



Local Development Framework

Supplementary Planning Document Residential Character Areas

June 2010



Contents

1	Introduction	2
2	Policy Context	3
	National Policy	3
	Regional Policy	3
	Local Policy	3
	Links to Other Plans	4
3	How to apply this Guidance	6
	Pre-application stage	6
	Planning applications	6
	Planning decisions	6
	Planning conditions	6
4	What is a Residential Character Area?	7
	Background	7
	What is a residential character area?	7
	How do they differ from Conservation Areas?	7
	What characteristics identify a residential character area?	7
	The need for residential character areas.	8
5	General Principles for future development	9
6	Residential Character Areas	11
7	Further Information	12
8	Resources and Further Reading	13
	Appendices	
	Appendix 1 - Eccleston: Brooklands Road, Arcadia Grove, Springfield Lane	14
	Appendix 2 - Eccleston Park: Central Avenue, Elm Grove, Albany Avenue	17
	Appendix 3 - Rainhill: Old Lane, Warrington Road, View Road	20
	Appendix 4 - Town Centre: Birchley Street, Hall Street, Parade Street	23
	Appendix 5 - West Park: Cambridge Road, Rivington Road, Knowsley Road	26
	Appendix 6 - West Park: Regents Road, Grosvenor Road, Laurel Road	29
	Appendix 7 - Windle: Dentons Green Lane, Windleshaw Road	33
	Appendix 8 - Windle: Rainford Road, Kiln Lane, Walton Road	37

1 Introduction

1.1 One of the Government's key objectives is that design is important in the delivery of sustainable development in that development should be appropriate to its context and improve the character and quality of an area (PPS 1). The quality of design of new developments also affects their success and can have a wider impact on the quality of life of residents in the Borough. Planning can play an important role in improving the built environment and ensuring development has due regard to existing areas.

1.2 The aim of this Supplementary Planning Document (SPD) is to set out the expectations of the Council in relation to development in areas of residential character and to provide guidance on the design and appearance of new development. This guidance will provide information for all those involved in the development process about what should be considered when designing schemes that are to be submitted for planning approval.

1.3 The SPD will not have the same status as the development plan, but once adopted, 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 that will eventually supersede the Unitary Development Plan.

1.4 The key objectives of this SPD are:

- To provide clear and consistent guidance on the design of new development.
- To assist in the determination of planning applications for developments in residential character areas.
- To encourage good practice in the design of new developments to ensure that it makes a positive contribution to their location and does not detract from their context.
- To ensure that any features that are highlighted as a characteristic of a residential area are not removed in any development proposals put forward.
- To ensure developments are sympathetic and appropriate to the character of the Borough's residential character areas.
- To improve the quality of the built environment in the Borough.

1.5 The residential character areas have been identified through constant survey and review by the Council. Some have been identified by residents and community groups through other public consultations in relation to other planning documents whilst others have been highlighted from particular concerns identified when dealing with planning applications in such areas.

1.6 The SPD will be continually monitored through analysis of development control decisions and through annual survey of areas and identification of new areas.

2 Policy Context

National Policy

2.1 Government guidance contained within Planning Policy Statement 1 (PPS1) Delivering Sustainable Development (2005) sets out the Government's national planning policies on the delivery of sustainable development through the planning system. PPS1 emphasises the importance of good design to make attractive, usable, durable and adaptable places. It states that *“design that is inappropriate in its context, or which fails to take 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 3 (PPS3) Housing (2006) emphasises the need for all local authorities to ensure that new development *“Is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access”* and, *“creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity”*.

2.3 The Department for Communities and Local Government (DCLG) Circular 01/06: Guidance on Changes to the Development Control System, highlights that design and access statements for outline and detailed planning applications should demonstrate how the design has taken into account the existing features of the site and the characteristics of the surrounding area.

Regional Policy

2.4 This SPD will take into account the new North West Plan (North West Regional Spatial Strategy – Proposed Changes Version – RSS), which provides a framework for the physical development of the region. The RSS was adopted on the 30th September 2008 and replaces the old Regional Planning Guidance (RPG). It now constitutes part of the Development Plan for the Borough.

2.5 The RSS details relevant policy to be considered within this SPD. Notably with regards to:

- DP1 Spatial Principles
- SP2 Promote Sustainable Communities

Local Policy

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

Unitary Development Plan (UDP)

2.7 St Helens Unitary Development Plan (UDP) contains a number of primary strategic aims that are relevant to the SPD which are set out in Part 1 of the written statement. 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 take account of the need of all sectors of the community in the provision of housing, employment, transport, recreation facilities and infrastructure.
- To conserve resources and work towards the principles of sustainable development.

2.8 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.

2.9 The Design Guidance SPD (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. The Design Guide sits alongside this SPD and also supports the approaches taken to ensure good design.

2.10 The Landscape Character Assessment for St Helens (2006) provides a comprehensive character assessment of the Borough. It recognises the importance of maintaining and enhancing the different character areas, giving guidance on both positive and negative features as well as recommendations for protection and enhancement of the landscape. With the different character areas it assesses the contribution of trees and woodland to the landscape. It also identifies opportunities for enhancing, restoring and creating new landscapes through tree and woodland planting. The document is used to inform planning and development proposals.

2.11 The content of this SPD needs to be considered alongside any others adopted by the Council.

The Core Strategy

2.12 When the Core Strategy is adopted by the council in 2010, this will replace the UDP within the Borough as the Development Plan. At this point, all reference for the SPD will be made to the Core Strategy upon adoption. However, the published Draft Core Strategy (2009), Policy CH1 - Providing Housing Quality in St Helens, recognises the need to safeguard "*the character of established residential areas from over-intensive and inappropriate new development*". Policy CP1 - Ensuring Quality Development in St Helens expects development proposals to "*maintain and enhance the overall character and appearance of the local environment (with regard to siting, layout, massing, scale, design, materials, building to plot ratio and landscaping)*".

Links to Other Plans

2.13 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. Article 8 of this Act in particular requires public authorities to respect the right for private and family life in policies, decisions and service delivery.

2.14 The guidelines set out in The Disability Discrimination Acts (1995 and 2005) provide advice on the need to ensure access for disabled people in all development proposals. The Merseyside Code of Practice on Access and Mobility is an advisory document that offers guidance

on best practice in designing environments not only to meet the needs of disabled people but also those who may otherwise be restricted by the design of buildings, structures, highways or transportation. The principles in this SPD will comply with these requirements.

2.15 For information on resources and further reading see Chapter 8.

3 How to apply this Guidance

3.1 Development control is key to ensuring that all proposals have due regard to their context and any special characteristics of an area within St Helens. From the earliest stages of the development process, the Council will work with householders and developers to ensure that the design and layout of their proposals have incorporated the principles contained within this document.

3.2 The following stages of the development control process may be used to help deliver appropriate development in residential character areas in St Helens.

Pre-application stage

3.3 Developers should enter into pre-application discussions early on in their development proposals. This will be with a range of interested parties including planning officers, building control officers, urban design officers, conservation officer and highway advisors. The Council have adopted the Development Team Approach (DTA) on schemes, to ensure a co-ordinated and seamless approach to development proposals.

Planning applications

3.4 All development proposals should have regard to the principles set out in this SPD. The Council will expect that all design and access statements will demonstrate how the design and layout of the proposal has regard to the guidelines and key characteristics outlined in this document.

Planning decisions

3.5 Government Guidance in PPS1 – Delivering Sustainable Development (2005), states that design is a material consideration in determining planning applications. Where the Council considers that a proposed development would not meet the requirements of this SPD or the UDP, it may refuse permission unless amendments can be made or planning conditions imposed to minimise any potential negative impact of the development on a residential character area.

