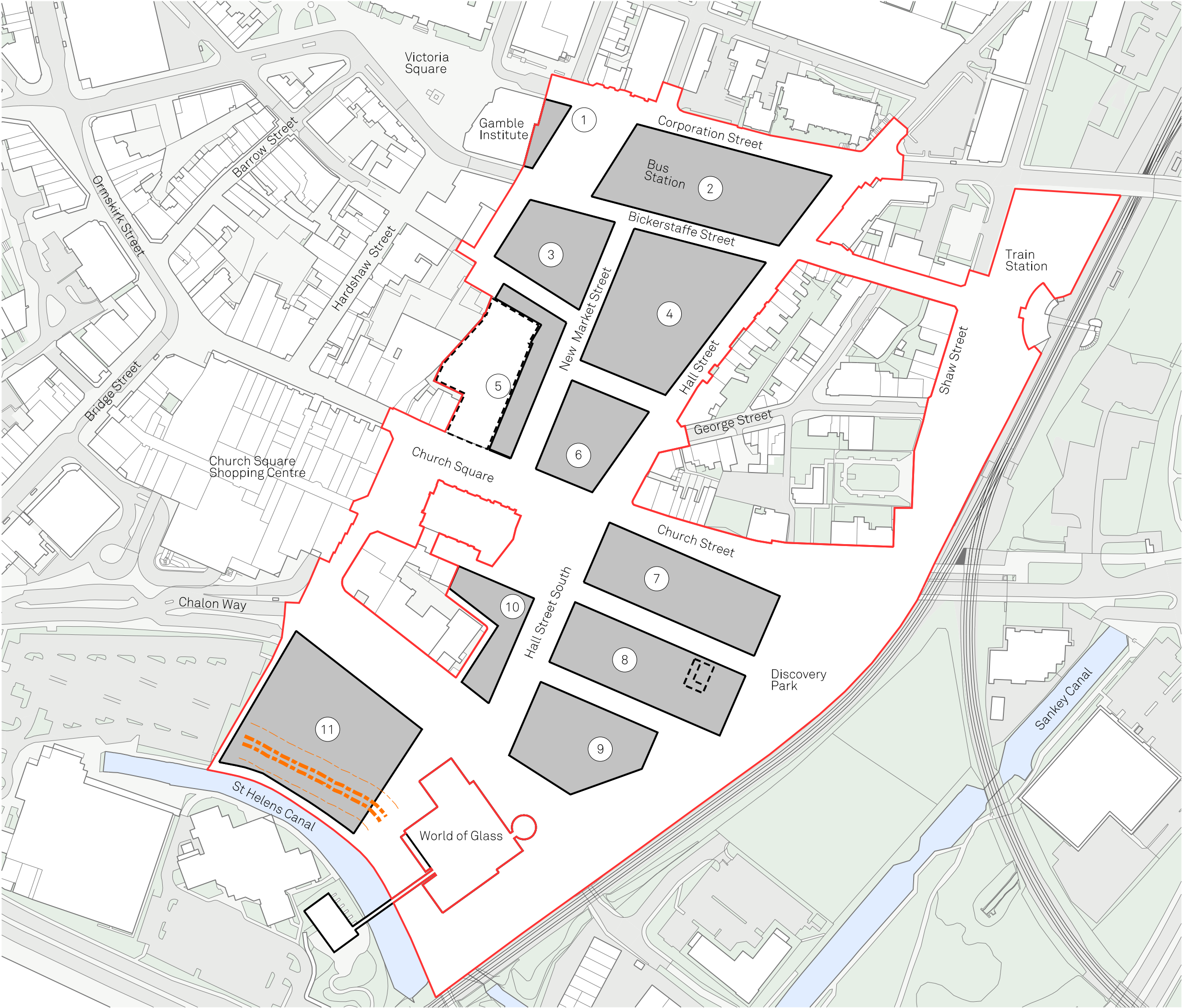
Project:
St Helens Masterplan

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



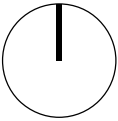
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

