

Baseline review

Landscape and Built Form

A Sustainable Urban Extension
South of Whiston and Land South of the M62

October 2016



Turley

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Office Address:

1 New York Street
Manchester M1 4HD

Telephone:

0161 233 7676

Ref:

KNOU3003

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Panoramic view looking south across the site
(cover image: Big Water in the heart of the site)

Mott MacDonald and Turley have been commissioned by Knowsley Metropolitan Borough Council to produce a masterplan to help guide delivery of a Sustainable Urban Extension (SUE) to the south of Whiston.

The site was removed from the Green Belt and allocated for development in January 2016.

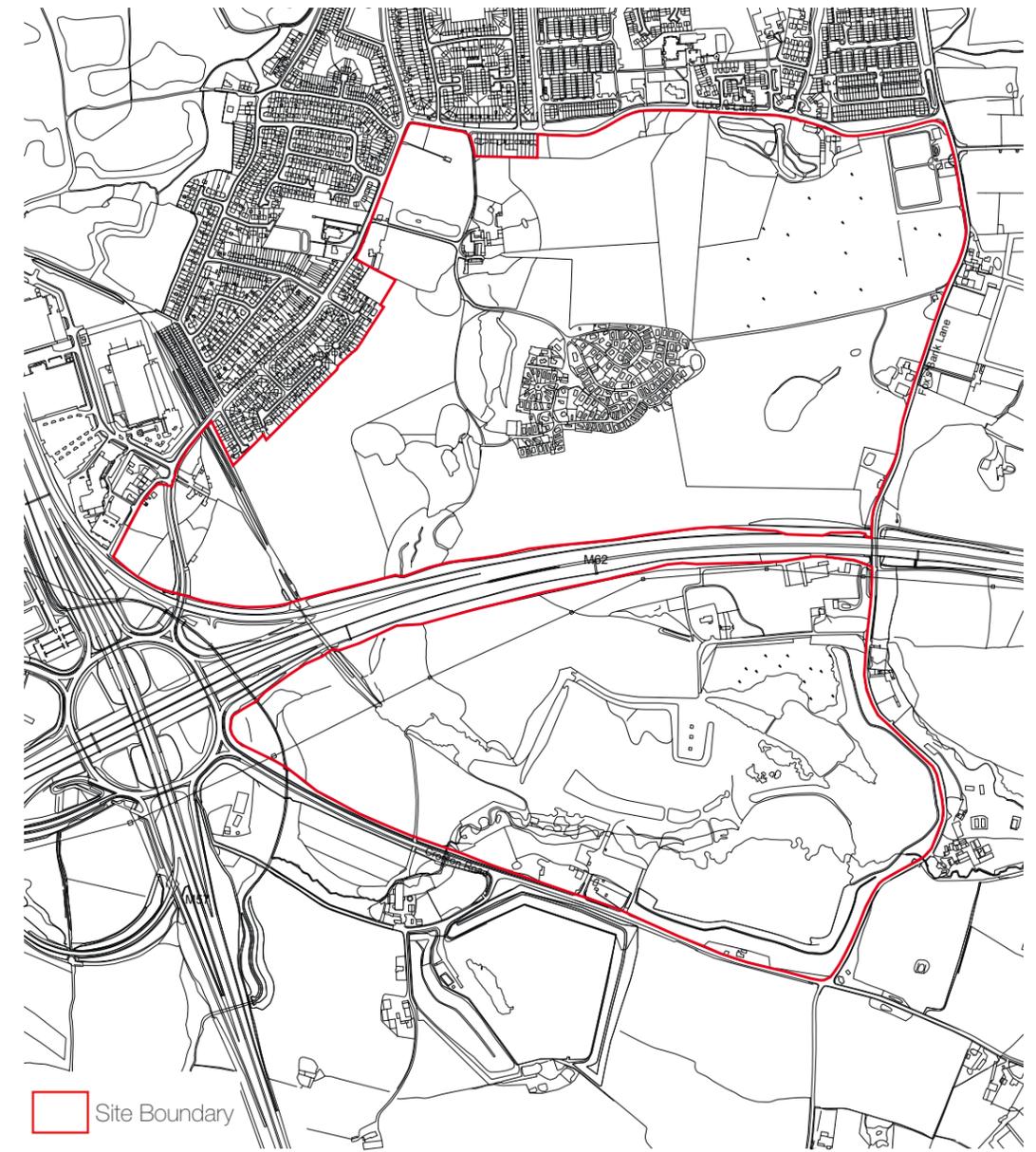
The masterplan prepared by Turley and Mott MacDonald will form part of an adopted Masterplan SPD.

Baseline scope / objectives

- 1.1 This document forms part of the Stage 1 baseline work undertaken to inform the masterplan. The baseline work covers a wide range of issues and themes.
- 1.2 This document presents a high level baseline review of landscape and townscape matters. This review is not intended to represent a detailed or formal assessment, but sets out observations of characteristics and issues for consideration.
- 1.3 More detailed / formal assessments are anticipated to form part of future planning applications and where applicable Environmental Impact Assessment (EIA).

Site overview

- 1.4 The site measures approximately 174ha in total, divided into two parcels split by the M62.
- 1.5 The northern site ('Land South of Whiston') is bounded by existing residential development to the west and north and by Fox's Bank Lane to the east, a rural road which provides an underpass under the M62. In the centre of the northern part of the site is the Halsnead Park mobile home park.
- 1.6 The southern site ('Land South of the M62') is bordered by the A5080 Cronton Road to the south and Fox's Bank Lane to the east. A large proportion of the site is the former Cronton Colliery.
- 1.7 The northern site is proposed for predominantly residential use. The southern site is proposed for strategic employment development plus the creation of a Country Park on the former Cronton Colliery site.
- 1.8 Located immediately south of the existing urban area of Whiston, new development site will benefit from close proximity to Whiston railway station and immediate access to the M62 and M57 via the adjacent Tarbock Interchange.



Plan 1.1: The SUE site

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Halsnead Park estate

2.1 The site comprises almost all of the former Halsnead Park estate, emparked in the mid-1700s (possibly earlier). The estate has had a major influence on the growth and urban structure of the local area, and has in particular left a significant landscape legacy.

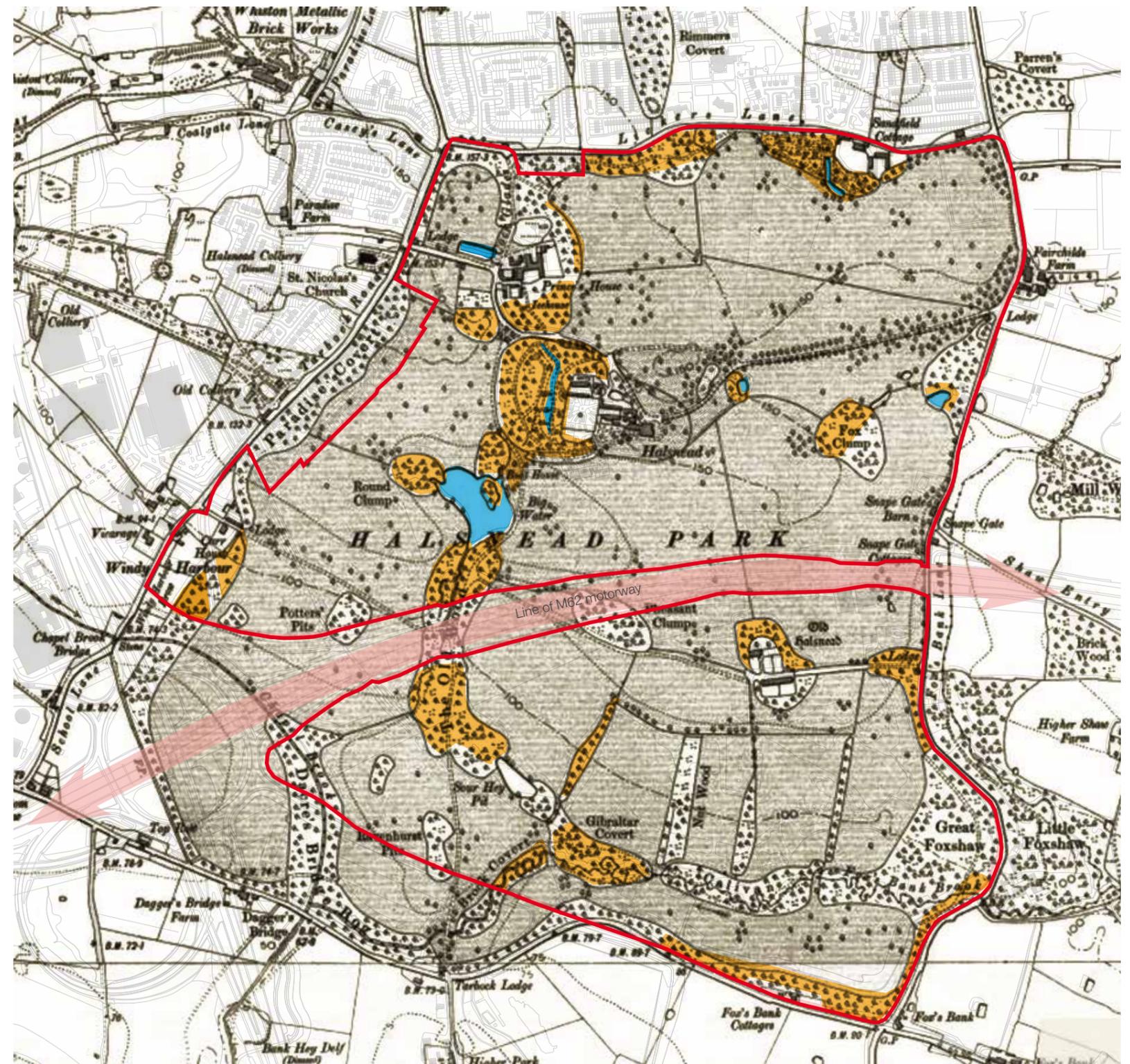
2.2 Plan 2.1 illustrates the extent to which the former estate and its designed landscape influence the current environmental conditions, the orange annotation representing areas of mature woodland within the site boundary that survive from the formation and maturing of the estate.