3.6 In making planning decisions, the Council will need to reach an appropriate balance between a wide range of competing planning objectives and material considerations in order to control the development and use of land in the wider public interest. A balance will need to be struck between the relevant policies in the Development Plan and the specific circumstances of each case.

Planning conditions

3.7 The Council may consider imposing planning conditions as part of a planning permission to ensure that any development proposal does not compromise the established quality of a residential character area to ensure that it is appropriate to its context. Any measures introduced through the use of planning conditions must be necessary, relevant to planning and the proposal, enforceable and reasonable in all other respects.

3.8 In some cases, the Council may consider it necessary to include informatives on planning permissions, drawing the applicant's attention to best practice guidance or technical publications that deal with specific issues. (see Chapter 8 for further information)

4 What is a Residential Character Area?

Background

4.1 There are a number of areas within the Borough that have a distinctive character and sense of place. Some of these may consist of detached properties, which are often of a mature quality with gardens or can be areas of other developments such as bungalows or terraced housing of good quality. It is important therefore that these are protected from the impacts of development.

What is a residential character area?

4.2 This is an established residential area of a good quality and with an identity, which sets it apart from the urban environment as a whole and which is not determined by any definition set out in the UDP.

4.3 Unlike conservations areas, which contain areas or buildings of architectural or historic importance, 'residential character areas' can be defined by their street pattern, built form and landscape quality. Certain areas will feature individual dwellings of outstanding architectural merit including nationally listed ones. These special buildings enhance the street scene and add to their distinctive quality, but they alone do not determine the designation of a residential character area.

How do they differ from Conservation Areas?

4.4 The areas designated, as an 'Area of Residential Character' will not overlap existing Conservation Areas. Conservation Areas have specific planning controls, which aim to preserve and enhance their character.

What characteristics identify a residential character area?

4.5 There are many 'older' areas in St.Helens, which although they do not meet the criteria for designation as Conservation Areas, possess sufficient architectural, townscape and environmental quality to make them of significant local value.

4.6 A local area of residential character will normally have to meet one or more of the following criteria with regards to an area or group of buildings:

- Does it possess an overall character with identifiable or distinctive features that are worthy of preservation?
- Does it represent an example of good or well-preserved particular style of architecture?
- Was it built as a single development over a short period of time of a particular character?
- Is it a good example of a particular style or age of housing?
- Can it be distinguished by the quality or extent of its landscape?
- Can it be distinguished from the surrounding area by a planned layout of its road pattern combined with a consistent style of architecture?

The need for residential character areas.

4.7 Increasing demand for housing has made a lot of established residential character areas vulnerable to change over the past few years. Pressures have further increased as a result of Government policy to make efficient use of previously developed land in urban areas.

4.8 It is important that development is guided so that the character of these areas is not undermined. The pressures of back garden developments, infill developments, extensions and redevelopment in these character areas are of increasing concern. Detrimental effects occur in a number of ways, including:

- The demolition and/or redevelopment of older properties, together with additional outbuilding can result in a loss of character and distinctiveness.
- Additional new buildings can disrupt the established pattern of development.
- The provision of large number of apartments result in inappropriate site layouts including parking courts, loss of gardens and over development..
- Design and materials of new development and extension are out of keeping with existing properties.
- New development often results in the loss of mature trees, hedges and other vegetation.
- The subdivision of original gardens into smaller plots exerts pressure onto existing trees.
- The provision of new driveways and parking removes front gardens and hedges and boundary treatments that give a strong frontage to the street.
- Loss of amenity to existing residents.

5 General Principles for future development

5.1 Residential character areas usually have an established quality that could be adversely affected by inappropriate or over intensive forms of development. To ensure the overall character of each particular area is maintained, in consideration of any planning applications, the following general principles should be applied for all new development. Also, any new development proposals should not involve the removal of any of the key characteristics highlighted within each character area nor have a negative impact on the area's context. Any new development should re-establish any characteristics that have previously been lost.

Site layout/building orientation

5.2 These should reflect the urban grain and (positive) characteristics of the immediate area.

Plot sizes

5.3 These should be similar to those found in the vicinity. This is a key element, which enables all the remaining development principles to be achieved. Development of gardens will have a significant affect on the established pattern of development and should be avoided unless the subdivision results in a plot size that reflects the surrounding area and any new buildings are sited fronting the original road frontage to maintain the street scene.

Building lines and setbacks

5.4 The depth of frontages and building lines should be common to those adjacent to the site and in the wider area.

Landscaping

5.5 All important elements of existing landscaping such as shrubs, hedges and trees should be retained wherever possible.

Boundary treatments

5.6 Existing boundary treatments to the front and rear whether brick, fencing or hedges and tree screens should be retained or replaced with similar species and/or boundary styles.

Spacing

5.7 Any spacing between buildings should be maintained to retain any visual separation that exists in the area and to ensure the character of the area is maintained.

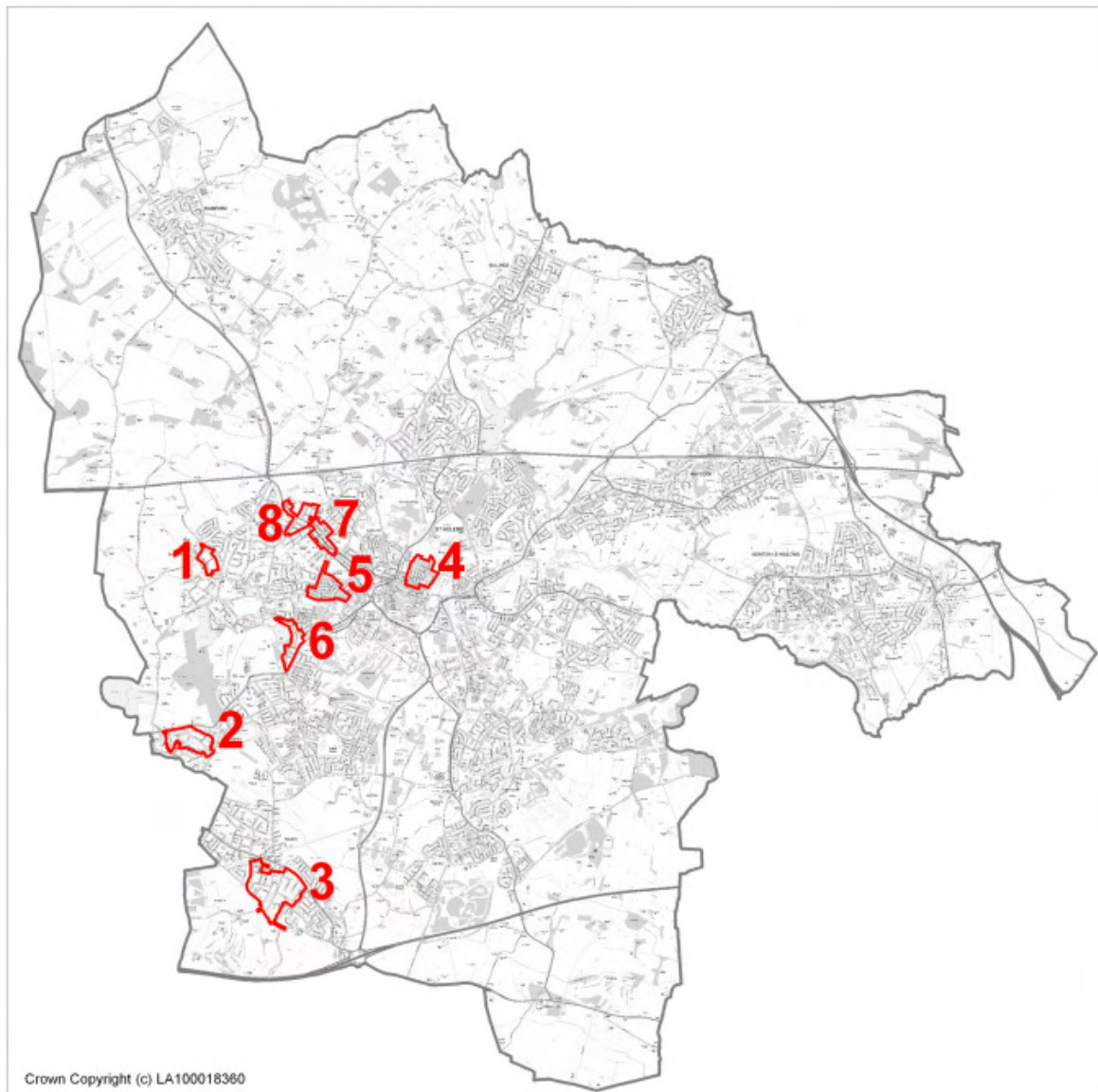
New buildings

5.8 New buildings and extensions should reflect the characteristics of the vicinity including height, width of frontage, number of storeys, materials, massing, footprint and common design features such as fenestration, projections, eave height and roof styles..