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

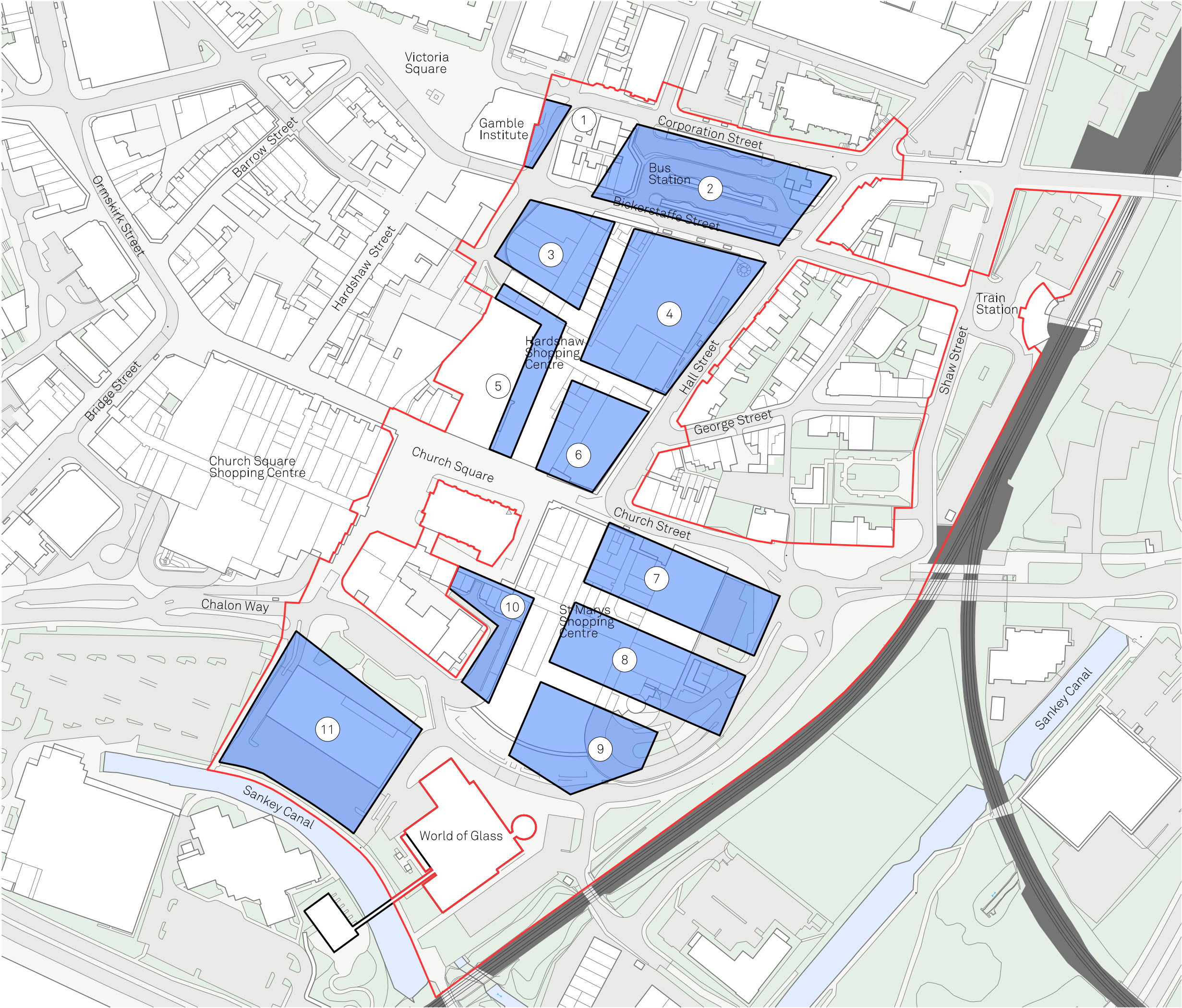
Project:
St Helens Masterplan

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



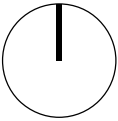
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 CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key/ Schedule/ Designers Risk Assessment

Key Plan:



- Key
-  Planning Application Boundary
 -  Development Plots

Illustrative - Not for Approval

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

Project:
St Helens Masterplan

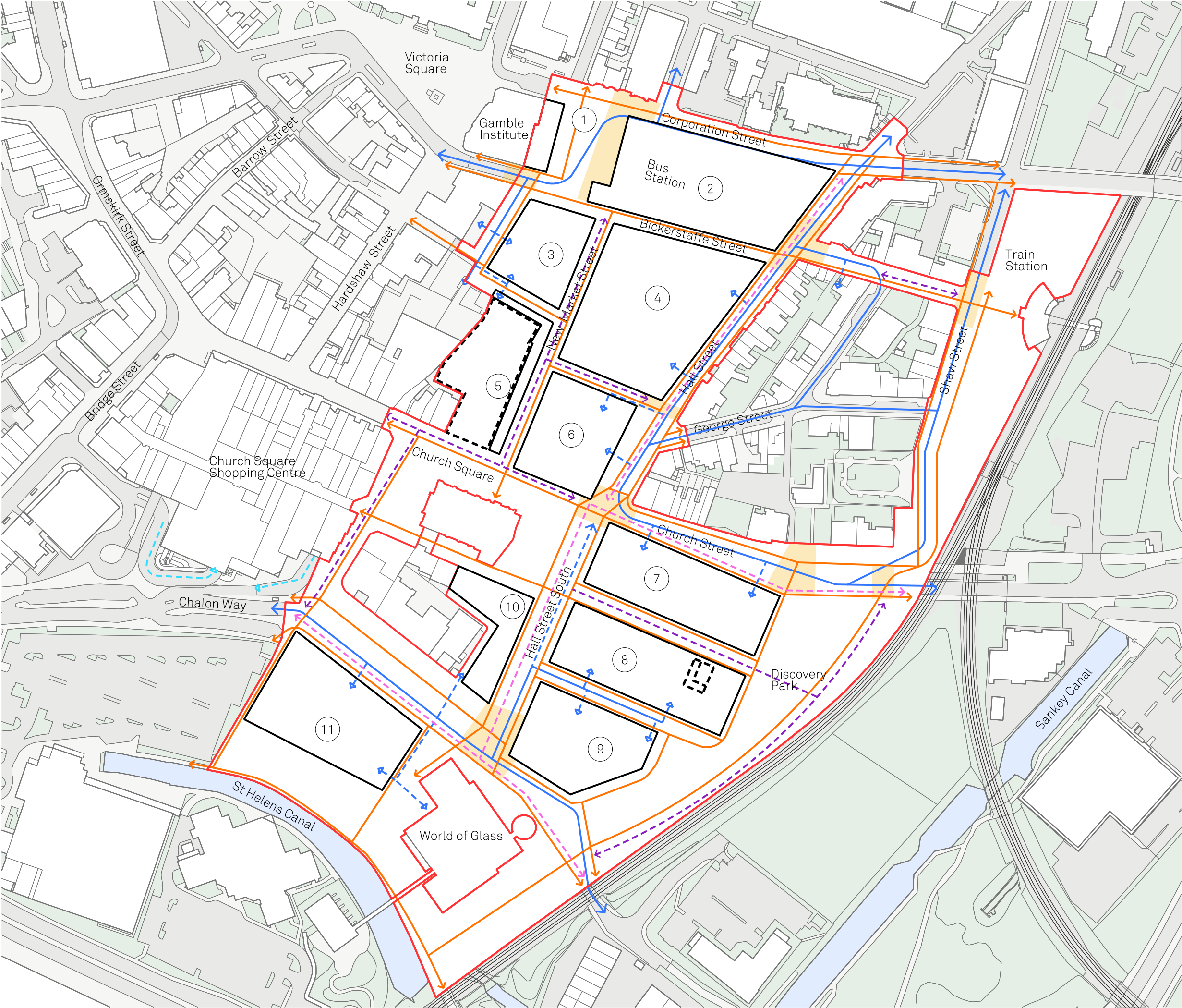
Title:
Existing Site Plan Overlay Plan
Showing Development Plots

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

Status:
Information

Project:	Drawing No:	Rev:
139	MPS_04_1212	






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
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 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