2.3 The integrity of the estate has been eroded over time, having been disbanded following the demolition of the main Halsnead Hall mansion house in 1932. The imposition of the M62 in the 1970's created a major severance and has further contributed to the diminishing significance of the estate and site as a designed landscape.

2.4 Notwithstanding, the large areas of woodland that remain and the sweeping landform between them (a mixture of arable fields and unimproved grassland) remain significant elements in the local landscape and make a significant contribution to the contextual setting for Whiston. These influence the character and experience of local roads such as Lickers Lane and Fox's Bank Lane, and form a transition between the urban area of Whiston and wider Countryside to the south and east.

2.5 Big Water is a prominent and characterful historic feature surviving from the estate, sitting within the broad band of woodland immediately west of the demolished Halsnead Hall mansion house and likely to have been an important element in creating its setting. Other smaller water features that were part of the designed landscape (and would have sat alongside estate walkways and carriageways) also exist but are generally in a poor state of repair, e.g. some suffering from diminished water through-put.

-  Site boundary
-  Remnant woodland
-  Remnant water features
-  Approximate M62 alignment



Plan 2.1: Historic mapping (c.1890) annotated to show remnant features and current OS map

Mapping source: National Library of Scotland
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2.6 A number of key landscape opportunities can be derived from the Halsnead estate heritage. Plan 2.3 highlights some structural elements left by the former landscape treatments (the 'palimpsests' of the landscape) that could be enhanced through development;

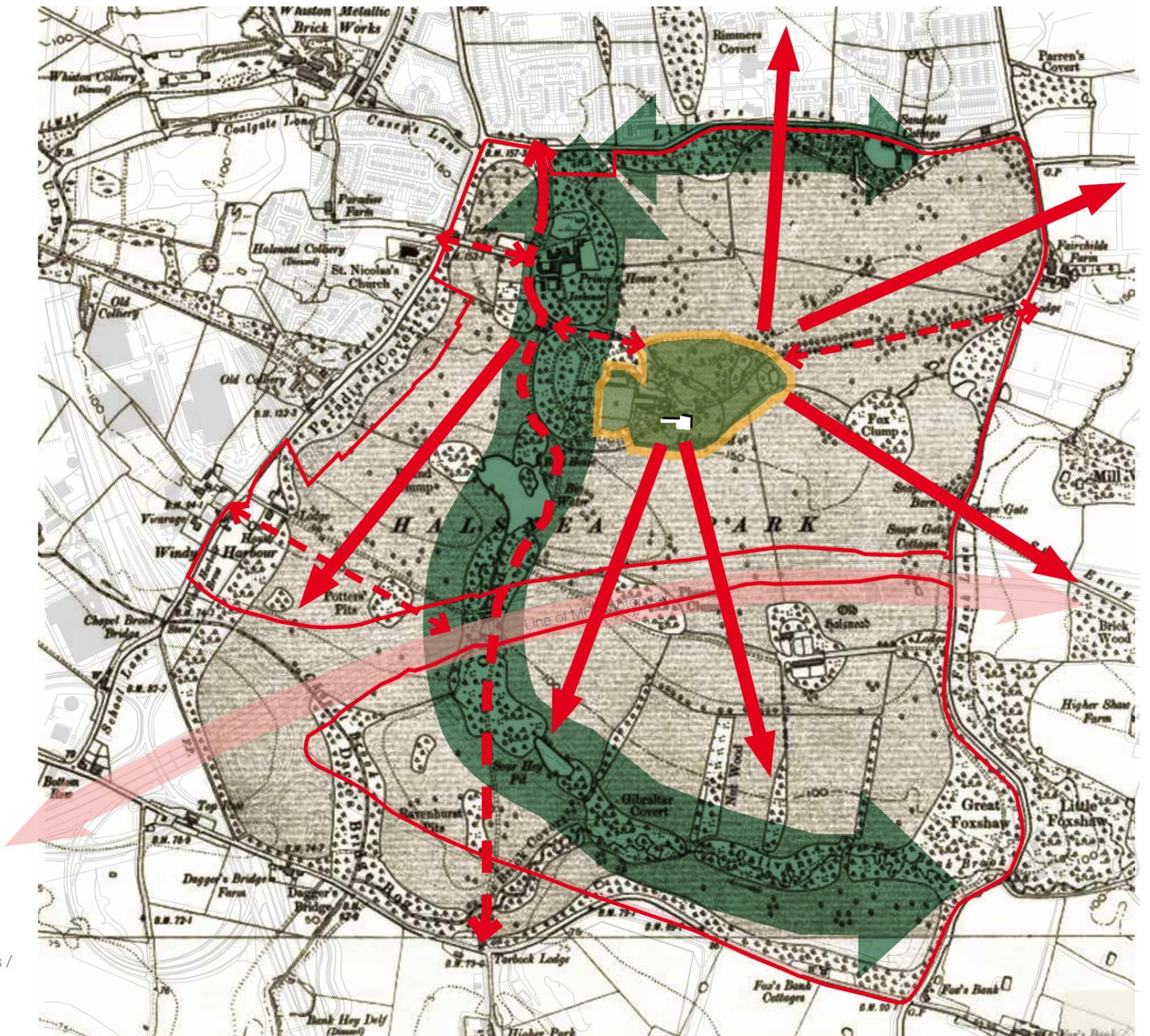
- The woodlands remaining (shown on previous page) represent a broad arc passing north south - with its historic connections to the designed landscape and ancient woodland.
- Key vistas and axes - such as the route from the main house old lodge in the east (now no more than a field boundary). Other view corridors and movement axes are historic and many could be incorporated into future movement networks, to ensure their longevity, the low key rural character of these should be retained.
- The designed views and the gaps in the woodland edges and internal coverage to allow them; some still remain and could be used and reinforced in future proposals.
- The environs of demolished Hall, with its ha-ha to the south and drive ways to the north still retain its distinctive original designed lozenge shape.



Plan 2.2: Sketch plan exploring historic landscape zones that could potentially have structured the original landscape design approach, defining key woodland blocks and view corridors

Source: National Library of Scotland

- Site boundary
- ←- - - Former access / driveways
- Former view corridors



Plan 2.3: Landscape structure opportunities informed by Halsnead Park estate features

Source: National Library of Scotland

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Landscape character overview

2.7 The Landscape Character Assessment of Knowsley Metropolitan Borough (2007) classifies this area of south Whiston as part of the Lancashire Coal Measures landscape character area and specifically as *Halsnead Estate - Cronton and Pex Hill*. This baseline landscape appraisal of the site does not duplicate, but aligns with, that Landscape Character Assessment.

2.8 Generally, the area is formed of gently rolling lowland, rising from the south to a higher plateau at Whiston and Prescot in the north. Geology comprises Glacial drift overlying sandstone (carboniferous and Triassic) and undivided cyclic sedimentary rocks (Carboniferous). Soil type is sandy clay - well drained. Agricultural land classification is 'very good'.

2.9 Landscape character of the site and immediate surroundings is of course strongly influenced by the former Halsnead Park estate, and defined by the presence of remnants such as estate boundary wall, gate houses and areas of woodland. Woodlands and tree groups are a particularly significant characteristic, formed variously of estate planting, pockets of ancient woodland and self-seeding (e.g. around the former colliery to the south of the M62).

2.10 The former Cronton Colliery and its spoil area now dominate the southern part of the old estate south of the M62, with fringes of farmland, remnants of semi ancient woodland and fractured woodlands from the designed landscapes associated with the Halsnead Estate. Unlike the land north of the M62, the landscape character of the southern site is almost unrecognisable as forming part of a planned estate (see landscape images 8-12 on pages that follow).

2.11 The landscape coverage across the site is illustrated on Plan 2.4, being a mosaic of mixed arable fields of varying sizes. Definition is by remnant and often degraded field boundary hedgerows, small areas of unimproved grassland, woodland groups of various ages /size (and management intensities), regenerating scrub woodland. The dispersed pattern of lone / wayside properties (many associated with the former estate) are generally complementary to this landscape, although the mobile home park appears incongruent.

2.12 Although not designated as a designed landscape in Historic England's Register of Historic Parks and Gardens, it is evident from historical mapping and on site research that the Halsnead Park estate was laid out as a structured landscape estate and this has an inherent interest. Generally, however, the site is (and always was) visually contained and is not prominent in local views. There are only a few isolated locations from where the sites can be seen, and therefore any visual impact of development perceived.

2.13 To illustrate the visual character of both sites a number of representative views are illustrated on the following pages, and briefly appraised to highlight landscape character and the extent of visual enclosure.



Above: contrast in landscape characters north and south of the M62 (top and bottom images respectively)

KEY

-  Site boundary
-  Existing mature woodland
-  TPO tree group
-  Regenerating scrub/bare ground
-  Water course
-  Water body
-  Estate boundary wall (indicative)
-  Public Right Of Way
-  Informal existing pathways - Some historic remnants of designed landscape
-  Dismantled railway
-  Ancient woodland
-  Cemetery
-  Track
-  Arable
-  Scrub
-  Cleared scrub
-  Grassland
-  Public open space
-  Unimproved Grassland
-  Hedgerows
-  High voltage O/H power line
-  Primary access points and tracks



Plan 2.4: Existing landscape features

Visual character: representative views



View 1

Panoramic view from Windy Arbor Road close to junction of M62 and M57. Showing the well wooded nature of the SW corner of the northern site and the significant tree cover associated with the M62 slip roads and the remnant ancient woodland south of M62.

The only access between the northern and southern sites, the footbridge over the M62, is visible mid ground in the centre of the image.