Car parking

5.9 The provision of new parking and driveways should not remove front gardens, hedges and boundary treatments that give a strong frontage to the street. Garages should be set considerably back from the road, where they are not already a common characteristic of the area.

6 Residential Character Areas



Residential Character Areas in St.Helens

- 1 - Eccleston: Brooklands Road, Acacia Grove, Springfield Lane
- 2 - Eccleston Park: Central Avenue, Elm Grove, Albany Avenue
- 3 - Rainhill: Old Lane, Warrington Road, View Road
- 4 - Town Centre: Birchley Street, Hall Street, Parade Street
- 5 - West Park: Cambridge Road, Rivington Road, Knowsley Road
- 6 - West Park: Regents Road, Grosvenor Road, Laurel Road
- 7 - Windle: Dentons Green Lane, Windleshaw Road
- 8 - Windle: Rainford Road, Kiln Lane, Walton Road

It should be noted that when any new residential character areas are defined, these will be added to the appendix.

7 Further Information

St Helens Council

7.1 For advice on development and pre-application discussions please email contactcentre@sthelens.gov.uk or for the Development Team Approach (DTA) please email dta@sthelens.gov.uk or contact the following:

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, Haresfinch, Pocket Nook, Grange Park, Thatto Heath and Dentons Green).

General enquiries: (01744) 676217

Design and Conservation Team

Urban Designer: (01744) 676185

Conservation Officer: (01744) 671687

Highways

Transport Team (Development): (01744) 676187

Trees and Woodland

Trees and Woodland Officer: (01744) 676221

Building Control

General enquiries: 01744 676240

8 Resources and Further Reading

Resources and Further Reading

8.1 Relevant policies - St Helens UDP (adopted 1998)

GEN 1 - Primacy of the Development Plan

GEN 2 - Good Environments

GEN 5- Design and Layout of New Housing

Supplementary Planning Documents/Notes

Householder development (Note)

Garaging, parking and servicing (Note)

Landscape Character Assessment for St Helens (2006)

St Helens Design and Crime SPD (2008)

St Helens Design Guidance SPD (2007) Street Design Guide: Highways for Adoption (2009)

St Helens Trees and Developments SPD (2008)

8.2 Other strategies

St Helens Sustainable Community Plan 2008-2018 (2008)

City Growth Strategy (2003)

Merseyside Codes of Practice on Accessibility and Mobility

National Guidance

8.3 Planning Policy Statement 1 (PPS1) Delivering Sustainable Development (ODPM, 2005)

Planning Policy Statement 3 (PPS3) Housing (DCLG, 2006)

Department for Communities and Local Government: Circular 01/06: Guidance on Changes to the Development Control System (DCLG, 2006)

By Design: Urban Design in the Planning System (DTLR, 2001)

Better Places to Live: A Companion Guide to PPG3 (DTLR and CABE, 2001)

Disability Discrimination Acts (1995 and 2005)

The Human Rights Act (1998)

Good Practice Guidance

8.4 Urban Design Compendium (English Partnerships, 2007)

Car Parking – What Works Where (English Partnerships, 2008)

Manual for Streets (DfT, 2007)

Suburbs and the Historic Environment (English Heritage, 2007)

The Heritage of Historic Suburbs (English Heritage, 2007)

Websites

8.5 www.sthelens.gov.uk

www.communities.gov.uk

www.cabe.org.uk

www.buildingforlife.org

www.english-heritage.org.uk

Appendix 1 - Eccleston: Brooklands Road, Arcadia Grove, Springfield Lane

Description

The area is situated to the west of St Helens and is dominated by detached two storey dwellings. Whilst Brooklands Road and Acacia Grove are quiet residential streets, Springfield Lane is a tertiary route with a steady passage of traffic.

The area developed slowly throughout the twentieth century, with most styles and periods represented. This has resulted in a mix of one and two storey family dwellings of varied age, design and character often juxtaposed. The architectural quality of the buildings is mixed with examples of Victorian Villas, 1930's detached houses, 1950's and 60's bungalows and semi-detached housing and more modern developments. Some architectural characteristics include distinctive chimneys – either through their pots, position or design, stained glass windows (both in double glazing and traditional leaded windows) and the use of red-brick.



The area is characterised by low-density development, with buildings often being well set back from the road frontage and having space (particularly on Brooklands Road) between the dwellings. With the exception of a few more recently built dwellings, most buildings follow a rough building line with very few projections and all front onto the highway.

The large plot sizes allow for attractive front gardens, although a few of the newer houses have used this as hardstandings for parking, which detracts from the area. Parking is off-street and is characterised by driveways and garages to the side/rear of the properties (except for recent developments). Most of the properties have extensive mature rear gardens and from the street there is evidence of some tree planting visible from the rear of the houses. There are few street trees with the exception of the Springfield Lane and Howards Lane junction on the edge of the area.

The front boundaries of a majority of the properties consist of low brick walls with pillars and railings, timber fencing or a hedge running across the top. This helps to reinforce the streetscene and create a visual cohesion in contrast to the various buildings that lie behind them.

Typical dimensions (although there will be variations)

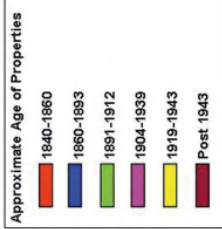
- Area density: 10 dwellings per hectare
- Plot sizes: 700m² – 1500m²
- Plot width: 20-25m
- Plot depth: 45-50m or 80-90m
- Depth of frontage: 9-12m
- Separation between dwellings: 5-9m

Area characteristics

- Two storey dwellings (including dormer bungalows).
- Varied architectural styles.
- Properties front the street with consistent building lines.
- All houses have large mature rear gardens.
- Buildings are set back to allow for attractive front gardens with planting.
- Parking tends to be on driveways and garages (that do not project in front of the building line).
- Low brick walls run along the front of the properties.
- Architectural characteristics include distinctive chimneys, stained glass windows and buildings are of red-brick construction.



Eccleston: Brooklands Road, Acacia Grove, Springfield Lane



Appendix 2 - Eccleston Park: Central Avenue, Elm Grove, Albany Avenue

Description

The area known as “Eccleston Park” is situated in the southwest of St Helens. The area is bounded to the north by St Helens Road and to the south by a railway line and Portico Lane. It consists of low density large detached properties in generous plots with some semi-detached housing.

The first significant development in the area occurred in the mid to late 19th Century, when a number of large semi-detached houses were built along St Helens Road. The area developed slowly throughout the Twentieth Century, with post-1943 development particularly concentrated along Forest Grove and Holme Close.

Insensitive infill development has taken place in the past, for example with the creation of The Paddock cul-de-sac along Central Avenue which has had a significant impact on the area by diluting its character.

