



Executive Board Sub Committee

**Thursday, 11 September 2008 10.00 a.m.
Marketing Suite, Municipal Building**

A handwritten signature in black ink, appearing to read 'David W R'.

Chief Executive

**ITEMS TO BE DEALT WITH
IN THE PRESENCE OF THE PRESS AND PUBLIC**

PART 1

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1. MINUTES	
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Members are reminded of their responsibility to declare any personal or personal and prejudicial interest which they have in any item of business on the agenda no later than when that item is reached and, with personal and prejudicial interests (subject to certain exceptions in the Code of Conduct for Members), to leave the meeting prior to discussion and voting on the item.	
3. PLANNING, TRANSPORTATION, REGENERATION AND RENEWAL PORTFOLIO	
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In accordance with the Health and Safety at Work Act the Council is required to notify those attending meetings of the fire evacuation procedures. A copy has previously been circulated to Members and instructions are located in all rooms within the Civic block.

REPORT TO: Executive Board Sub Committee

DATE: 11 September 2008

REPORTING OFFICER: Strategic Director - Environment

SUBJECT: Appointment of GVA Grimley Limited to prepare a supplementary planning document for Runcorn Old Town

WARDS: Mersey

1.0 PURPOSE OF THE REPORT

1.1 This report requests the Sub Committee's agreement to waive standing orders to allow the appointment of consultants GVA Grimley Ltd to prepare a 'supplementary planning document' for Runcorn Old Town. This will take forward the proposals it has prepared for the area as part of the Mersey Gateway Regeneration Strategy (prepared by GVA Grimley and approved by the Executive Board on 19 June 2008) into planning policy that could be used as evidence in any public inquiry into the Mersey Gateway Scheme.

2.0 RECOMMENDATION: That

(1) That for the reasons set out in the report, Procurement Standing Order 4.1 be waived to allow the appointment of consultants GVA Grimley Ltd to prepare a 'supplementary planning document' for Runcorn Old Town, without the need for competitive tender.

3.0 SUPPORTING INFORMATION

3.1 Consultants GVA Grimley were appointed by the Council in 2007 to prepare a regeneration strategy for Halton based on the opportunities for regeneration presented by the Mersey Gateway Scheme, particularly those opportunities arising from the de-linking of the Silver Jubilee Bridge from the strategic highway network and the consequent demolition of approach roads at West Bank and Runcorn Old Town.

3.2 Runcorn Old Town is one of five 'impact areas' identified by the Regeneration Strategy, including West Bank, Astmoor Industrial Estate, Halton Lea Shopping Centre and Rocksavage/Ashville Industrial Estate. The areas of greatest regeneration opportunity created by the proposed demolition of the approach roads to the Silver Jubilee Bridge are at West Bank and at Runcorn Old Town.

3.3 As part of their original commission, GVA Grimley have now prepared a draft supplementary planning document (SPD) for West Bank. This was because this area is designated as an Action Area in the Halton Unitary

Development Plan and requires an SPD to provide detailed planning policy for the area. However the results of the Mersey Gateway Regeneration Strategy have revealed that the current planning policies in the UDP for Runcorn Old Town are insufficient to deal with the emerging opportunities.

- 3.4 The Planning Division had already begun work on SPDs for Runcorn Old Town and Halton Lea before the Regeneration Strategy was begun. These were listed in the Council's Local Development Scheme that lists all SPDs and development plans that the Council intends to prepare over a 3 year rolling period. However it was decided to pause this work to await the findings, of the Regeneration Strategy, in particular the implications of de-linking.
- 3.5 Meanwhile staff resources within the Planning Division are now being concentrated on the production of the Core Strategy of the Local Development Framework that will set the 'spatial planning' framework for the Borough over a 15 year period. This work, together with delays in filling vacant staff posts has left little capacity for the Runcorn Old Town SPD to be completed in house.
- 3.6 There is clearly a cost advantage in appointing GVA Grimley to work up their Regeneration Strategy proposals for Runcorn Old Town into an SPD as they have already completed all the evidence gathering, public consultation, consideration of alternatives and sustainability appraisal that is necessary for the production of an SPD.
- 3.7 Both the West Bank SPD and the Runcorn Old Town SPD could be used, together with the emerging Core Strategy for the Borough to provide an up to date planning policy context to support the Mersey Gateway Scheme at a public inquiry expected in early 2009.