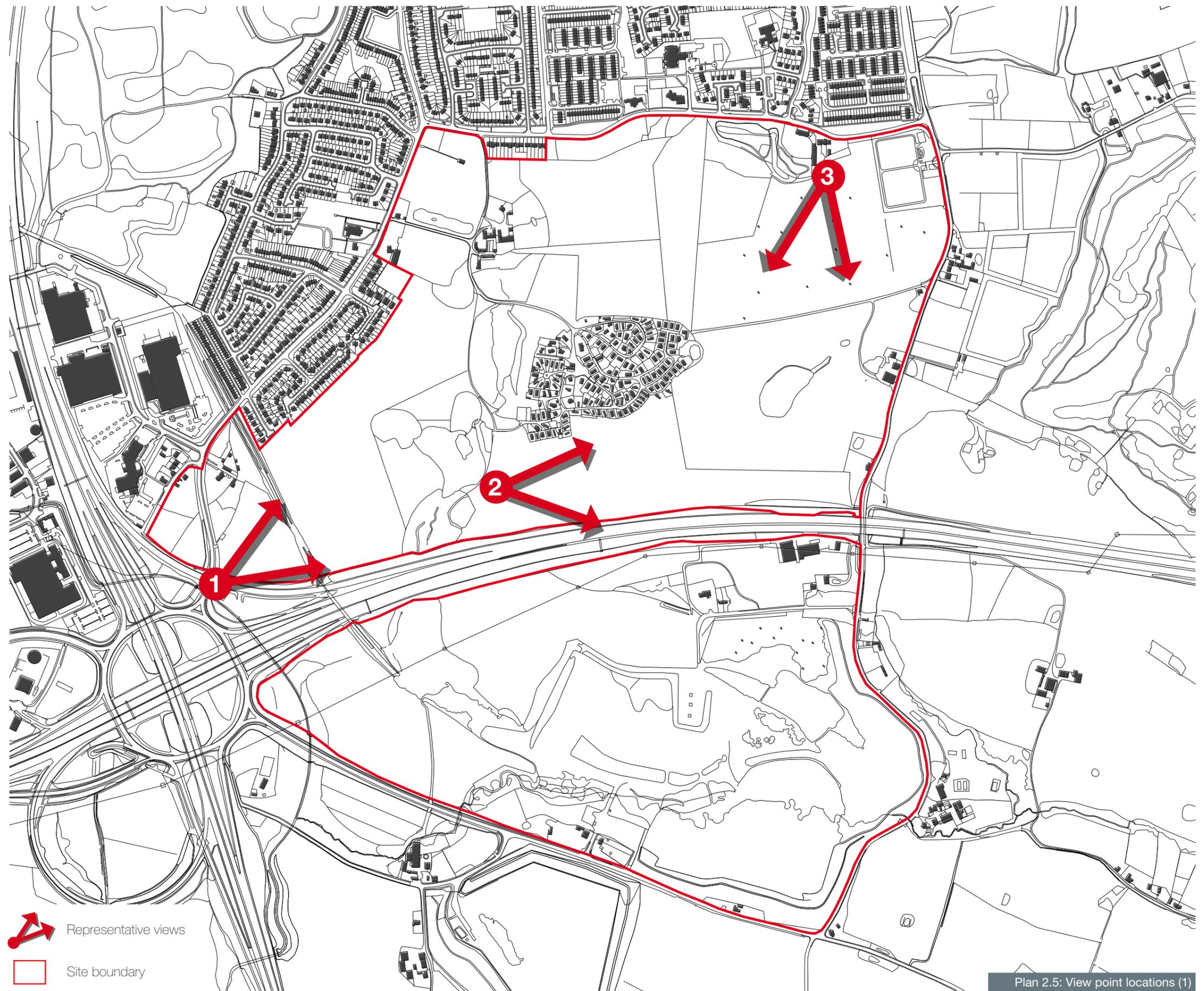
View 2

A view from the south perimeter side of Big Water looking south and south east across the open arable land, showing the linear edge of woodland immediately south of M62 and to the left of shot the current mobile home park edge; which was formerly the designed ha-ha edge to the Halsnead Hall and grounds.

View 3

A panoramic view from the northern most part of the site, close to the woodland and cemetery off Lickers Lane. The sweeping and gentle undulation of the landform is evident here, as is the remnant estate woodland at Fox Clump in the mid ground left and the scattered tree elements formerly associated with the Hall and grounds mid right.

This view extends across the Mersey Valley, towards Wirral peninsula and North Wales in the south west.





4



5



6



7

View 4

A more constrained view in the west of the upper site, with the current edge of Whiston evident in the mid ground centre.

The estate woodland groupings frame this view and highlight the gentle undulations of the landform and the dominant edge of the Big Water and its poplar edge and the Round Clump woodland, just off centre image.

View 5

Looking north, from the former rear carriageway to the Hall, now the access to the mobile home park, the view shows the remnant estate woodland to the northern boundary. The heavy shade is given by the mature woodland associated with the original estate. The areas of course grassland are clearly discernible against the arable land running up to the northern woodland.

View 6

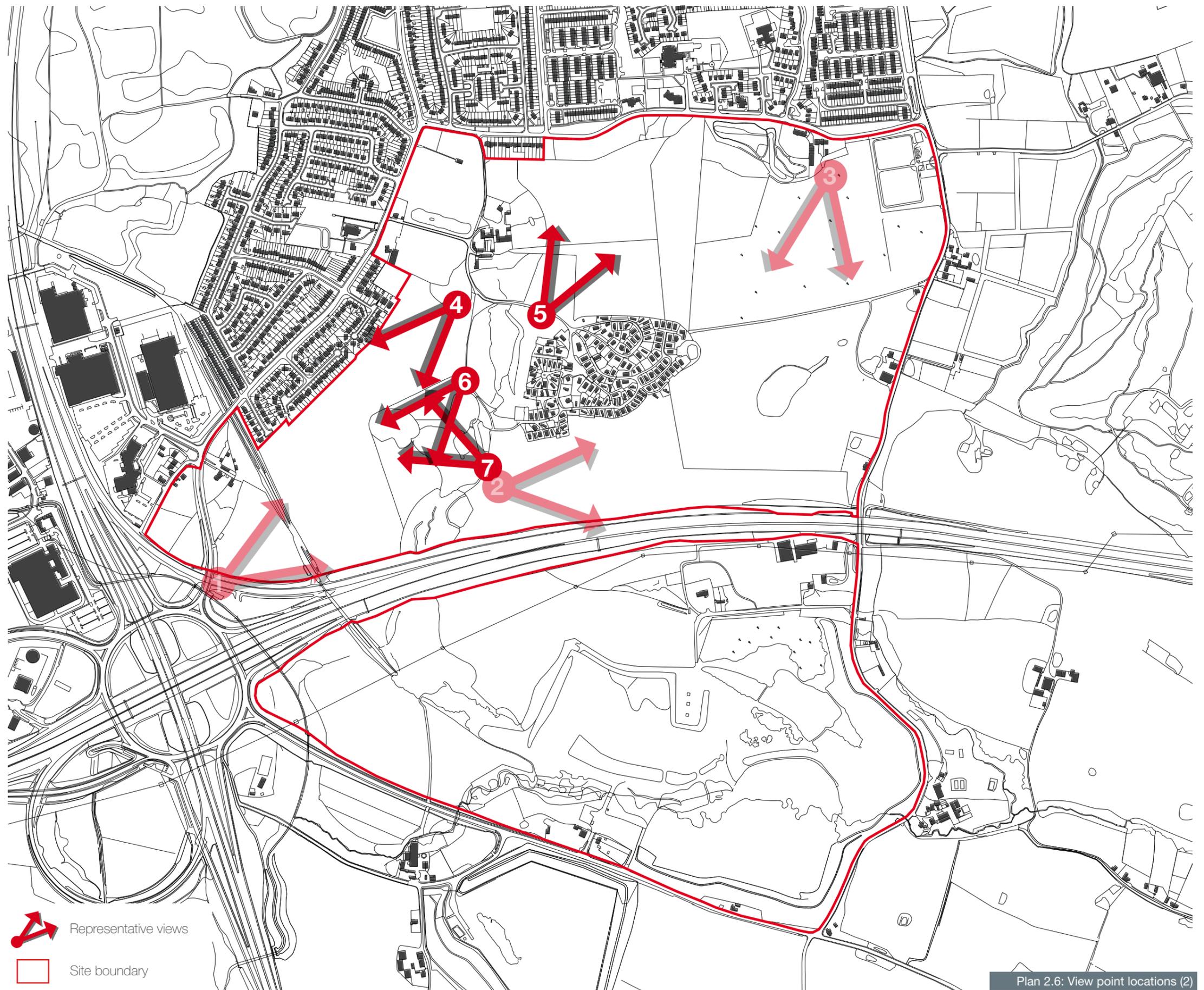
An intimate space to the north of Big Water, visually and physically contained by the hedgerow vegetation to the right of image and the woodland surrounding the lake. The acid grassland is also visible separating the two.

One of the many casual tracks, in and around the former Hall grounds, can be seen skirting the woodland (and running through it) to the right of image.

View 7

A view of Big Water, the designed (assumed) water body for the former Hall. Still in relatively good condition it is used for fishing. It is an area of quiet beauty, one of the gems of the landscape in the study area.

Looking north west, the variety of woodland is clearly illustrated as is the water quality and its marginal vegetation which is need of some management actions to combat ruderal plant species infestation.



Plan 2.6: View point locations (2)

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View 8

Looking onto the flat northern parcel of land, showing the 132KV power cable that runs parallel to the M62, illustrating the stark contrast in character between the northern part of the site and this southern portion. The regenerating woodland blocks are a predominating characteristic of the southern part of the site.



View 9

A view looking south onto one of the former access ways into the Cronton Colliery, from the A5080, now closed off.