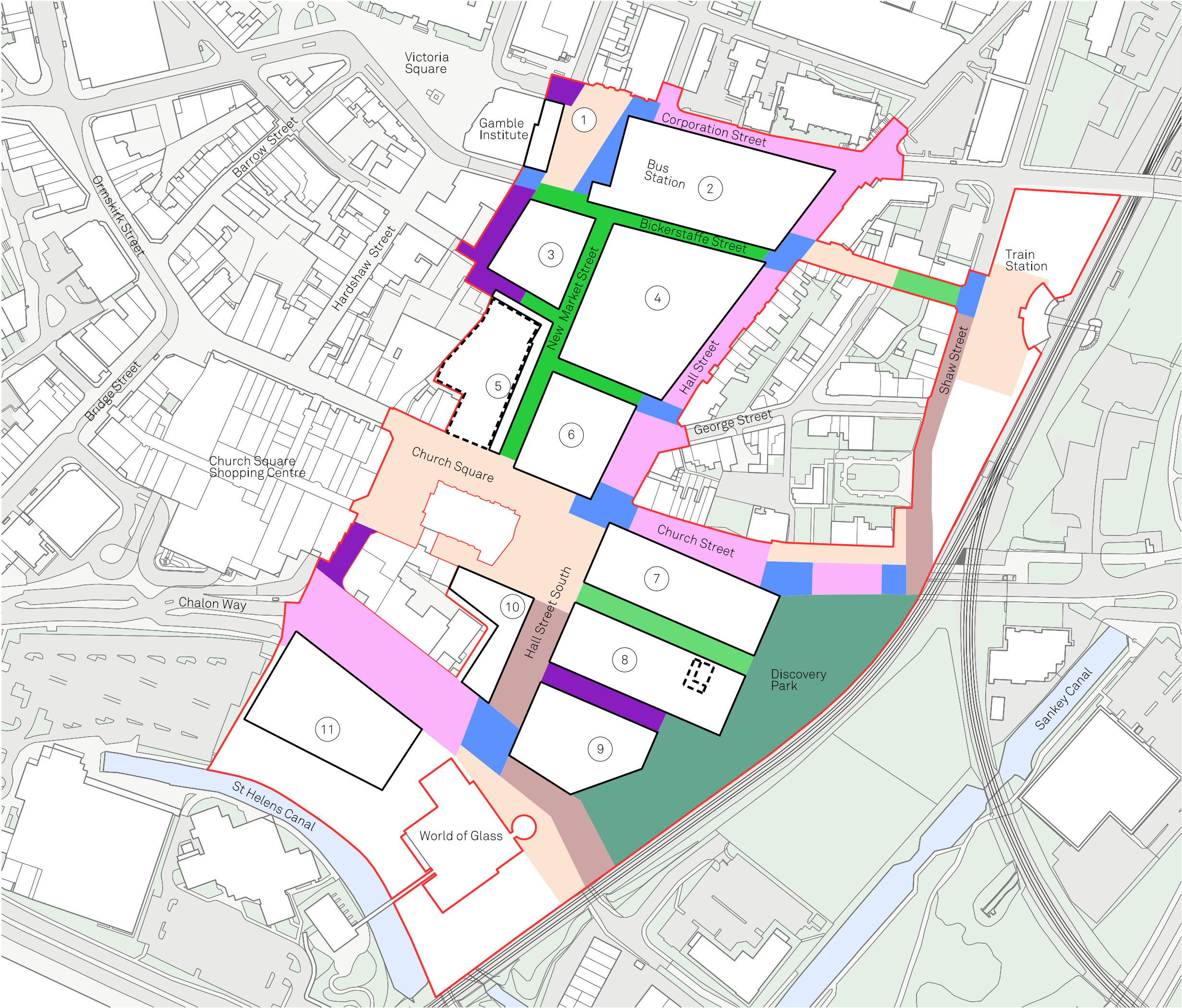
Project:
St Helens Masterplan

Title:
Parameters Plan
Access and Movement

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

Status:
Information

Project: 139 Drawing No: MPS_04_2214 Rev: N



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⚠ 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