4.0 POLICY IMPLICATIONS

- 4.1 A Runcorn Old Town SPD will be used for development control purposes and as evidence to support the Mersey Gateway Scheme at a future public inquiry (as described above). The SPD will also be instrumental in helping to implement the Sustainable Transport Strategy being prepared by consultants for the Mersey Gateway Scheme. This describes sustainable transport policies and potential schemes that will demonstrate how the Mersey Gateway and Silver Jubilee Bridge, in particular will enable increased public transport, walking and cycling across the Mersey, and be integrated into development at Runcorn Old Town.

5.0 BUDGET IMPLICATIONS

- 5.1 A quote from GVA Grimley for £16,128 dated 23 May 2008 is considered good value. The cost can be met from the Housing and Planning

Delivery Grant recently awarded to the Council for help in preparing its Local Development Framework.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

- 6.1 There will be many implications for the Council's priorities arising from the content of this SPD when it is prepared. Many of these overlap with the implications arising from the overall Regeneration Strategy that was reported to the Executive Board on 19 June. However there are no direct implications arising from the recommendation of this report.

7.0 RISK ANALYSIS

These proposals are not so significant as to require a full risk assessment.

8.0 EQUALITY AND DIVERSITY ISSUES

- 8.1 None arising directly from the recommendation of this report.

9.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
Halton Unitary Development Plan	Rutland House	Andrew Pannell
Mersey Gateway Regeneration strategy	Rutland House	Andrew Pannell

REPORT TO: Executive Board Sub-Committee

DATE: 11th September 2008

REPORTING OFFICER: Strategic Director – Environment

SUBJECT: Halton Village Conservation Area Appraisal and Management Plan

WARDS: Castlefields

1.0 PURPOSE OF THE REPORT

1.1 This report seeks the Board's approval for the publication of the Halton Village Conservation Area Appraisal and Management Plan (Appendix A) for public consultation.

2.0 RECOMMENDATION: That

- 1) The draft Halton Village Conservation Area Appraisal and Management Plan (Appendix A) is approved for the purposes of public consultation for a two week period;**
- 2) Any further editorial and technical amendments that do not materially affect the content of the document be agreed by the Operational Director (Environmental & Regulatory Services) in consultation with the Executive Board Member for Planning, Transportation, Regeneration and Renewal, as necessary, before the document is published for public consultation;**
- 3) The results of the public consultation exercise and consequent recommended modifications to the draft Halton Village Conservation Area Appraisal and Management Plan be reported back to the Executive Board, for resolution to adopt the document; and**
- 4) The schedule for future Conservation Area Appraisal and Management Plan production, given in Appendix B to this report, is approved.**

3.0 SUPPORTING INFORMATION

3.1 Halton Village lies immediately adjacent to Halton Lea in Runcorn New Town, bordered by Town Park and a number of residential areas including Halton Brow and Castlefields. The central focus of Halton Village is Halton Castle, located on Castle Road.

- 3.2 Halton Village was designated as a Conservation Area in April 1970. The statutory definition of a conservation area is ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.’ Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local authorities to formulate and publish proposals for designated conservation areas.
- 3.3 National policies for the designation, protection and enhancement of conservation areas are set out within Planning Policy Guidance (PPG) 15, Planning and the Historic Environment. This document states that in exercising their planning functions, local authorities must pay special attention to the desirability of preserving or enhancing the character or appearance of such areas. The Secretary of State has the view that this should also be a material consideration in determining planning applications that affect the setting or views into and out of conservation areas.
- 3.4 Guidance published by English Heritage states that, “A clear, comprehensive appraisal of the character of a conservation area provides a sound basis for development control and for developing initiatives to improve the area”. In addition, English Heritage guidance recommends that appraisals should be carried out for all new, or extensions to existing, conservation areas as a matter of course in order to inform the designation process. It also recommends that priority be given to preparing appraisals for those areas where the pressure for change is the greatest.
- 3.5 It is with the above statutory duty in mind that the Council has produced a draft Conservation Area Appraisal and Management Plan for Halton Village (attached as Appendix A). The document is split into two parts: the Conservation Area Appraisal (Part 1) and the Management Plan (Part 2), although these two sections are largely interconnected and interdependent. Both of these sections have been produced in line with English Heritage’s published guidance on conservation area appraisals and the management of conservation areas. The draft document is based on specialist work undertaken by Donald Insall Associates Ltd, as instructed by the Council.
- 3.6 The Conservation Area Appraisal (Part 1) contains the following: details of the location of Halton Village; and the village’s historic development; a description of the landscapes and vistas surrounding the area; the contribution of individual buildings and the townscape as a whole; a record of buildings architecture, materials and details; the changes amounting from unsympathetic alterations and extensions; and an assessment of lost buildings within the area. This information feeds into an assessment of the special character of the village and the defining of character zones.