View 10

A typical view of one of the many former colliery track ways now overgrown with ruderal grass species. Regeneration woodland on the spoil embankments is characteristic of the entire colliery perimeter.



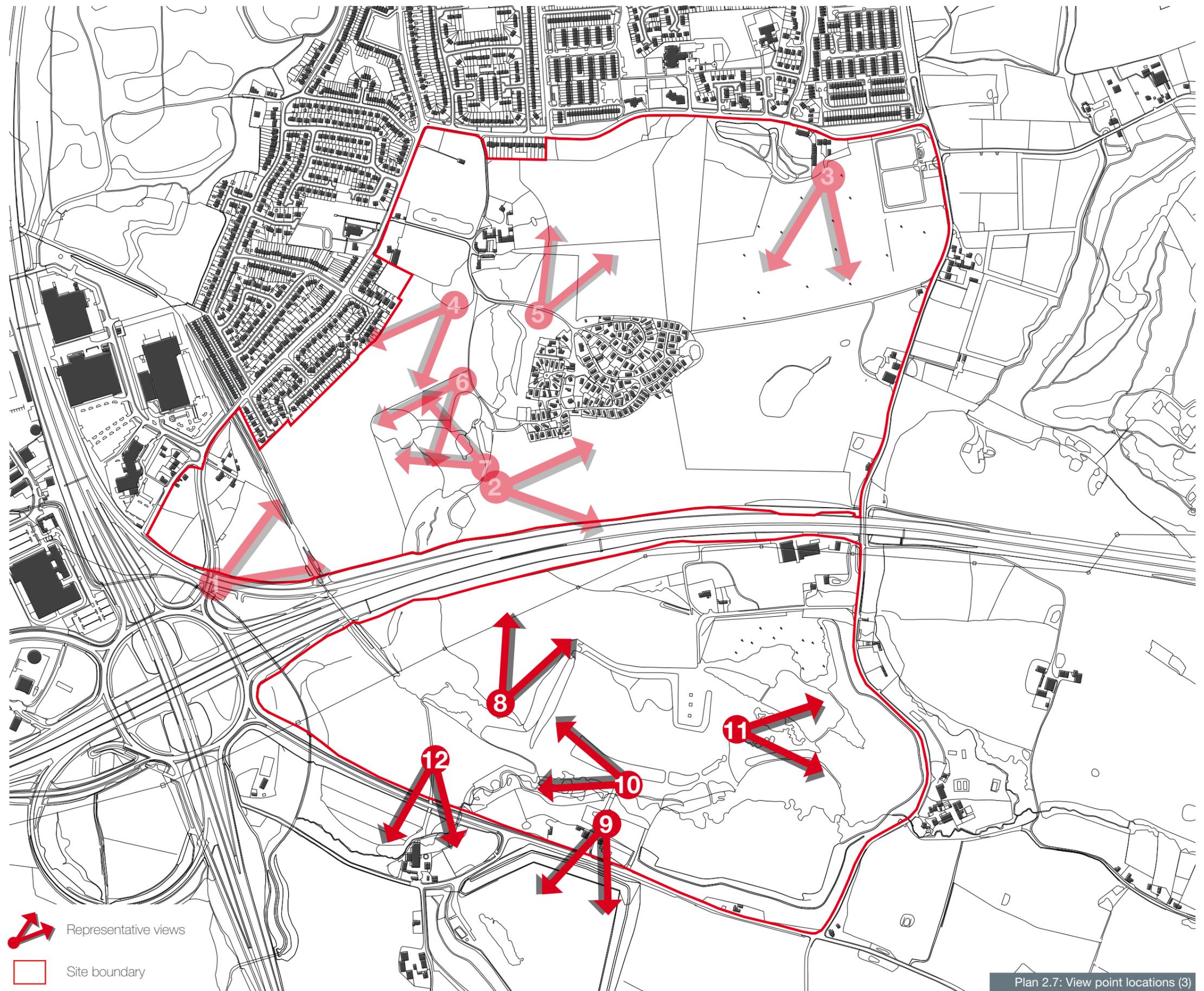
View 11

Looking south towards the high point of the former colliery spoil heap, now completely enveloped by regenerating scrub species of Birch, Alder, Sycamore and Mountain Ash. Approaching classification as maturing semi natural woodland in some locations - particularly to the east (out of this view).



View 12

View of the historic access track, looking south towards the main road A5080. Currently blocked off to prevent unauthorised access, but still used by horses for hacking in and around the old colliery area.

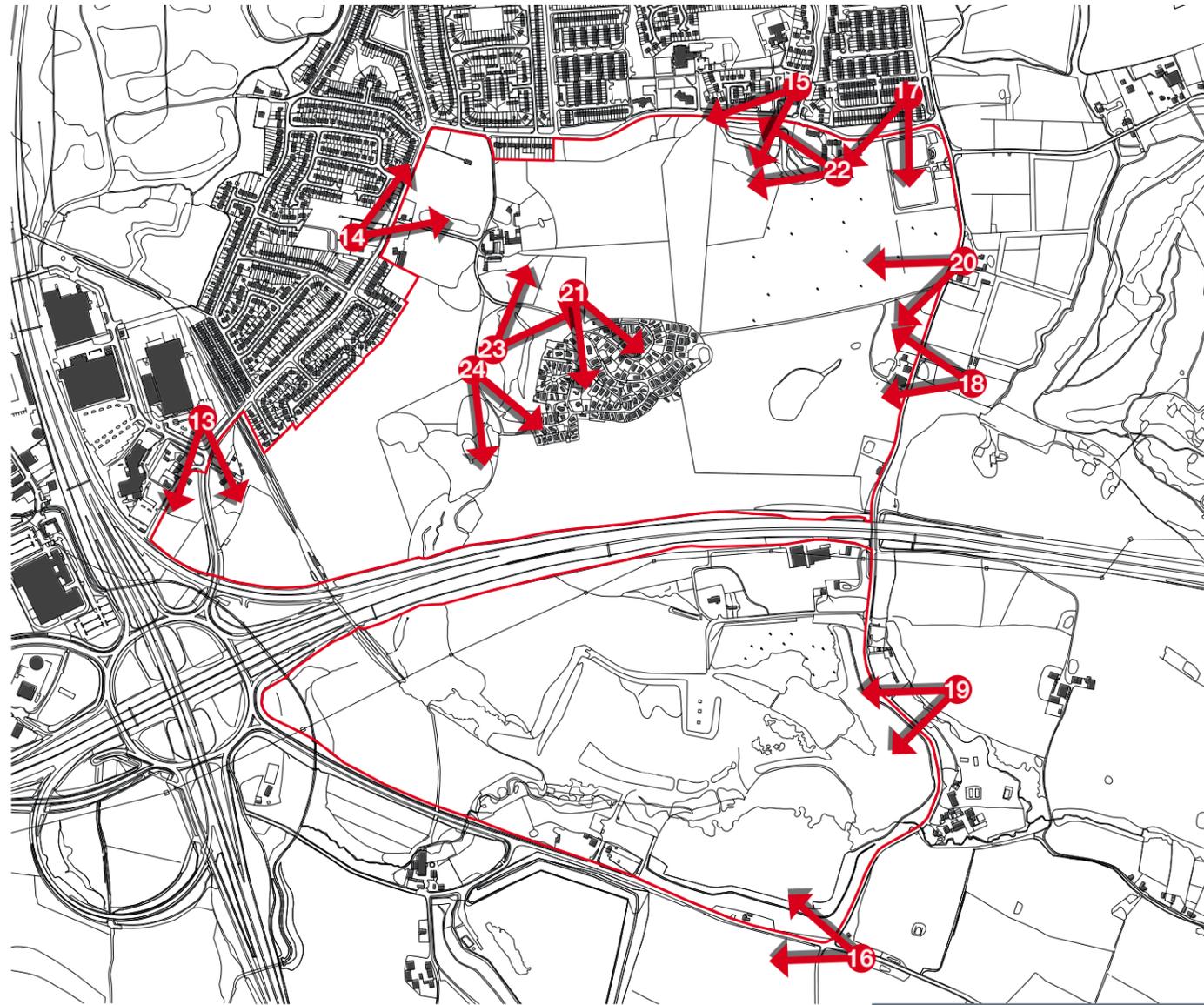


-  Representative views
-  Site boundary

Plan 2.7: View point locations (3)

Selected components

2.14 The representative views above provide an overview of visual character and the landscape qualities that will influence the development approach. The additional views here (13 - 24) highlight specific landscape components that are particularly characteristic and provide opportunities for more specific design responses.



Plan 2.8: View point locations (4)

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 Representative views

 Site boundary

Site edges



View 13: Edge condition looking south along Windy Arbor Road with the historic woodland now cut through by road improvements in the 1970s.

Estate boundary wall



View 17: The former estate boundary wall, adjacent the cemetery along Lickers Lane, in good condition although reduced in height (a common condition in various locations).

Internal features



View 21: Mature trees, many from the designed landscape of the old Halshead Estate, can still be found and this view of the entrance to the mobile home park, are characteristic of the scale and condition of many.



View 14: Edge condition looking north on Windy Arbor Lane towards the former lodge access to the estate (now a private house), the existing estate boundary wall to the Recreation Ground (Football Sports Club), and the palisade fence of the former garden centre. The mature tree cover at St Nicholas Church is visible on the left.

14



View 15: A typical view of the northern edge condition, here at Lickers Lane and Croftwood, looking south to the woodland edge and boundary wall of the former estate. This point marks the end of the estate boundary wall and intermittent fencing runs from here down to Windy Arbor Road.

15



View 16: A view of the most southerly boundary, at junction of Cronton Road and Fox's Bank Lane, showing the intact boundary wall of the former estate and the significant edge woodland zone.