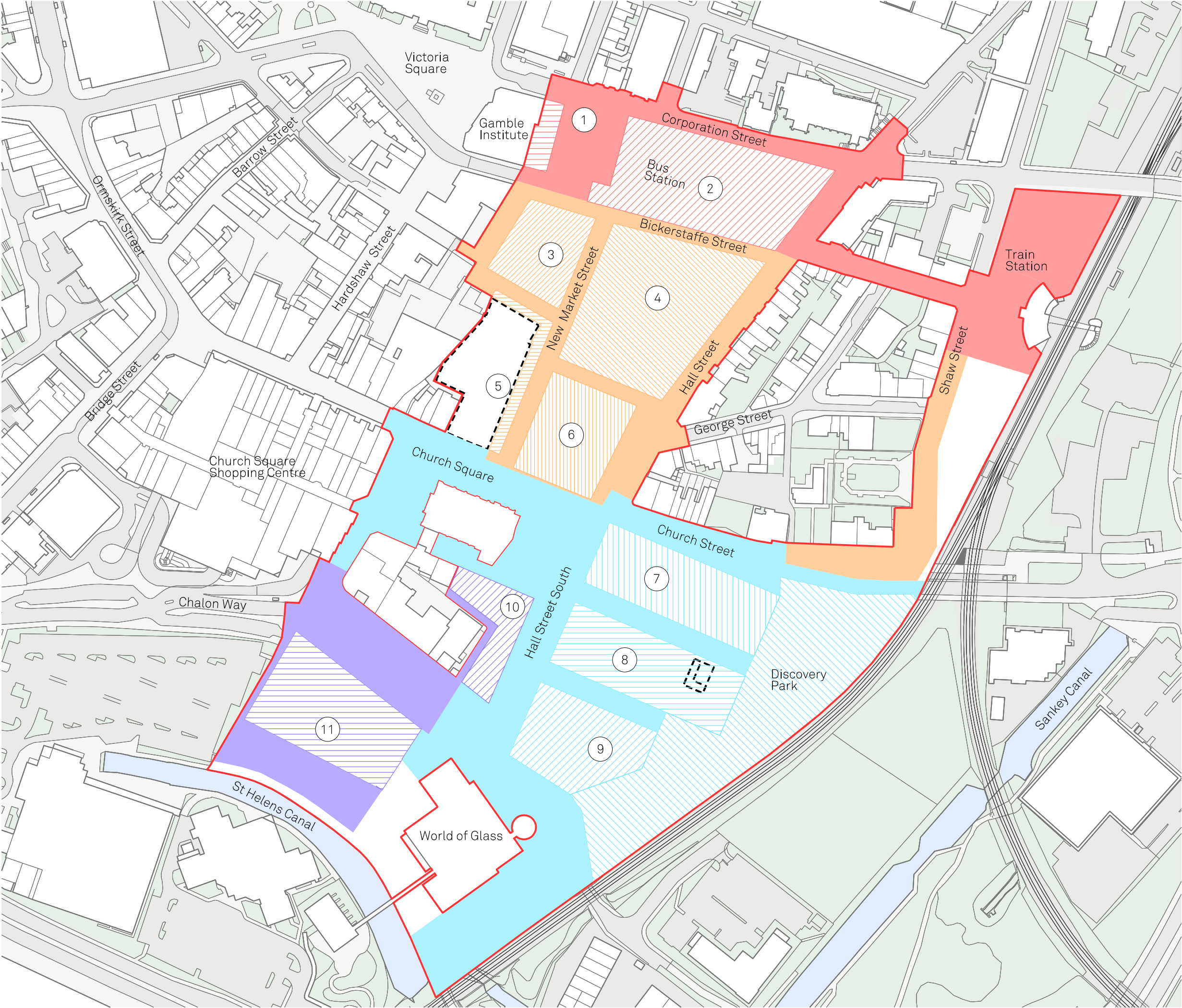
Project:
St Helens Masterplan

Title:
Parameter Plan
Public Realm

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

Status:
Information

Project: 139
Drawing No: MPS_04_2215
Rev: B



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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