- 3.7 The Management Plan (Part 2) sets out proposals for the maintenance and improvement of the village. This includes general management proposals for new development, reinstatement of lost features, landscaping and streetscapes. It also includes proposals for future community involvement and the potential use of grants and repair notices for buildings in the Conservation Area. In addition, the Management Plan proposes more specific management projects, which focus on distinct issues, including boundary amendments and potential scope for the use of Article 4 directions, and particular buildings or areas within the village.
- 3.8 Several appendices to the Halton Village Conservation Area Appraisal and Management Plan have been produced including maps and plans of key features of the built and natural environment, and historic maps. Pictorial representations of some of the management proposals have also been drawn up, including a map of proposed boundary amendments. A Gazetteer of all of the buildings within the Conservation Area has also been produced.
- 3.9 There is currently no statutory obligation to engage in public consultation in respect of conservation area appraisals and management plans. However, it is widely considered to be good practice to involve the local community in assessing the value of a conservation area. English Heritage recommend that public participation should be an integral part of the appraisal process, and assert that local consultation can help to bring valuable public understanding and ownership to proposals for the area. It should be noted that the document has already been subject to internal consultation with officers from relevant divisions.
- 3.10 Local councillors will be notified of the publication of the document for public consultation, and will receive a paper copy of the document, as well as a responses form and an explanatory letter.
- 3.11 Once all of the comments have been received and considered, they will be reported back to Executive Board along with the final draft of the Conservation Area Appraisal and Management Plan for approval.

4.0 POLICY IMPLICATIONS

- 4.1 Once formally adopted, the Conservation Area Appraisal and Management Plan will be a material consideration in the matter of assessing planning applications in, or directly affecting, Halton Village Conservation Area, through the development control process. The document will also help to inform future projects for the management and maintenance of the historic environment in Halton Village.
- 4.2 The Management Plan gives proposals for boundary amendments to the Halton Village Conservation Area, and the imposition of Article 4

directions, which, if formally adopted, would limit (otherwise permitted) development within some parts of the Conservation Area. Of particular note is the proposal that Halton Brow should be considered as a potential extension to the existing Halton Village Conservation Area, or be designated as a conservation area in its own right. Dependent on the outcome of the public consultation process, some of these proposals for action may be taken forward, and would require further formal confirmation at the appropriate time.

5.0 OTHER IMPLICATIONS

- 5.1 Some of the management proposals given in the document suggest that further studies and/or surveys should be undertaken to better assess aspects of the Conservation Area or to inform future management decisions. This will help to coordinate future actions by the Council and its partners for the benefit of residents and business in Halton Village.
- 5.2 In completing this first draft Conservation Area Appraisal and Management Plan for a Conservation Area in the Borough, it is necessary to explain why Halton Village was chosen, and which areas will be the next to have such a document produced. A schedule for future production of Conservation Area Appraisals and Management Plans, along with explanatory notes, is attached as Appendix B to this report. Approval of this schedule will provide a work scheme for the production of conservation-related policy documents in the Borough.
- 5.3 It is intended that the Halton Village Conservation Area Appraisal and Management Plan will be used as a template for undertaking area appraisals and management plans for other conservation areas in Halton. It is in the Council's interest to complete and adopt these documents in order to better manage the Borough's heritage assets.
- 5.4 At the appropriate time in the future both the Conservation Area Appraisal and Management Plan will need to be updated. English Heritage suggest that this adopted documents should be reviewed every five years, although it is envisaged the comprehensiveness of the Halton Village document means that it will remain valid and relevant for a longer period.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children and Young People in Halton

No implications envisaged.

6.2 Employment, Learning and Skills in Halton

The Halton Village Conservation Area Appraisal and Management Plan intends to inform residents and the local community of the special

character and interest associated with the Conservation Area, and to educate them of the steps required in maintaining and enhancing these assets. Hence, local people will be able to increase their knowledge of processes involved in the conservation of the built environment, and in doing so, may develop new skills.