16



View 18: The former estate boundary wall at the eastern side of the site north of M62 (Fox's Bank Lane) - generally in good condition, but with gaps and of variable height. The wall here is generally backed by agricultural fields and occasional dwellings.

18



View 19: Fox's Bank Lane south of the M62 - the estate boundary wall is intact and in good condition backed by a dense canopy - a mix of former estate woodland and some regenerating woodland (largely birch and alder) on the former Cronton Colliery.

19



View 20: Grade II listed lodge on Fox's Bank Lane with its dramatic gates and pillars, at this point in good condition. The pillars and gates frame the glimpsed view along the former access way to the demolished Halsnead Hall. Remnant specimen trees can be seen in the middle distance.

20



View 22: The atmospheric woodlands adjacent to Sandfield Cottage and Lickers Lane and their integral water bodies are hidden gems. However, areas are in a poor state of repair through intermittent management and the water bodies themselves suffer from lack of water through-put.

22



View 23: The woodland area north of Big Water is again an area of atmospheric quality with a large range in mature tree species, and small water bodies, many of which are stagnant and in need of regular maintenance and longer term management action.

23



View 24: There are many existing tracks/footpaths that cut through the site, many like this within the woodland close to Big Water are accessible but barred - a symptom of Anti Social Behaviour - common within woodland areas.

24

Visual permeability

2.15 Plan 2.9 illustrates the degree of visual containment the site exhibits;

- Solid black lines represent the visual horizons given by local physical landscape features - in this case largely given by mature woodland and/or terrain considerations.
- Intermediate thresholds are indicated by the broken/dash lines - these are where views are possible in the foreground of any views, but allow views beyond or through them. These are generally terminated by many of the mature blocks of woodland.
- Specific view points into the site are indicated on the plan by the red dots. Red lines signify more open views stretching alongside adjacent roads.

2.16 The general implications of each location are given below, and relate to the numbered references opposite:

1 Windy Arbor Road - off the M62/M57 junction

One of the few clear viewpoints into the site from the west, albeit contained to the south west and truncated by woodland both north and south of the M62, including woodland at Big Water and newer planting alongside the south side of M62.

2 Lickers Lane

The northern edge of the site is visually contained but there are limited locations where filtered views are possible, particularly where the estate boundary wall has been lowered or no longer exists.

3 Fox's Bank Lane

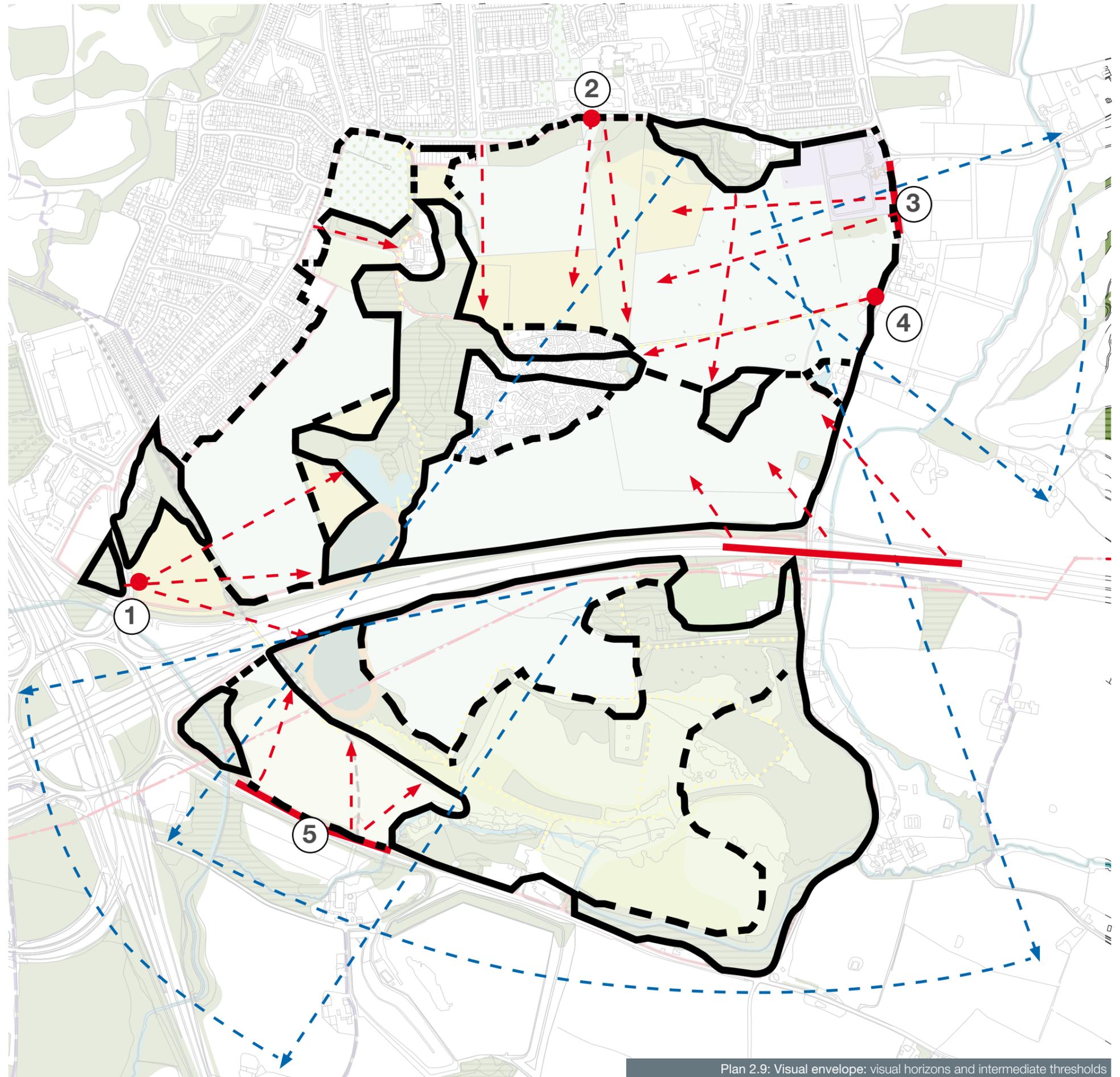
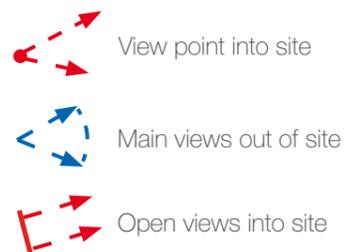
The views across the cemetery are possible due to the reduction of the estate boundary wall (see also View 17 above).

4 Listed Estate Lodge and Entrance

Views along this eastern edge are largely contained by the estate boundary wall but at the Lodge a glimpse slot view is possible (See also View 20 above).

5 Cronton Road

Open views possible across its land parcel now terminated by the considerable visual backdrop of the Old Wood.





3.1 This section provides a brief summary of general townscape characteristics of the local area and historic site features based on desktop appraisal and outline visual appraisal. The objective is to highlight existing elements of urban form that have the potential to influence development within the site

3.2 This analysis is not intended to represent a detailed townscape or heritage assessment. Such assessments are anticipated to form part of future planning applications / Environmental Impact Assessments (EIA).

Historic growth

3.3 Townscape character is heavily influenced by successive periods of development and growth over time. The main development sequence is summarised in diagrams 1-4 opposite.

Diagram 1

3.4 The site comprises almost all of the former Halsnead Park estate. The estate is understood to have been emparked in the mid-1700s, possibly earlier. The boundaries of the estate were, and remain, clearly defined by four historic routes:

- South: Cronton Road - linking Cronton/Widnes to Huyton and on to Liverpool via Roby Road
- West: the sequence of School Road, Windy Harbour Brow and Tarbock Road (now the alignment of Windy Arbour Road) – linking Cronton Road with the village of Whiston Lane Ends and through to Prescot
- North: Lickers Lane
- East: Fox's Bank Lane – alternative link from Cronton Road to Prescot.

3.5 The estate had 3 points of principal access; from Cronton Road, Tarnock Road (now Windy Arbour Road) and Fox's Bank Lane, with each access / driveway marked by a lodge. A boundary wall was constructed around the periphery.

3.6 Originally the main building groups within the estate included;

- The main Halsnead Hall mansion house. It is understood that there may have been a building in this location from the early 18th Century, with various enlargements / improvements culminating in significant additions in the late 18th Century. The hall was demolished in 1932 with some surviving remnant structures (e.g. sections of walled garden).
- Prince's House, a farmstead / estate management complex located to the north west of the Halsnead Hall mansion house. Understood to have been constructed late 18th / early 19th century. Some original elements of the complex survive today.
- Old Halsnead Hall to the south east of the Halsnead Hall mansion house. Old Halsnead Hall is the oldest of the structures, believed to date from 1680, prior to the estate being emparked. It survives today as a private residence. It is not clear whether Old Halsnead Hall was a former seat replaced by the later Halsnead Hall mansion house.

3.7 Development within the immediate local area was limited, but small settlements clustered towards the junction of Cronton Road and School Lane ('Windy Harbour') and further north at the junction of Tarbock Road and Dragon Lane ('Whiston Lane Ends' - now Whiston village centre).

Diagram 2

3.8 The area has historically been subject to mining and related industries servicing Liverpool's growth. Early mapping shows collieries and brick works to the west of Tarbock Road (Windy Arbour Road) in the 1800s. Various facilities evident on historic maps include 'Whiston Colliery', 'Halsnead Colliery', 'Old Colliery', and 'Whiston Metallic Brick Works' plus others. Most of these are located in the area now covered by Stadt Moers County Park.