There is a mix of single and two storey family dwellings of various ages, design and character, often juxtaposed. The architectural quality of the buildings is generally high with a number of outstanding examples of Victorian and Edwardian housing. Plot sizes vary throughout the area but the properties maintain a consistent building line with mature front gardens.



The large plot sizes have allowed old trees to remain and encouraged new planting. The area is dominated by the many mature trees both within gardens and also situated on verges at the roadside, these add significantly to the special character of the area, especially along Albany Avenue and parts of Central Avenue and Elm Grove. They provide a backdrop and setting for many of the dwellings and give height and enclosure to the identity of the road. Some of the area is covered by Tree Preservation Orders (TPO).



Boundary hedges are also significant. Front gardens contain mature shrubbery that provides a screen, obscuring views of many of the houses from the street. The low density development allows long frontages which reinforces the visual cohesion. Most of the houses have distinctive gateposts that add to the individuality of the properties.



Typical dimensions (although there will be variations)

- Area Density: 12 dwellings per hectare
- Plot sizes: 360m² – 2800m²
- Plot width: 10-40m
- Plot depth: 20-100m
- Depth of frontage: 5-20m
- Separation between dwellings: 8-20m



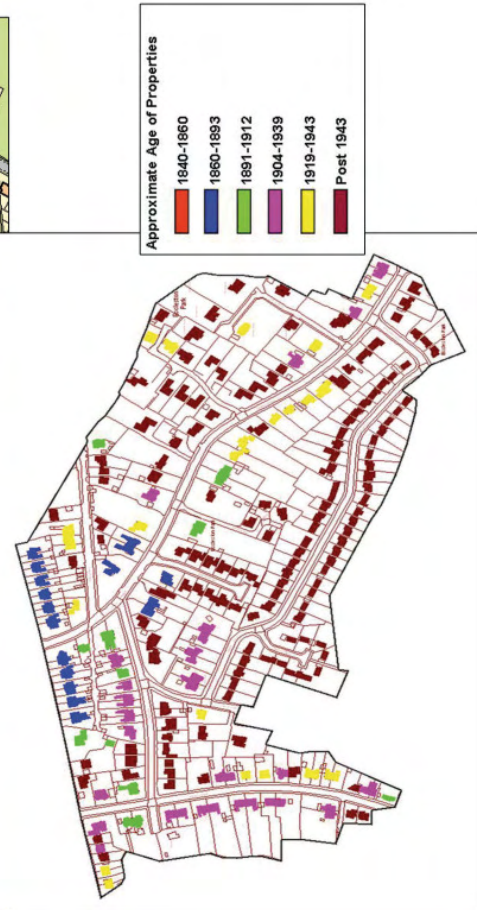
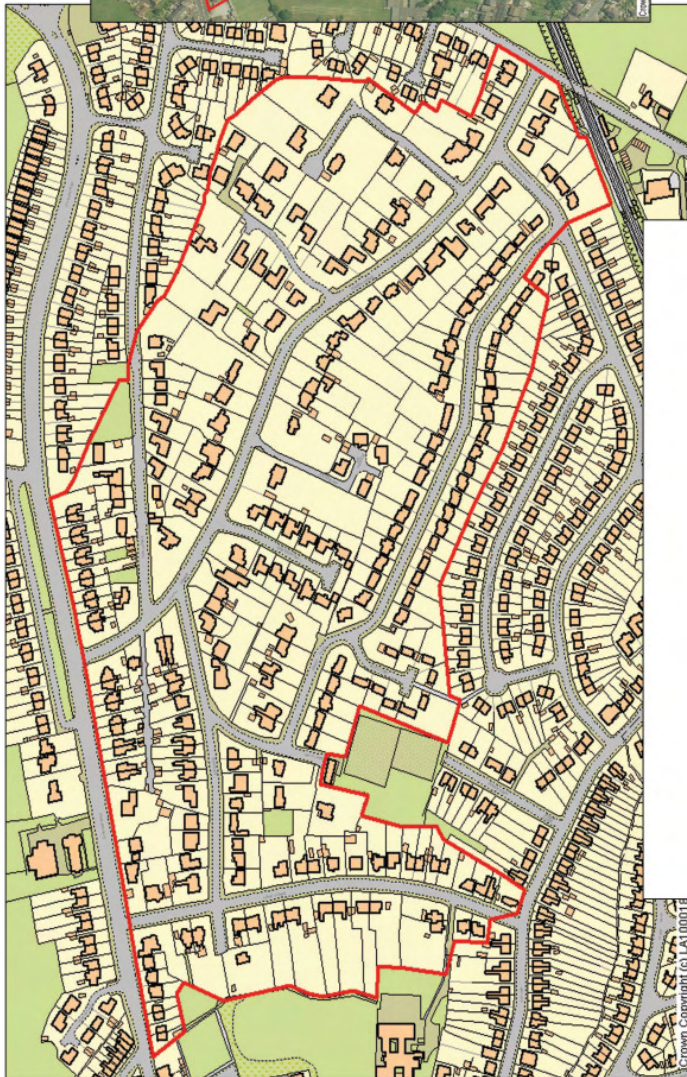
Area characteristics

- Two storey dwellings
- Varied architectural styles.
- Most properties face the street with consistent building lines.
- All houses have mature front/ rear gardens.
- Buildings are set back to allow for attractive front gardens with planting.
- Parking tends to be on driveways and garages (that do not project in front of the building line).
- Low brick walls and hedging run along the front of the properties.
- Trees tend to frame the street and are in a majority of gardens.
- Architecturally, the housing has been constructed in a variety of materials as is that used on the roof.
- Roof styles are predominantly pitched with a consistent use of chimneys as a feature.
- Bay windows and brick detailing is also a feature.





Eccleston Park,
Central Avenue,
Elm Grove,
Albany Avenue



Appendix 3 - Rainhill: Old Lane, Warrington Road, View Road

Description

The area is situated to the southwest of the Borough of St Helens and are adjacent to the Rainhill Conservation Areas (which is excluded from inclusion in this residential character area). It is not necessarily the architectural quality or house types that define the area but the urban grain, landscape and mature character of the area.

The area is predominantly post-1943 housing that surrounds the conservation areas. Most house types and styles are represented including bungalows, semi-detached and detached dwellings. Despite the age of the houses most are of a varied design and character. Apart from the bungalows, housing is two storeys in height. The architectural quality of the buildings is mixed for example, some houses displaying gable fronting facades, bay windows and dormers. Parking can vary from driveways, to detached or integrated garages.



Despite this variation, the area has a mature feel and can be broken up into two zones. The area to the west of View Road, bounded by Old Lane has smaller plot sizes and includes a number of bungalows in the Weaver Avenue area, with detached and semi detached housing around Calder Drive and Lowther Drive. The area to the east of St James Road, Lowton Road and Warrington Road (not including the conservation areas), has more substantial detached and semi-detached housing in larger plots apart from along Knowsley Road. This area derives much of its character from the adjacent conservation areas.



The area is quiet in nature with mature gardens and street trees. The mature gardens include a large number of trees along the street frontages (some covered by a Tree Preservation Order (TPO)). Front boundary walls tend to dominate the area and these are either of redbrick or red sandstone with sandstone copings. This consistency adds to the quality of the area and helps reinforce the street scene creating a visual cohesion in contrast to the various buildings behind.



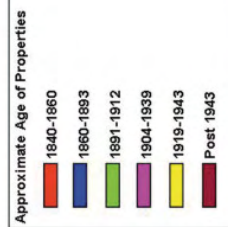
Typical dimensions (although there will be variations)

- Area density: 14 dwellings per hectare
- Plot sizes: 243m² – 3,750m²
- Plot width: 9m - 43m
- Plot depth: 26m - 93m
- Separation between dwellings: 2.7m -17m

Area characteristics

- A variety of house types.
- Varied architectural styles.
- Most properties face the street with consistent building lines.
- Houses have a tendency for mature gardens.
- In some streets, buildings are set back to allow for attractive front gardens with planting.
- Parking tends to be on driveways and garages (that do not project in front of the building line).
- Low brick walls run along the front of the properties.
- The architectural quality of the buildings is mixed, some houses displaying gable fronting facades, bay windows and dormers for example.