6.3 A Healthy Halton

The Halton Village Conservation Area Appraisal and Management Plan include a section on the open and green spaces contained within Halton Village. These strategic assets to the village, and the communities living in and around the Conservation Area, can be variously used for organised sports, children's recreation or informal walking, participation in which can be beneficial for health and well-being. The document aims to help safeguard these green environments, including their flora and fauna, by proposing that surveys and management schedules be prepared, that footpaths and access points be improved, and that indigenous planting be encouraged.

The proposed preparation of a Conservation Trail for Halton Village has the aim of encouraging a greater number of people to take exercise by walking around the Conservation Area and enjoying its built and natural environment.

6.4 A Safer Halton

The Halton Village Conservation Area Appraisal and Management Plan proposes that footpaths, particularly around Halton Castle, be improved, which will increase the levels of safety associated with their use. Also, the increased use of paths and around the Conservation Area, particularly through green spaces and around Halton Castle, will increase levels of surveillance and animation in the Village, which can help to reduce anti-social behaviour and the fear of crime.

6.5 Halton's Urban Renewal

The Halton Village Conservation Area Appraisal and Management Plan will contribute towards the preservation and enhancement of the historic environment in Halton Village.

7.0 RISK ANALYSIS

It is not envisaged that there are any risks posed by the publication of the Halton Village Conservation Area Appraisal and Management Plan for public consultation.

The publication of this document does not require a full Risk Assessment to be undertaken.

8.0 EQUALITY AND DIVERSITY ISSUES

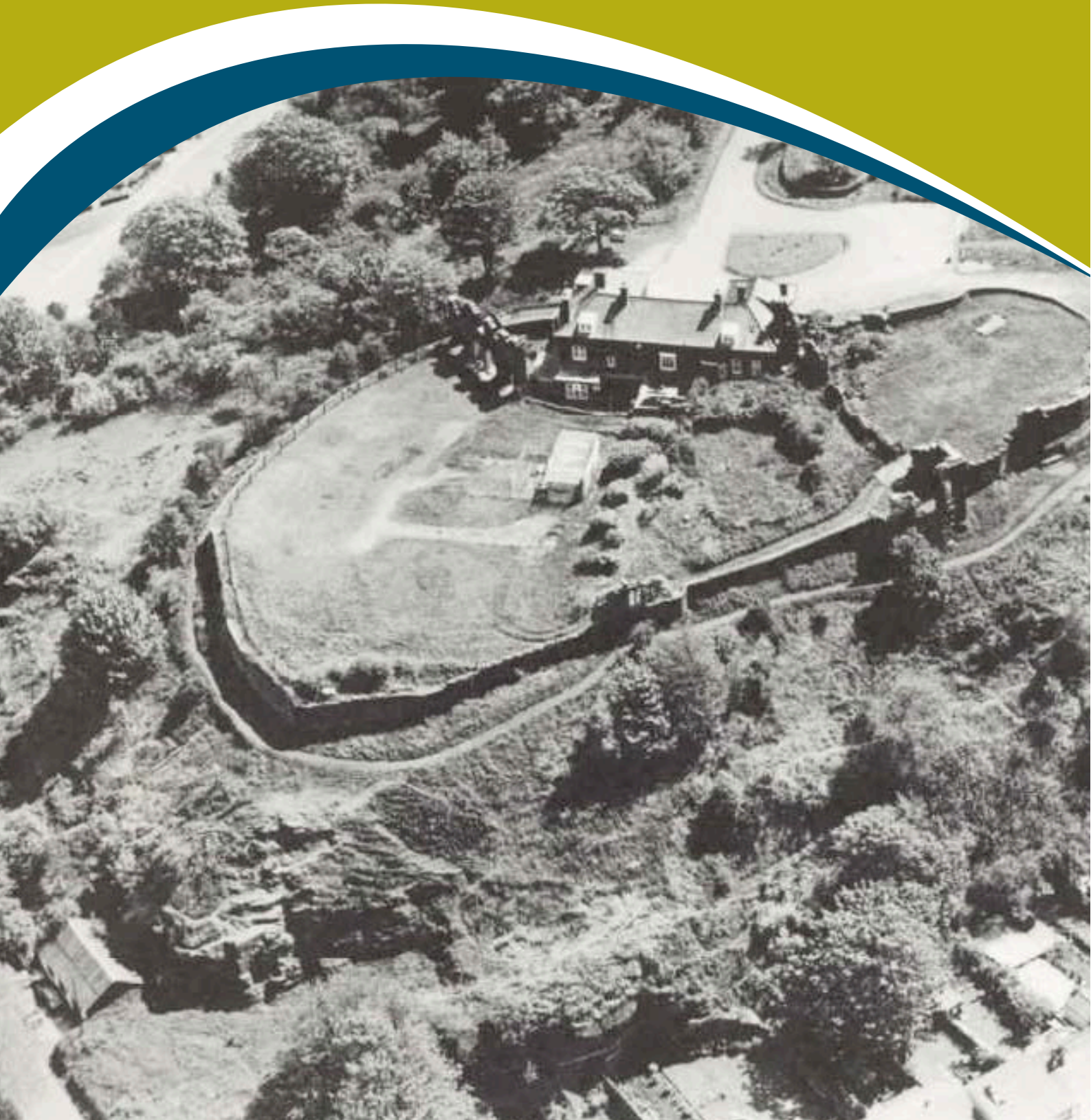
There are no equality and diversity issues contained within the Halton Village Conservation Area Appraisal and Management Plan.