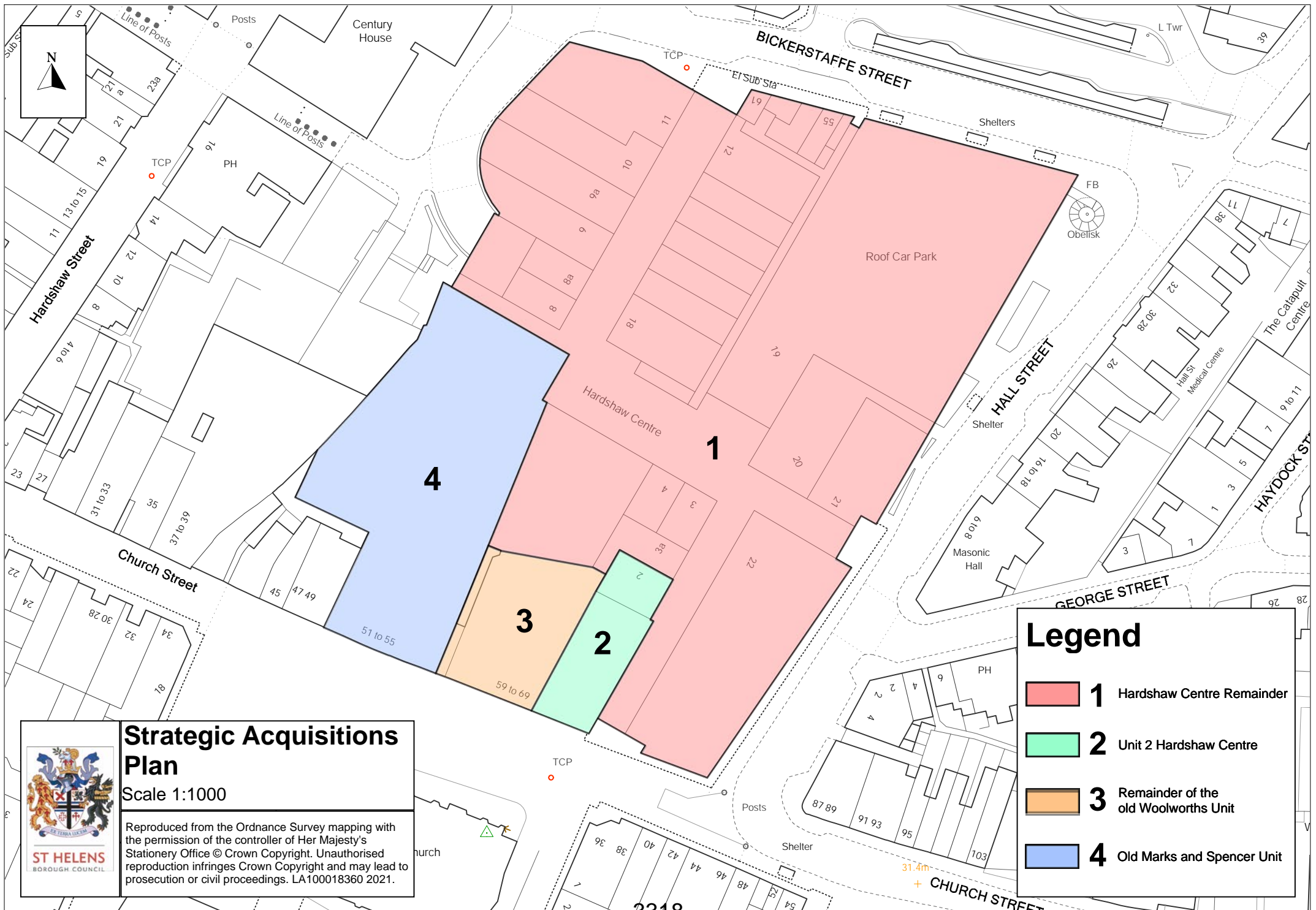
Project:
St Helens Masterplan

Title:
Illustrative Phasing Plan

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

Status:
Information

Project: 139 Drawing No: MPS_04_2216 Rev: D



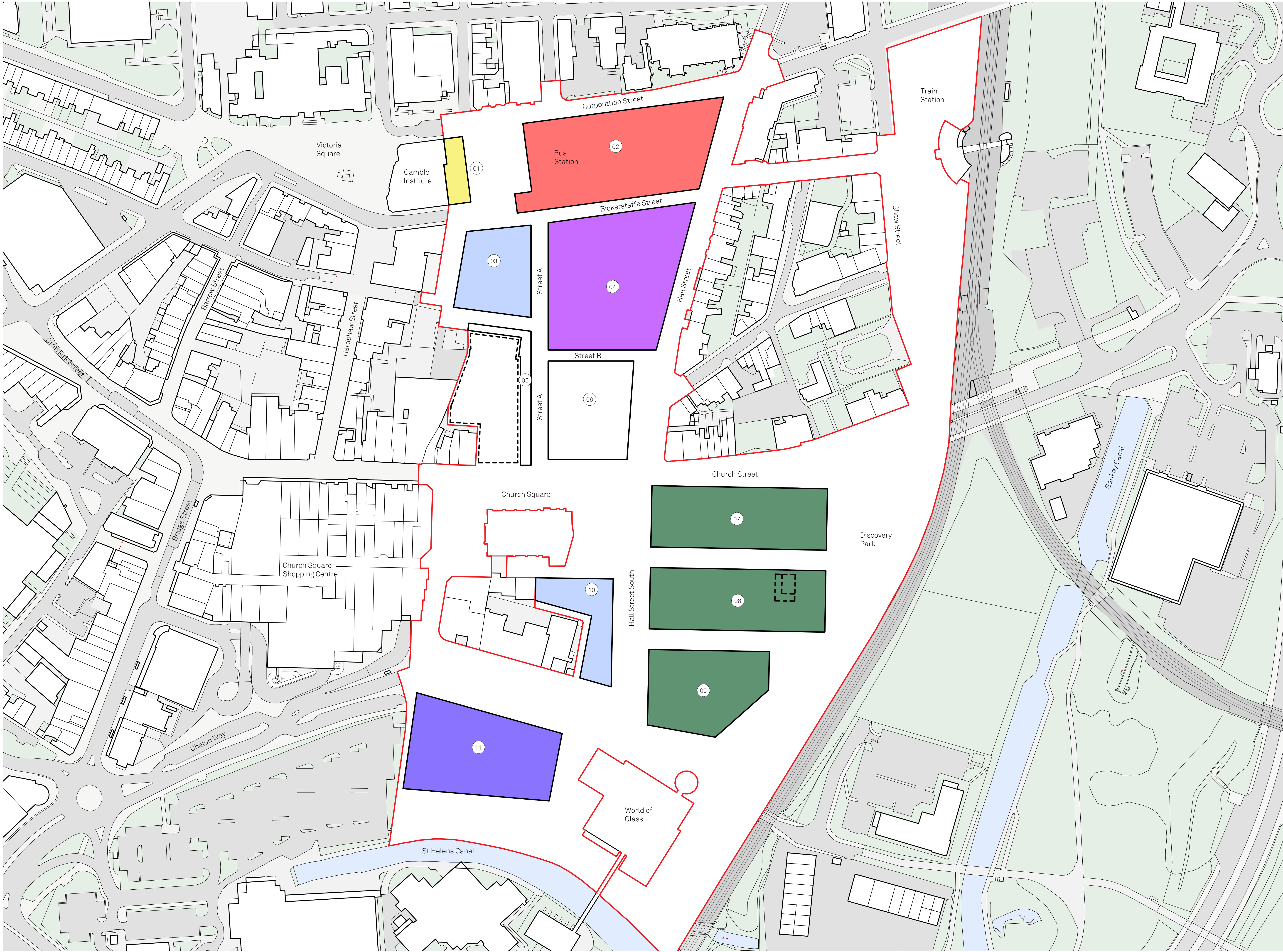
Legend

<div></div>	1	Hardshaw Centre Remainder
<div></div>	2	Unit 2 Hardshaw Centre
<div></div>	3	Remainder of the old Woolworths Unit
<div></div>	4	Old Marks and Spencer Unit



Strategic Acquisitions Plan
Scale 1:1000

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Designers shall design and build as built only and should not be responsible for measurement. All dimensions and levels shall be taken from the datum level shown on the drawing.