Conservation area

Appendix 4 - Town Centre: Birchley Street, Hall Street, Parade Street

Description

A mainly 19th Century/early 20th Century housing area planned on a regular grid street pattern. It developed to house the workers for the large number of iron and brass foundries, potteries, glassworks and collieries in the town. Also, in the 1830's the St Helens Railway opened a station to the east of the area on Central Street/Standish Street (this has been demolished).



Within the area there are two schools and a number of business premises converted from the residential dwellings. Standish Street is a busy road that runs through the northern half providing a link between the Fingerpost and Gerards Bridge areas. The other roads in the area are quiet residential streets and these have been structured to enforce a one-way system easing traffic problems. The roads themselves are dominated by on-street parking by residents as very few properties have access to garages or off-street parking.

The terraced houses adhere rigidly to continuous building lines, most of which are situated to the back of pavement, apart from various blocks that have been cleared - one developed with three pairs of semi-detached housing (which detract from the character of the area) and others for non-residential use and car parking. Overall, this results in compact, urban streets.

Each house follows consistent principles of scale, proportion and detailing. All the houses are two storeys in height with prominent brick chimneys, some of which still have their clay pots. This produces a consistent and distinctive roofscape. In most streets, building ridges and eaves are of uniform height. All roofs are of a consistent pitch, are single ridged with gables at the end of the terraced rows.

The houses themselves are simply fenestrated adopting recurring architectural themes such as elaborate windowheads, doorways and window treatments. Some streets have a string course - a double row of flowers along the first storey and others have design features along the eaves. Most of the terraces are constructed of red-brick, although some houses have been rendered in a light colour which seems to detract from the uniformity of the area. Slate was originally used for all the roofs and most of these remain today.

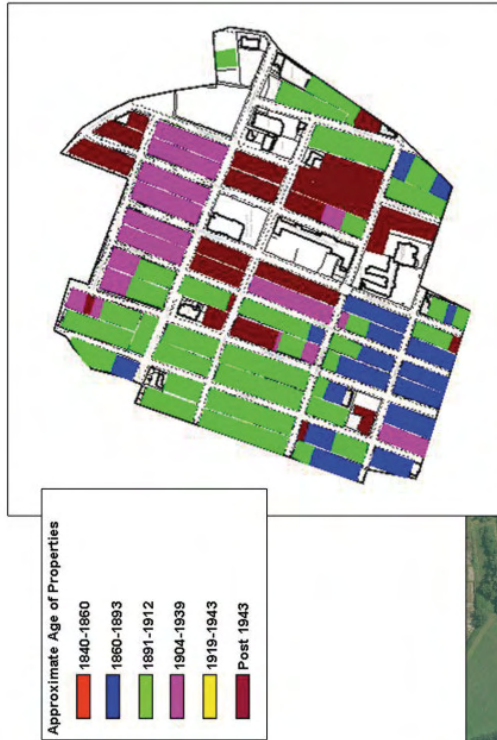
Typical dimensions (although there will be variations)

- Area density: 58 dwellings per hectare
- Plot sizes: 100m² – 120m²
- Plot width: 4-5m
- Plot depth: 20-25m
- Separation between dwellings: n/a

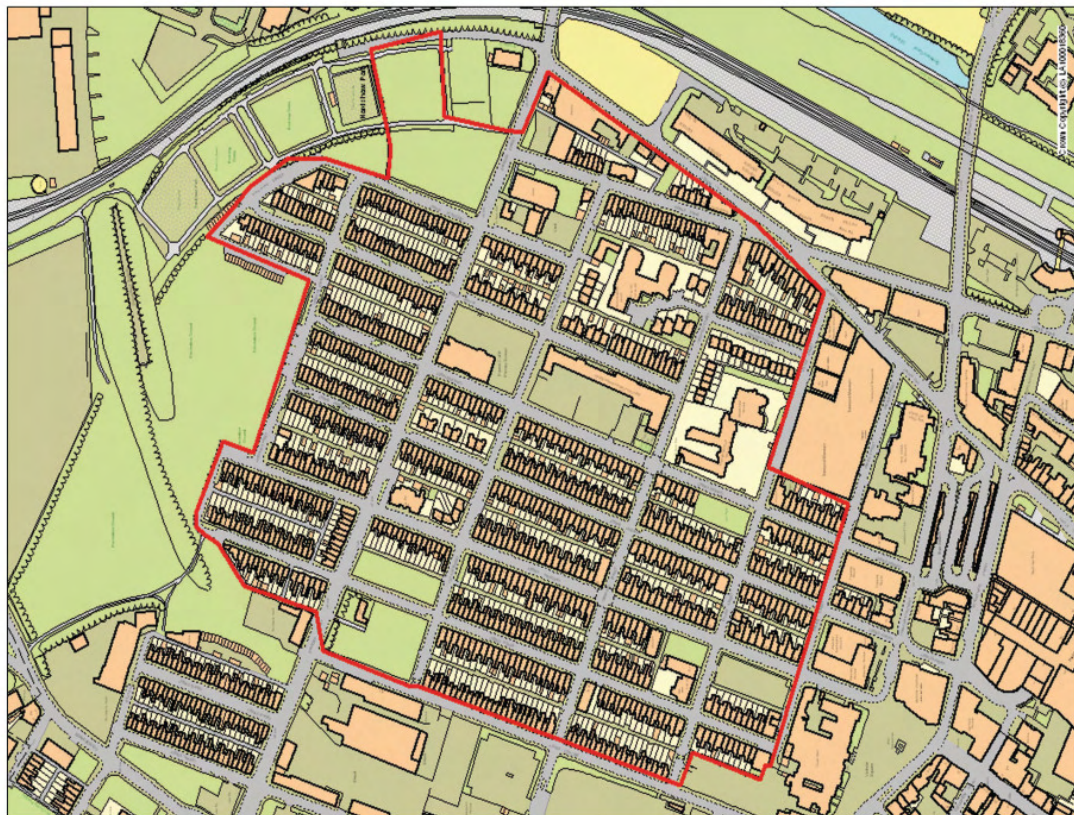
Area characteristics

- Two storey terraced dwellings
- All properties are back of pavement with consistent building lines.
- All houses have rear yards/gardens with access to entryways.
- Most parking is on-street.
- Consistent building form including scale, height, proportions and architectural detailing.
- Architectural detailing includes prominent brick chimneys and clay pots, elaborate windowhead and doorways.
- Roofs are mainly constructed of slate and are single pitched.
- Houses are of red-brick construction.





Town Centre:
Birchley Street,
Hall Street,
Parade Street



Appendix 5 - West Park: Cambridge Road, Rivington Road, Knowsley Road

Description

Situated to the west of St Helens town centre, this special character area comprises of a mainly mid-19th Century and early 20th Century housing area laid out on a regular grid street pattern. Like other similar areas, it developed to house the workers for the large number of industries in the town.

The area is bisected by busy roads, Rivington Road and Cambridge Road, and to the south is bound by Knowsley Road, a main thoroughfare between Eccleston and the town centre. The roads have a number of one-way systems in place and the area is dominated by on-street parking.

Cambridge Road contains shops and other facilities and is defined as a local centre in the St Helens Unitary Development Plan (UDP). Within the area there are a number of community facilities including a library, day centre and public house.



The area consists of compact urban streets with all of the terraced housing having regular building lines abutting the back of pavement. On Knowsley Road and Boundary Road there has been more recent development of semi-detached and terraced housing which has been setback from the pavement.