Historic growth analysis

KEY

- Pre 1900s development
- Mid 1900s development
- Mid to late 1900s development
- Late 1900s / modern development
- Industrial
- Key woodland areas within site



1800s
Halsnead Estate

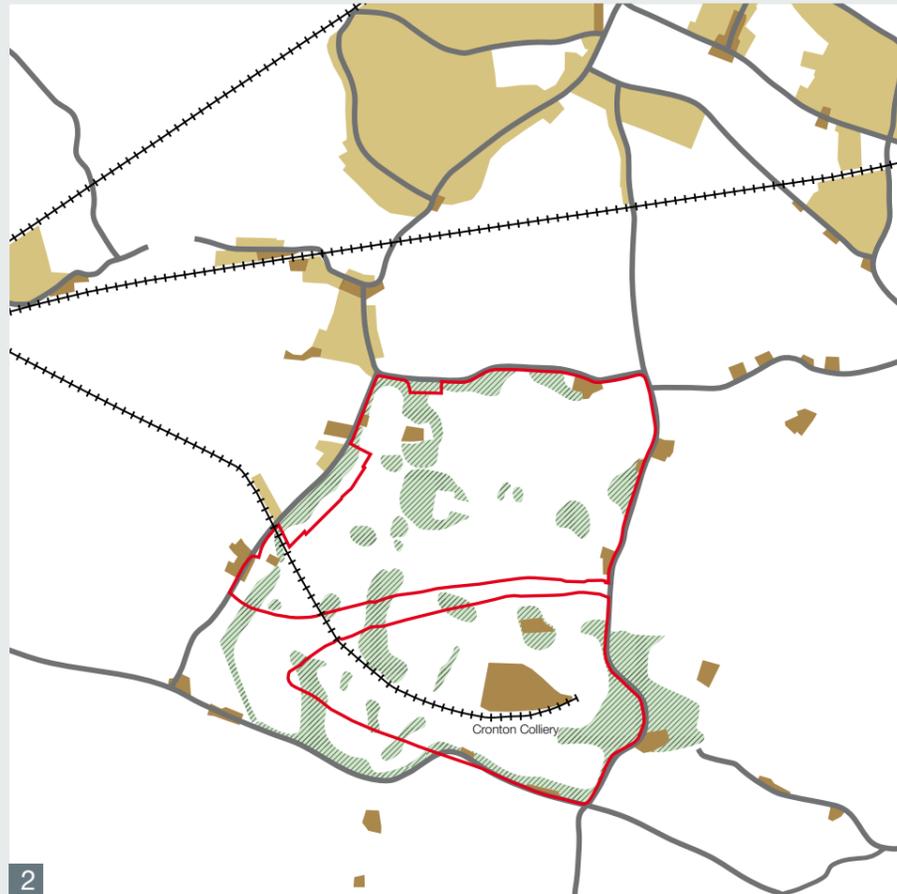
3.9 From the late 19th Century into the early 20th Century, expanding industrial activity and the increasing popularity and capacity of railways caused development to spread rapidly south of Prescot along key roads. This included modest expansion of Whiston Lane Ends village, although the area immediately around Halsnead Park estate remained largely rural save for some ribbon development along Tarbock Road (now Windy Arbour road).

3.10 Sustained demand for coal and the opportunity to mine the local shallow seams saw Cronton Colliery open in 1913, within the Halsnead Park estate itself. This was linked to the railway network by a mineral

branch, which had earlier served Whiston and Halsnead collieries to the west, joining the main railway near the Huyton Quarry Junction.

3.11 The colliery effectively sectioned off the entire southern end of the estate, occupying the area immediately south of Old Halsnead Hall to Cronton Road. It severed the estate driveway leading from Cronton Road. Cronton Colliery was worked until closure in March 1984.

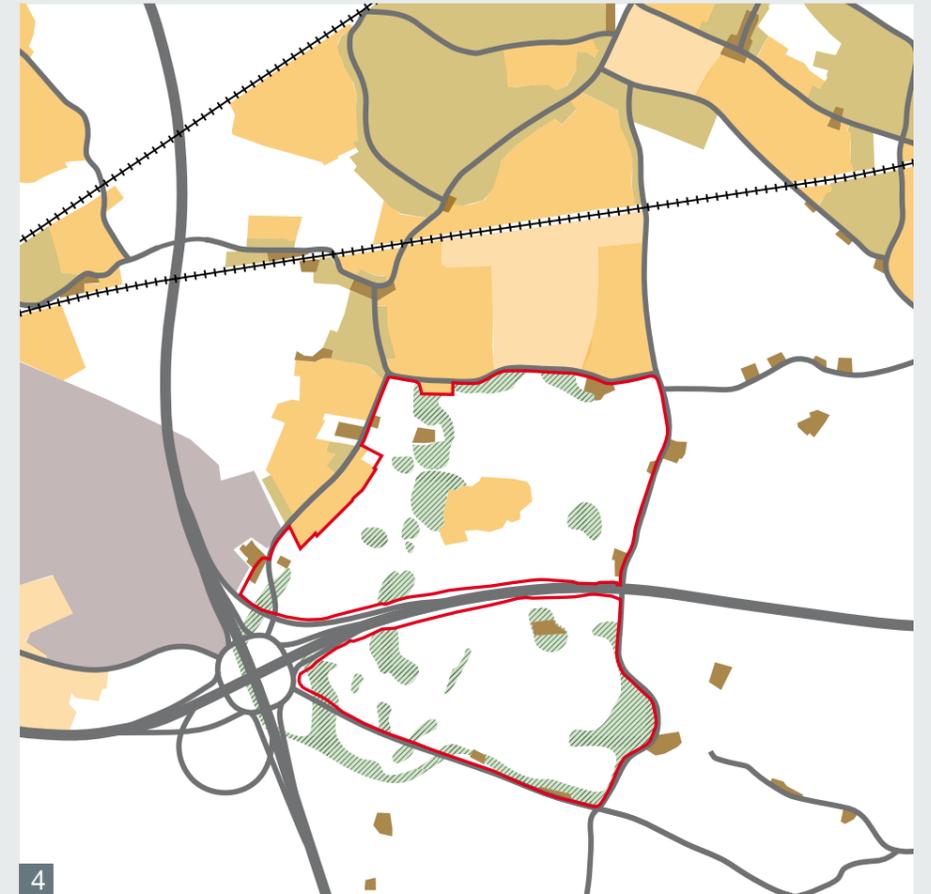
3.12 The demise of the estate was marked by its sale in 1929. The Halsnead Hall mansion house was demolished in 1932.



Inter-war
Suburban Prescott



Post-war
Whiston expansion



Present day
Whiston consolidation

Diagrams 3-4

3.13 The early-mid 1970's saw construction of the M62 motorway through Tarbock, with the Tarbock Interchange creating a key junction for the M57 / Knowsley Expressway (forming the Liverpool Outer Ring Road). These works fundamentally reworked the spatial extents and characteristics of the former Halsnead Hall estate. Tarbock Island itself severed and remodelled the historic highway network, most notably creating the current Windy Arbour Road arrangement and changing the alignment of Cronton Road.

3.14 Within the local area, post-war suburbanisation saw large scale planned housing estates expand

the urban area southwards, principally along Windy Arbour Road but also spreading east towards Fox's Bank Lane. The former County Hospital was renamed Whiston Hospital in the early 1950's acknowledging the growth of this new suburb, and itself underwent significant expansion in the 1960's and 70's alongside the expansive housing development.

3.15 Towards the end of the 20th Century development continued in the form of infill development, including the substantial estate at Manorwood Drive immediately north of the site off Lickers Lane. Industrial / large scale employment development continued in and around the Huyton Business Park area, fuelled by direct access to Tarbock Interchange.

3.16 With increasing population growth, opportunity was taken to create Stadt Moers Country Park in the early 1980s on the site of historic industrial and landfill activity. Whiston rail station was opened in 1990.

Character areas

3.17 Although growth has been varied in its nature and extent over time, south Whiston is largely coherent and intact as a continuous urban area. This is helped in large part by the network of key, historic routes that remain largely in their original form and alignment, and which have fed successive phases of development.

3.18 Mapping the historic development sequence across diagrams 1-4 helps reveal patterns and characteristics of relevance to future development proposals, highlighting potential drivers and 'lessons' to take forward. Local character areas are annotated in Plan 3.1.

Townscape characters

3.19 Areas 1-3. Existing residential development bounds the northern site to the north and west, but is distinct to and separate from the site, having been historically disconnected from the original Halsnead Park estate.

3.20 These developments include (1) post-war sub-urban housing around Windy Arbour Road, (2) the post-war Radburn estates north of Lickers Lane, and (3) late 20th century suburban infill estates. Characteristics, strengths and weakness of these three areas are summarised opposite page.

3.21 Area 4. The mobile home park sits centrally within the northern area on the site of the demolished Halsnead Hall mansion house. It comprises a series of detached, temporary single-storey buildings within regular compartmentalised plots. Its form and nature means that this development doesn't display conventional townscape characteristics, although its structure is street-based and coherent.

3.22 This is a purpose-built and insular development. It is not visually prominent from surrounding streets being shielded

by tree groups and topography, but will be highly visible and adjacent to new development.

3.23 Area 5. Large scale industrial buildings dominate the area immediately north and north west of the Tarbock Interchange, including Huyton Business Park and Fallows Way. The southern section of Windy Arbour Road is a transitional area between these large format units and finer grained residential development in Whiston.

Key streets

3.24 Historic growth of the area, and in particular the formation of the former Halsnead Park estate, has been influenced by the four key routes that remain as prominent and distinctive streets.

3.25 Windy Arbour Road is a key corridor, historically the link from Cronton Road to Prescott via the original core of Whiston village centre (Whiston Lane Ends) and today performing a primary traffic function. Development along it has occurred in stages over time, creating variety in the built form that flanks it.

3.26 The section of Windy Arbour Road that passes the site is more consistent, being the spine through an area of comprehensive post-war expansion. It has an open feel and is legible as a link north towards Whiston village (and beyond to the hospital and Prescott) and south to Tarbock Island. This is a key practical route for development to tie into.