CONSTRUCTION: It is considered that the proposed works are within the scope of a competent Contractor and as such no external hazards have been identified, refer to relevant Building Regulations for assessment.

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

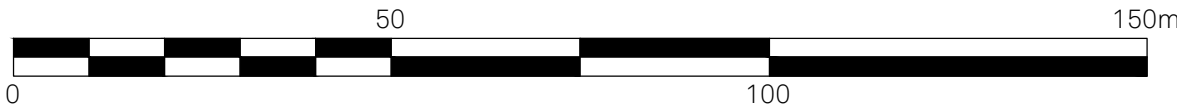
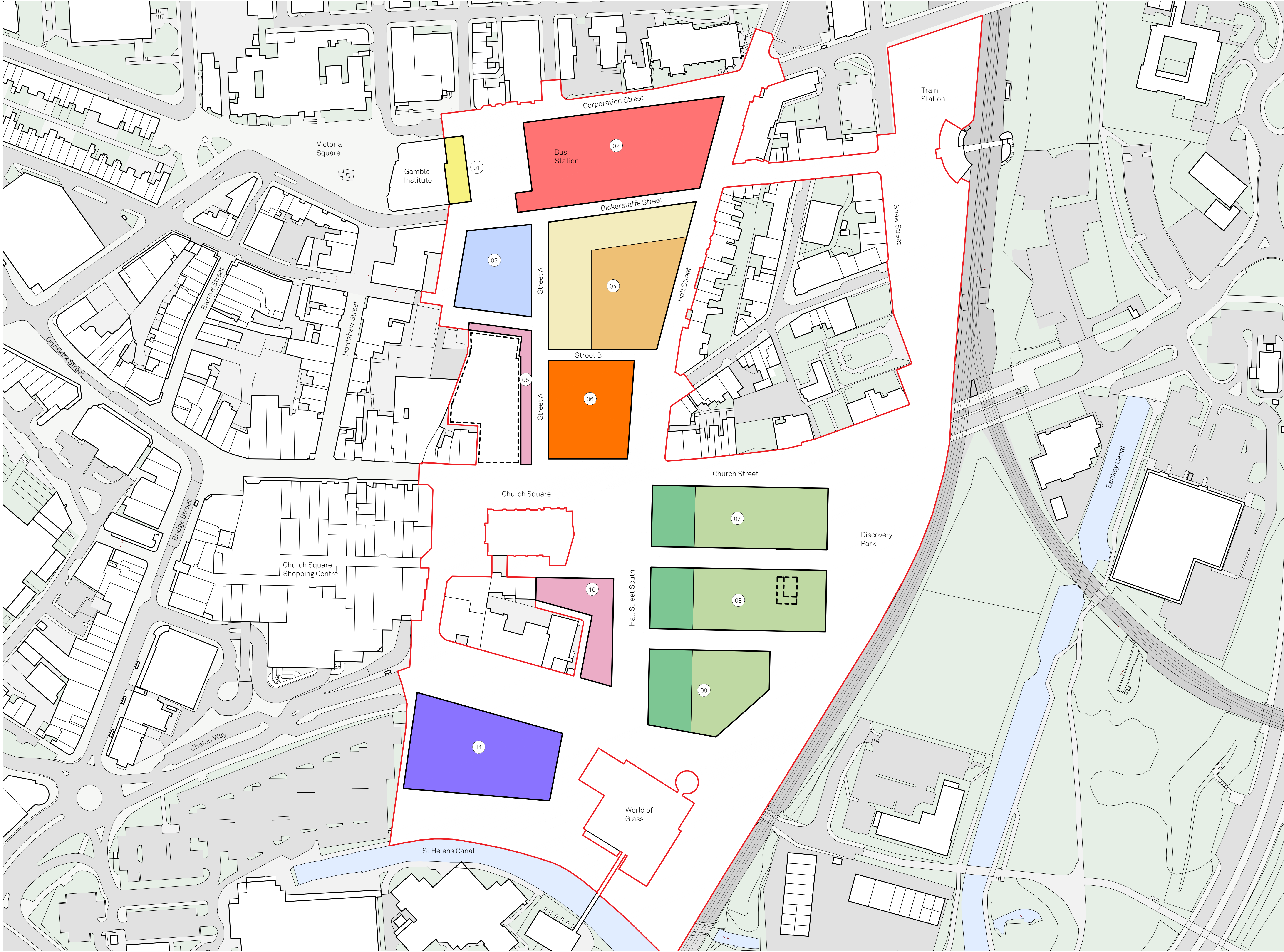
Project:
St Helens Phase 1
Masterplan

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



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CONSTRUCTION: It is assumed that the proposed works are within the scope of a competent Contractor and as such no external hazards have been identified, refer to relevant Building Regulations for assessment.