The established pattern of development includes consistent principles of scale, proportions, detailing and massing. All the houses are two storeys in height and due to the different gradients in the area, this produces a distinctive and consistent roofscape. Prominent brick chimneys run along staggered streets, some of which retain their clay pots. Building ridges and eaves are of uniform height and roofs are of a consistent pitch.

The terraced houses are simply fenestrated with stone lintels and cills on the windows. There is a brick string course below the window cills on some streets but not all. Other houses have dentilation along the eaves whilst some have staggered brick plinths. Most of the terraces are constructed of red-brick with slate on the roofs. There is already evidence of gradual removal and replacement of these traditional materials such as applying light render to elevations, removal of clay pots on the chimneys and replacement with aluminium flues and the use of concrete tiles.

Typical dimensions (although there will be variations)

- Area density: 73 dwellings per hectare.
- Plot sizes: 75m² – 189m²
- Plot width: 4m - 7m
- Plot depth: 18m - 28m
- Separation between dwellings: 0 - 5m

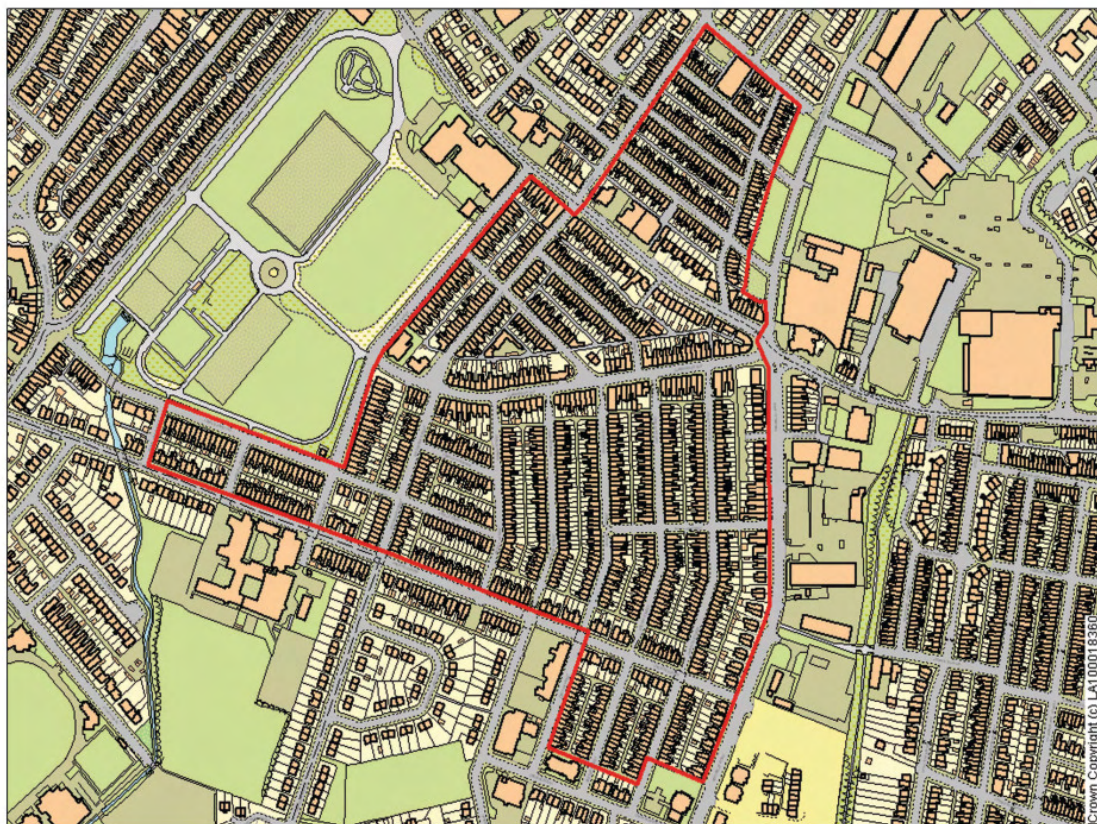
Area characteristics

- Two storey terraced dwellings
- All properties are back of pavement with consistent building lines.
- All houses have rear yards/gardens with access to entryways.
- Most parking is on-street.
- Consistent building form including scale, height, proportions and architectural detailing.
- Architectural detailing includes prominent brick chimneys, some with their clay pots, dentilation along the eaves, staggered brick plinths.
- Houses are built in red-brick with single pitched slate roofs.





West Park:
Cambridge Road,
Rivington Road,
Knowsley Road



Appendix 6 - West Park: Regents Road, Grosvenor Road, Laurel Road

Description

This residential character area is situated in the southwest of St Helens and derives its special qualities on account of its buildings and landscape as well as generous plot sizes. Although, the area shares common themes, each building/plot has its own individual character. To the west of the area, properties in Regents Road and Laurel Road share their rear boundary with Taylor Park, a registered park since 1992, this creates a green and leafy backdrop to the area.

The development of the area occurred mainly in the 19th Century when a number of large villas both detached and semi-detached were built along Prescott Road and Laurel Road of two and three storeys. In particular along Prescott Road is a terraced row of substantial three-storey villas that remain in their original architectural form and act as "anchor" points in defining the area's substantial character. Some further development took place in the early 20th Century however, this is not the dominant dwelling age in this area. The architectural quality of the buildings is generally high, with a number of outstanding examples of Victorian and Edwardian houses.



The area is characterised by low density development, with a majority of buildings (apart from a few pockets of terraces) set back slightly from the road frontage and in some instances having generous space between the dwellings. However, this is not the case in all instances, although most do have some room to break up the built form. Most of the houses are individual in style with influences from a number of different periods. Most buildings follow a general building line with properties fronting onto the public highway.

The large plot sizes have allowed trees to flourish and it is this that gives the area a distinct quality. Often trees are of a dominant, mature quality, giving the area a "parkland" feel and include a number of oaks, beeches and ashes. They help give height, enclosure and identity to the road. A number of trees are covered by Tree Preservation Orders (TPO).

Boundary hedges are also significant, especially on road frontages and are predominantly privet and cypress varieties. The hedges (together with the trees) reinforce the mature environmental quality of the area, create visual cohesion and help enclose the roadside scene. Other boundary treatments for example, along Laurel Road there are a number of boundary treatments ranging from hedging to stone walls with railings, together with the narrow street width and mature vegetation within the front gardens, which creates a feeling of privacy, obscuring views of the properties within. Regents Road has a more open feeling with a wider streetscene and less imposing boundary treatments with larger plot sizes and front gardens and greater separation between properties.

Architecturally, all the buildings are of individual character and are of a high quality. Plot width and house sizes vary but all contribute to the overall character of the area. Some features include:

- Brick parapets.
- Substantial windows including bays and Y-Tracery windows.
- Dutch gables with stone copings.
- Stone finials.
- Decorative stone lintels.
- Dentilation along eaves.
- Decorative ridge tiles.
- Door features including balustrades.
- Elaborate gable ends.