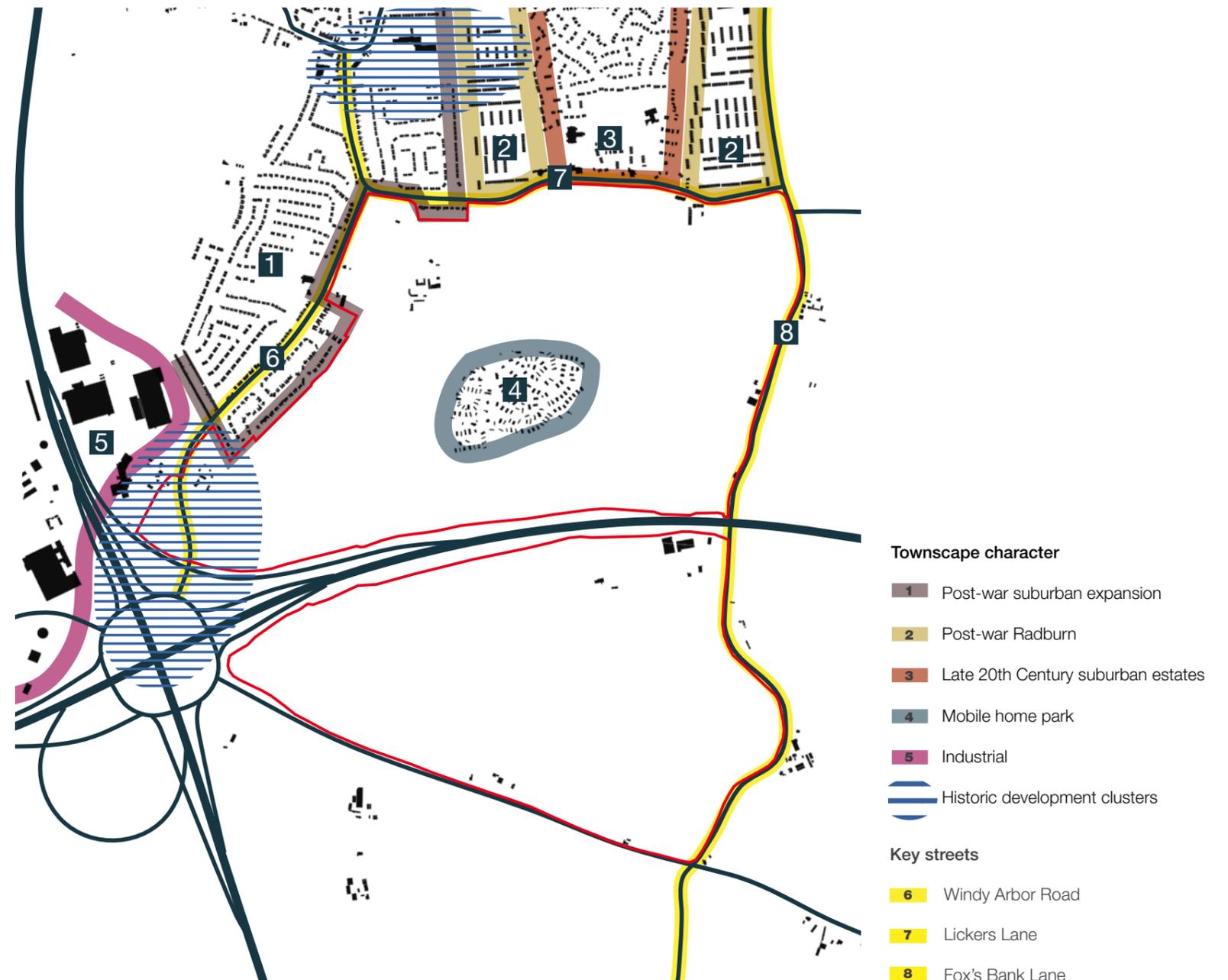
3.27 Lickers Lane is a gently winding historic lane still tracing its original route. It has an intriguing blend of characters – to the south flanked by the mature woodlands of the former Halsnead Park estate (including sections of historic boundary wall and old buildings such as Sandfield Cottage) and to the north post-war and late 20th Century residential development

including the Radburn estates located between the site and Whiston rail station.

3.28 These are set back considerably from the road, giving the route an open character but presenting a potential challenge to perceptions of pedestrian connectivity and an opportunity to maximise frontage and activity through new development.

3.29 The street has a tangible transition from an urban / sub-urban to rural character towards the eastern end, as it nears Fox's Bank Lane and Knowsley Cemetery. Building forms become more informal and landscape elements more dominant. The historic estate character including the stone estate boundary wall, historic buildings such as Sandfield Cottage, and more open views are a feature of this eastern end.

3.30 Fox's Bank Lane has a typical 'country lane' character with a gentle variation in horizontal and vertical alignments. The road is flanked by sporadic agricultural buildings and agricultural to residential conversions. The former estate boundary wall is evident but not entirely intact along its western side, and to the east there are some long distance views across open countryside.



Plan 3.1: Character areas

Townscape characters - areas 1-3

[1] Post-war suburban expansion - Windy Arbour Road



- Post-war housing estates responding to housing pressures and market opportunities.
- Extensive but generic residential areas created - townscape characteristics often repetitive and sometimes utilitarian, maximising mass production technology.
- Bespoke design and detailing often excluded and little variation / attempt to create character areas / respond to specific site features.
- Conventional street based layouts helping to accommodate growth in car ownership, sometimes with on plot parking provided (drives and garages).
- Deep set-backs to create private front gardens (often later adapted by homeowners to create on-plot parking).
- Mix of building types (bungalow, two-storey semi-detached and terraces) but of similar unit size, density and uniform building line.

Initial design thoughts - influence on new development

1. These areas support popular, stable and mature communities but highlight opportunities for new large scale development to introduce comparatively greater variety in layout and character, and to manage the impact of car ownership more pro actively.
2. New development within the site opportunity has only limited ability to connect with the existing areas of Windy Arbour Road (as existing development backs onto the site along the western) however where links can be made these can help to maximise the sense of connectivity and variety.
3. Links to Windy Arbour Road will also help development relate to historic settlement clusters of Windy Harbour and Whiston Lane End.

[2] Post-war Radburn estates - north of Lickers Lane



- Mass production Council housing developed with speed in response to need to accommodate urban overspill.
- Experimental layout formats and construction techniques, rejecting traditional approaches (in particular radically rethinking concepts of streets and public space) and imposing mechanistic rather than responsive urban structures.
- Radburn layouts inadvertently limit natural surveillance and create unstructured pedestrian linkages, causing particular confusion around the distinction between the 'public front' of homes and their 'private backs'.
- Little variety in building type and form – often generic and repetitive medium density two-storey terraced housing in long linear arrangements.

Initial design thoughts - influence on new development

1. Radburn development highlights the importance of new development employing the basics of good urban design – i.e. the need for homes to define, address and activate multifunctional streets and spaces, whilst creating clear delineation of private and defensible property and creating layouts that respond to their particular context rather than imposing themselves upon a site.
2. New development can link through the existing Radburn estates, across Lickers Lane, and improve the sense of connectivity and legibility of linkages. Existing streets such as Pennywood Drive form potentially important visual and physical links northwards towards the station.

[3] Late 20th Century suburban estates



- Modern homes structured around a more ordered street hierarchy. Streets and spaces experience greater levels of natural surveillance.
- Some more recent housing developments within the area have well-proportioned buildings, defining the street and creating more accessible and pleasant pedestrian environments.
- Some developments become generic, with uniform modern housing that are not distinctive to a particular site or location.

Initial design thoughts - influence on new development

1. These areas support stable and mature communities but developments of this nature are sometimes criticised as inward looking, with little attempt to connect into / integrate adjacent areas and routes. New development should avoid these tendencies.
2. Layout design often prioritises highway engineering standards and this can sometimes dilute attempts to create streets that are comfortable for pedestrians and cyclists, or that feel 'bespoke' to that particular place.

Historic site features

3.31 There are a number of heritage assets both within and around the site, which will require careful consideration as part of future development proposals. The various features comprise both Listed Buildings and non-designated heritage assets. These are identified within the Merseyside Historic Environmental Record (HER), which provides further details. Developers and their design teams must obtain and review the HER as part of their preparatory work.

3.32 The following provides a brief summary of the Listed Buildings on the site, along with some selected non-designated assets, to indicate in which locations such features will become key considerations in the design and planning process. It should be noted that there are significantly more non-designated heritage assets in and around the site than are listed here.