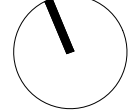
MASTERPLAN KEY

- 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

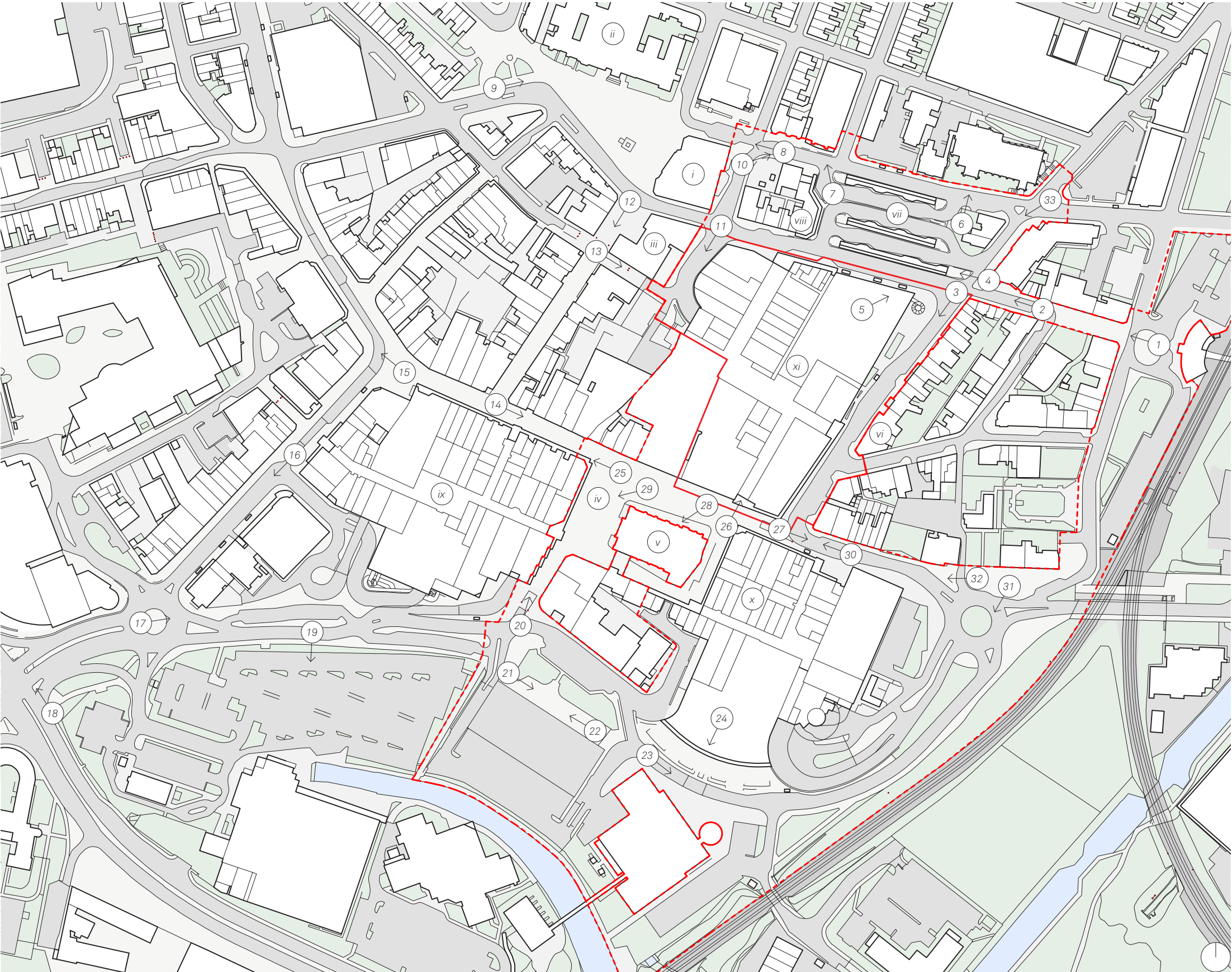
Scale: 1:1000 @ A1
Origin Date: November 21 HM
Drawn: SA
Checked: SA

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

ii. Town Hall

iii. Century House

iv. Church Square

v. Parish Church

vi. Masonic Hall
- vii. Bus Station

viii. Ticket Office

ix. Church Square Shopping Centre

x. St Mary's Shopping Centre

xi. Hardshaw Centre



































































Simple, elegant design.