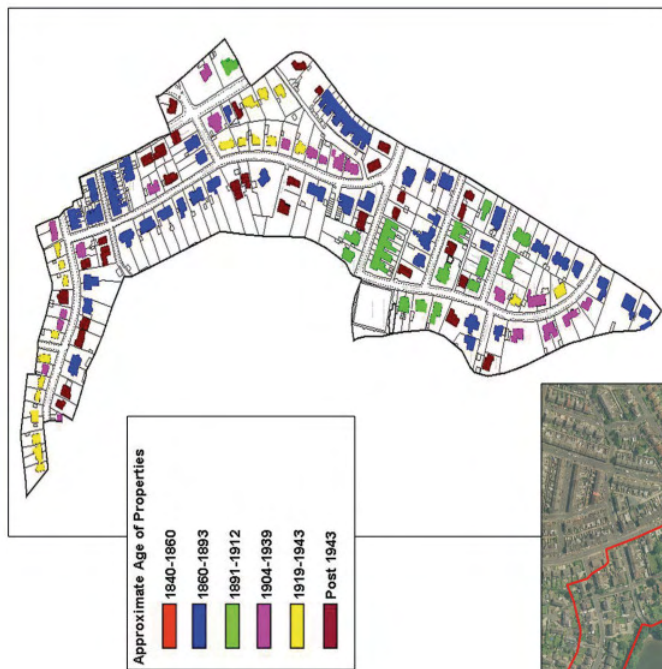
- Front facing double gables
- Impressive chimneys and clay pots

Typical dimensions (although there will be variations)

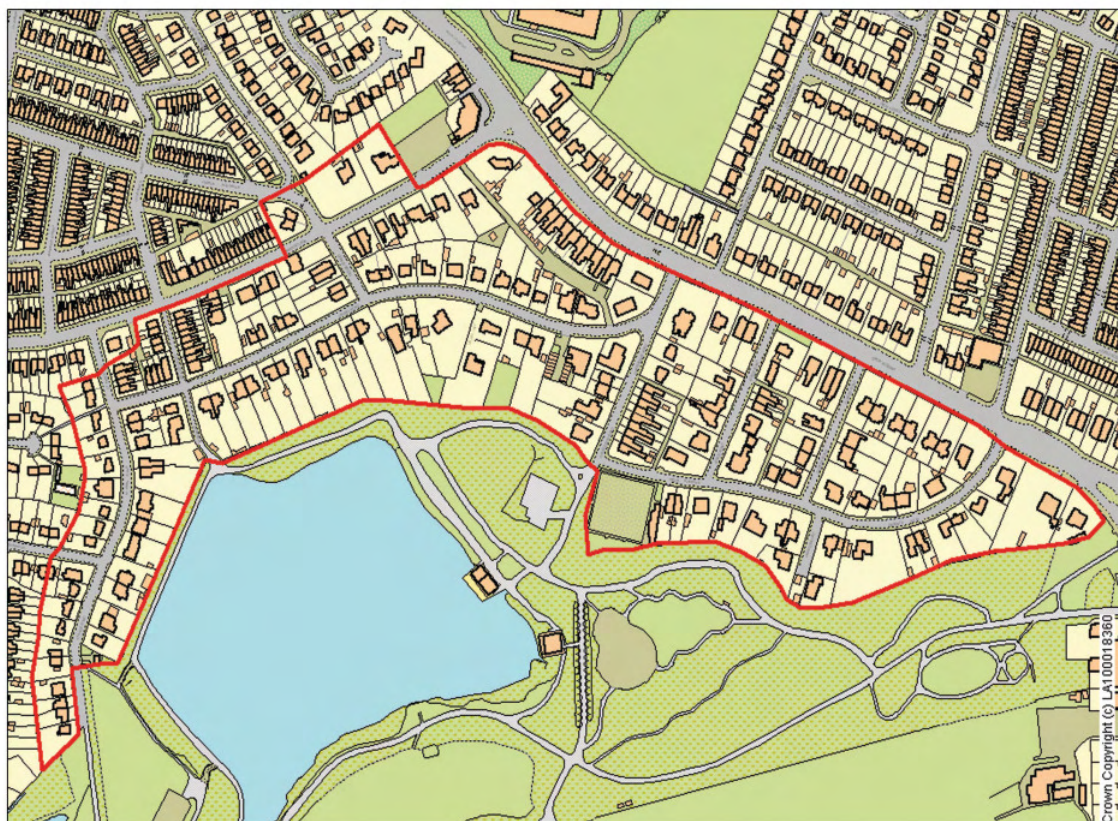
- Area density: 22 dwellings per hectare
- Plot sizes: 350m² – 2300m²
- Plot width: 10-40m
- Plot depth: 20-50m
- Separation between dwellings: 5-10m

Area characteristics

- Substantial dwellings of two and three storeys.
- Varied architectural styles.
- Most properties front the street with consistent building lines.
- All houses have mature rear gardens.
- Buildings are set back to allow for attractive front gardens with planting.
- Parking tends to be on driveways and garages (that do not project in front of the building line).
- Low brick walls and hedging run along the boundaries.
- Prominent materials are red brick with slate roofs.
- Architectural detailing includes brick parapets, substantial windows including bays and Y-Tracery windows, dutch gables with stone copings, stone finials, decorative stone lintels, dentilation along eaves, decorative ridge tiles, door features including balustrades, elaborate gable ends, front facing double gables, impressive chimneys and clay pots.
- Dwellings are mainly constructed of red-brick.



West Park:
Regents Road,
Grosvenor Road,
Laurel Road



Appendix 7 - Windle: Dentons Green Lane, Windleshaw Road

Description

The general area is situated to the west of St Helens Town Centre and consists of road fronting terraced housing with small front gardens. The street pattern and a majority of the houses dates back to the mid to late 1800's and this layout remains today.

Within the area there are a number of business premises converted from the residential dwellings but the area is predominantly residential. Dentons Green Lane is a thoroughfare linking Eccleston with the town centre, with properties backing onto sports grounds. Windleshaw Road bisects the area, also connecting with the town centre. The roads are dominated by on-street car parking by residents as very few properties have access to garages or off-street parking apart from on Dentons Green Lane, where front gardens have been lost to hardstandings for cars.



Both the terraced and semi-detached housing adhere to rigid building lines, which results in compact, urban streets. Most streets have consistent principles of scale and proportion. Apart from Dentons's Green Lane (which are two and a half storeys) most are two storeys high. The houses fronting Dentons Green Lane have the most architectural detailing including window parapets, stone courses, eave dentilation and entrances features above the front doors. Windleshaw Road has some houses featuring distinctive male and female heads above the entrance doors. Many properties have bay windows, those without are more plain and uniform in style. Materials are red-brick with stone detailing and slate roofs. Chimneys are a distinctive feature of the area, and many properties retain their original clay pots.

The terraces on the inner streets of the area have small front gardens contained by low-level capped walls with railings or hedging on top. The rear yards back onto gated entryways for rear access to the houses. There are very few street trees and a lack of mature gardens which give the area an urban feel. Only the trees at the Nursery on Hamill Street are covered by a Tree Preservation Order (TPO).

Typical dimensions (although there will be variations)

- Area density: 55 dwellings per hectare
- Plot sizes 100m² – 300m²
- Plot width: 4-10m
- Plot depth: 25-35m
- Separation between dwellings: terraces n/a, semi-detached villas approx 6m