3.33 Although the integrity of the Halsnead Park estate has been compromised over time, it has left a legacy of distinctive and significant features. There is opportunity to use these as a foundation to a development that is specific and sensitive to its history, for example;

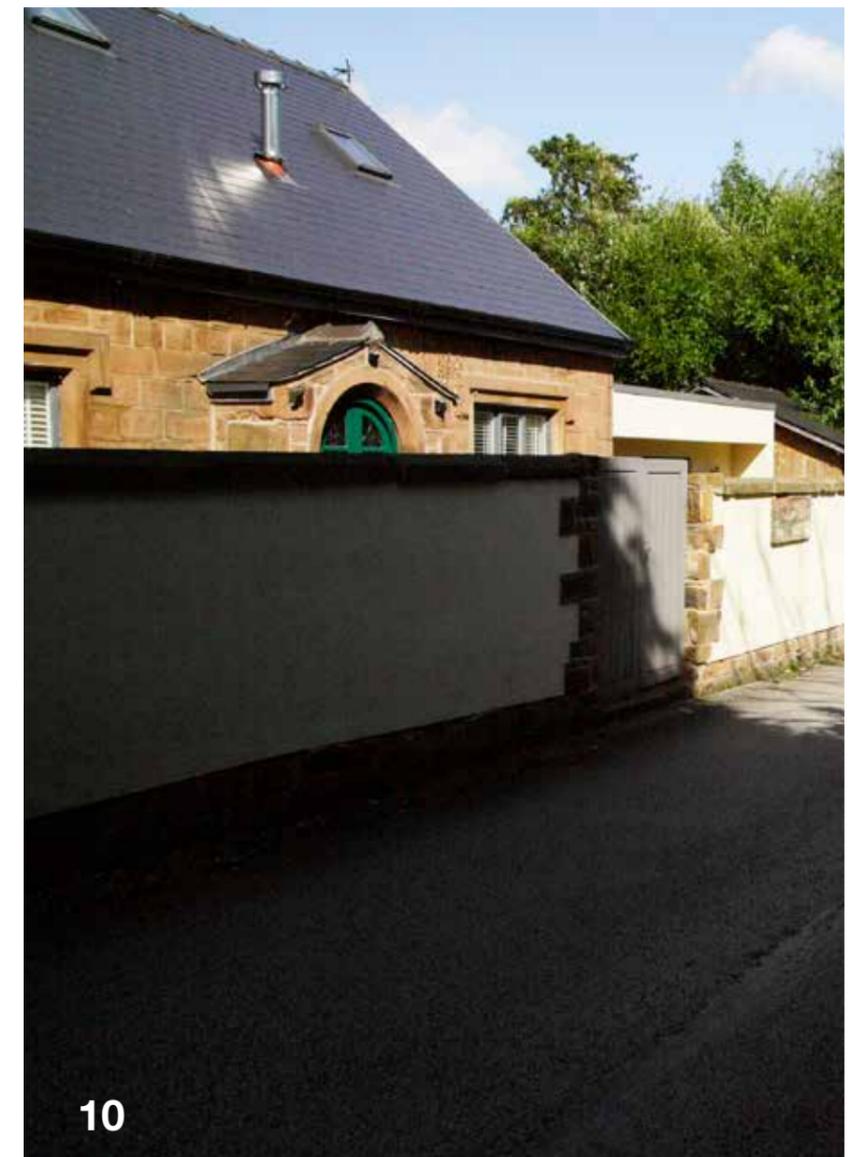
- Enhancing the integrity of any tree cover near to existing heritage assets where this would enhance and/or mitigate harm to setting.
- Reinstate lost or degraded elements of landscape design.
- Retaining the original estate boundary wall.
- Integrate existing and former pathways / driveways within the development layout (such as the former driveway to the lodge on the eastern boundary) to help enhance understanding of the former estate structure and location of the demolished hall buildings.

Listed buildings

- 1 Old Halsnead (Grade II):** 17th century house constructed from stuccoed stone with stone roof, possibly the precursor to the later Halsnead Hall manor house.
- 2 Carr House Farmhouse (Grade II):** 17th century farmhouse constructed from red sandstone - once the principal building in the hamlet of Windy Harbour and likely to have been used in association with Halsnead Hall.
- 3 Outbuildings 10m NE of Carr House Farmhouse (Grade II):** mainly 19th century incorporating earlier 16th and 17th century buildings, constructed from finely coursed rubble.
- 4 Group at Sandfield Cottage (Grade II):** 18th century house constructed from red sandstone possibly with 17th century origins. Barn east of cottage also listed.
- 5 NE Lodge to Halsnead Park (Grade II):** Constructed c1850-64 - lodge house to entrance to former Halsnead Hall. Currently a private residence.
- 6 Barn at Snapegate (Grade II):** Simple 18th century barn constructed from stone rubble (now residential conversion).
- 7 Gate Piers to Lodge (Grade II listed):** 18th century gate piers and boundary walls possibly predating adjacent lodge.
- 8 Church of St Nicholas (Grade II listed):** Attractive 19th century Anglican church, constructed from red sandstone.

Selected non-designated heritage assets

- 9 Carr Cottage:** 18th century building
- 10 Lodge at Main Drive / Windy Arbor Road**
- 11 Barn and outbuildings, Prince's House**
- 12 Former driveway to Halsnead Hall**
- 13 Estate boundary walls (all locations)**



- Remnant historic woodlands
- Listed Building
- Non-designated heritage asset
- Estate boundary wall
- Former formal driveway
- Other historic connections

- 1 Old Halsnead (grade II listed)
- 2 Carr House Farmhouse (grade II listed)
- 3 Paddock and Stables to Carr House Farmhouse (grade II listed)
- 4 Sandfield Cottage (grade II listed)
- 5 North East Lodge to Halsnead Park (grade II listed)
- 6 Snape Gate Barn (grade II listed)
- 7 Gate Piers to Lodge (grade II listed)
- 8 Church of St Nicholas (grade II listed)
- 9 Carr Cottage
- 10 Lodge
- 11 Barn and outbuildings at Prince's House Farm
- 12 Former approach to the Hall
- 13 Boundary walls and gate piers



Plan 3.2: Historic site features

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4.1 This baseline report has summarised a review landscape and townscape features. It helps to highlight potential issues and opportunities for further exploration in the planning and design process, and that can guide development.

4.2 The site is influenced by the historical remnants of the former Halsnead Park estate in landscape and built form terms. The estate was centred on the Halsnead Hall mansion house demolished 1932, with key surviving features including many woodlands and tree groups, significant lengths of estate boundary wall, and lodges / gate houses.

4.3 The M62 and M57 motorways are an influence on the visual and physical character of the area and the M62 in particular is a strong visual and physical barrier between the northern and southern parts of the site. The former Cronton Colliery and its spoil areas dominate the southern part of the site and differs significantly from the northern part in character and quality. The site as a whole is largely visually contained, with only a few isolated locations giving uninterrupted views in.

4.4 The urban area of this part of Whiston has a clear historic development pattern that facilitates identification of character areas in terms of layout, density and urban grain. There are key streets which has been influential in the development of the area historically, and which remain prominent today.

4.5 There are a number of heritage assets both within and around the site which will require careful consideration in any development proposal. This includes several Listed Buildings.

| Landscape Opportunities | | Constraints/Threats | |
|------------------------------|---|--------------------------|---|
| Historic landscape | Important elements of historic landscape retained extant and enhanced, incorporated into a new green infrastructure framework. | Ownership and management | Identification of vehicle for maintaining and managing the GI resource. Potential difficulty in agreeing the regimes and plans for future upkeep. If need for an Integrated Management Plan then needs all stakeholders to buy in, including; <ul style="list-style-type: none"> Land owners Developers/Consortia Local Authorities Interested 3rd parties and other agencies |
| Green infrastructure network | Significant potential to create a green infrastructure resource of quality, diversity and generous disposition across the two sites - <ul style="list-style-type: none"> Historic woodland pattern enhanced and integrated into new network Movement patterns for pedestrian, cycle and equestrian linked into a coherent, safe and comprehensive network Garden Village concepts, envisaged for future development, can add to the quality and diversity of the green infrastructure resource Need for significant buffers to M62 on northern site combined with need for Sustainable Urban Drainage (SuDS) requirement could result in a major new green edge to the development and a unique new landscape resource Integrated management Plan (IMP) required to ensure all opportunities are recognised, quantified and actions allocated over time. New Country park on former Cronton Colliery site | Revenue and phasing | Who funds the GI resource and its long term success - there is a potential danger of not achieving consensus on how to move forward, and through whom, unless an infrastructure plan is accepted and an appropriate management vehicle is funded with necessary powers for action. <p>Potential need for a comprehensive action plan with agreed long-term revenue streams allocated and any necessary capital requirements known, costed and programmed.</p> |
| Visual | Recognise the visual containment of the two sites and use future development opportunities to enhance the sense of containment and the qualities of key existing spaces. Maximise the panoramic views from the high points in the north site and also work with the enclosed characteristics of other intimate parts of the site. | Motorways | Noise attenuation - required to such an extent that large buffers needed alongside M62 in particular, to achieve acceptable levels for future development. <p>Air pollution - continues to have an effect on quality of environment close to motorways despite mitigating effect of buffer zones.</p> |
| Management responsibilities | Incorporate all green infrastructure management and maintenance responsibilities under the control of the future Country Park team (Administration, Rangers and Contractors for soft and hard works) | | |
| Linkages | Create new north south link over M62 to give a more direct link between green infrastructure resources and enhance movement potential and leisure opportunities. The former mineral rail line to the south west is a particular opportunity, with a substantial bridge structure in situ. | Connectivity | The potential effects of severance on existing landscape resources- and limiting of potential for linked GI networks - due to future need for new access and movement corridors - vehicular, pedestrian/cyclists, equestrian. |

Summary table: Landscape opportunities and constraints

| Urban form | | | |
|---|---|--------------------------------|---|
| Opportunities | | Constraints/Threats | |
| Heritage assets | <p>Important elements of historic origins of the site to be retained and enhanced as part of development proposals.</p> <p>Potential heritage opportunities include:</p> <ul style="list-style-type: none"> • Create a landscape / development buffer to existing heritage assets to ensure their setting is respected. • Retention of the red sandstone boundary walls to maintain the character of an estate. • Reinstate avenues of trees e.g. along the former driveway from the lodge on Fox's Bank Lane. | Motorway | The M62 motorway creates a strong visual and physical barrier to the south of the north parcel. New development proposals must include an appropriate buffer between new housing and the motorway. |
| Existing scale and pattern of development | The lack of a common, distinct pattern and style of development creates the opportunity to create a new development with its own distinct character, responding to the unique landscape features of the site. | Halsnead Park mobile home park | Halsnead Park mobile home park sits within the centre of the site. Though largely visually contained, development proposals must ensure its successful integration with the new development in terms of views, edges and connections. |
| Existing street character | The northern edge of the site presents the opportunity to 'knit' the development into its surroundings, provide a new frontage to Lickers Lane, and utilise the existing street pattern to the north to create strong connections to existing community facilities, including the station and schools. | Existing housing to west | Consideration of existing residential development to the east which backs onto the site to ensure privacy and aspect of existing residents is respected. |

Summary table: Urban form

Turley