Area characteristics

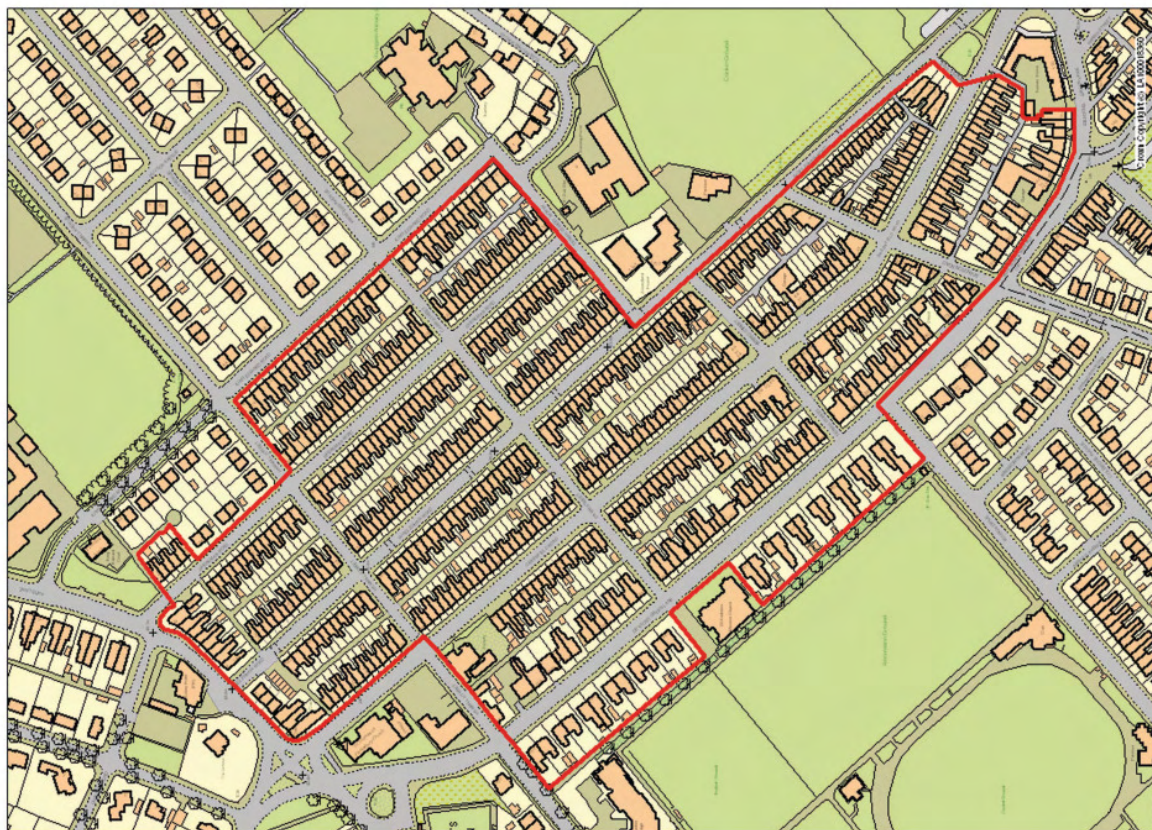
- Predominantly two storey terraced dwellings
- All properties face the street with consistent building lines.
- All houses have small front gardens with brick walls topped by railings or hedging with rear yards/gardens with access to entryways.
- Parking is on the road with few garage spaces on some end of terrace properties and driveways/garages at the semi-detached villas.



- Architectural detailing includes window parapets, stone courses, eave dentilation and entrance features above the doors.
- The area has prominent chimneys and clay pots.
- Houses are constructed out of red brick with single-pitched slate roofs.



Windle:
Dentons Green
Lane,
Windleshaw
Road



Appendix 8 - Windle: Rainford Road, Kiln Lane, Walton Road

Description

The area around Rainford Road in Windle is situated in the west of the Borough of St Helens. Rainford Road is a busy route connecting the town centre with Eccleston. The area can be defined not only by the architectural quality of some of the buildings, but also by the urban grain, landscape and mature character of the area.



The area is predominantly post-1943 housing, with older housing along Rainford Road, Hard Lane and to the south of Rainford Road. There are also a number of listed buildings, which add to the character of the area. Most house types and styles are represented including substantial villas, bungalows, semi-detached and detached dwellings as well as a small row of terraced houses on Rainford Road. Despite the age of the houses most are of a varied design and character (some on substantial plots). A majority of the housing is two storeys high, including a number of three storey substantial villas. Despite the dominance of two storeys there is a variety in height due to the age of the properties. The architectural quality of the buildings is mixed, some houses displaying bay windows, parapets roofs, dormers, and intricate architectural detailing. Parking can vary from driveways, to detached or integrated garages.

The area has mature gardens and street trees. The mature gardens include a large number of trees along the street frontages (some covered by a Tree Preservation order (TPO)). Front boundary walls tend to dominate the area and these are either of redbrick or red sandstone with sandstone copings. This consistency adds to the quality of the area and helps reinforce the street scene creating a visual cohesion in contrast to the various buildings behind.

Typical dimensions (although there will be variations)

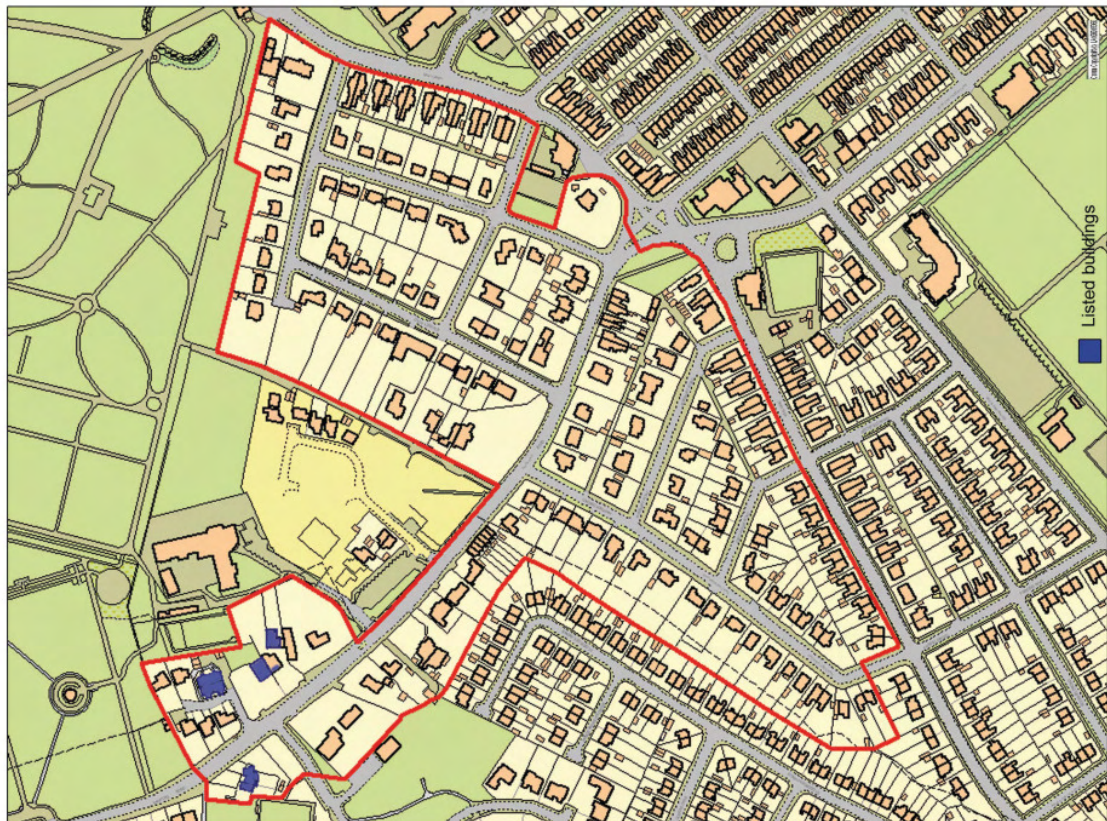
- Area density: 15 dwellings per hectare.
- Plot sizes: 146m² – 810m²
- Plot width: 4m - 22 m
- Plot depth: 36m - 68 m
- Separation between dwellings: 0-7 m

Area characteristics

- Predominantly two-storey dwellings with some substantial three-storey villas.
- Varied architectural styles.
- Most properties face the street
- A majority of the houses have large mature rear gardens.
- Most houses have attractive front gardens with planting.
- Parking tends to be on driveways and garages (that do not project in front of the building line).
- Long stretches of wall run along Rainford Road.
- Other streets have shorter brick walls with entrances for driveways.
- Architectural quality of the buildings is mixed, some for example have bay windows, parapet roofs, dormers and intricate detailing.



Windle:
Rainford Road,
Kiln Lane,
Walton Road





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