9.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
Planning (Listed Buildings and Conservation Areas) Act 1990	Rutland House	Neil MacFarlane
Planning Policy Guidance 15: Planning and the Historic Environment	Rutland House	Neil MacFarlane
Guidance on Conservation Area Appraisals (English Heritage, 2006)	Rutland House	Neil MacFarlane
Guidance on the Management of Conservation Areas (English Heritage, 2006)	Rutland House	Neil MacFarlane



Halton Village Conservation Area Appraisal and Management Plan



**HALTON VILLAGE
CONSERVATION AREA
APPRAISAL AND
MANAGEMENT PLAN
PUBLIC CONSULTATION
DRAFT 2008**

This document has been produced in partnership with Donald Insall Associates Ltd, as it is based upon their original appraisal completed in april 2008. if you wish to see a copy of the original study, please contact Halton Borough Council's planning and policy division.

Cover Photo courtesy of Norton Priory Museum Trust and Donald Insall Associates.

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BACKGROUND TO THE STUDY

This document has been produced in partnership with Donald Insall Associates Ltd, as it is based upon their original appraisal completed in

PREFACE

April 2008. If you wish to see a copy of the original study, please contact Halton Borough Council's Planning and Policy Division.

The purpose of this document is to provide a survey and appraisal of the character and fabric of the existing Conservation Area (Part 1) and propose a management plan to advise on necessary changes and additional protection or improvement measures required to preserve and enhance Halton Village's special character (Part 2).

SCOPE AND STRUCTURE OF THE STUDY

The scope of this Conservation Area Appraisal and Management Plan is based on the guidelines published by English Heritage ('Guidance on Conservation Area Appraisals' and 'Guidance on the Management of Conservation Areas', both dated February 2006). In accordance with the guidelines, the following framework has been broadly used as the basis for analysis of the Conservation Area:

- Location and population
- Origins and development of the settlement
- Prevailing or former uses and their influence on plan form or building type
- Archaeological significance
- Architectural and historic qualities of buildings
- Contribution made by key unlisted buildings
- Character and relationship of spaces
- Prevalent and traditional building materials

- Local details
- Contribution made by green spaces, trees, hedges, etc
- Setting of the Conservation Area and its relationship with the surrounding landscape
- Extent of loss, intrusion or damage
- Existence of any neutral areas

Part 1 of document has been structured to encompass these areas of study, which then feed into Part 2's management proposals.

EXISTING DESIGNATIONS AND LEGAL FRAMEWORK FOR CONSERVATION AREAS AND THE POWERS OF THE LOCAL AUTHORITY

The statutory definition of a conservation area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.' Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local authorities to formulate and publish proposals for designated conservation areas.

Halton Village Conservation Area was designated in April 1970 and a summary of the area was produced by Cheshire County Council at this time. However, Halton Village has not had a formal appraisal or management plan prepared and adopted.

National policies for the designation, protection and enhancement of conservation areas are currently set out within Planning Policy Guidance (PPG) 15: Planning and the Historic Environment. Paragraph 4.14 of PPG15 states that in exercising their planning functions, local authorities

must pay special attention to the desirability of preserving or enhancing the character or appearance of such areas. The Secretary of State has the view that this should also be a material consideration in determining applications that affect the setting or views into and out of conservation areas.

Halton Borough Council sets out policies regarding conservation areas within Chapter 2, policy BE12 and paragraphs 34-45 of the Halton Unitary Development Plan (UDP), adopted in April 2005. Due to the recent introduction of a new planning system, Halton Council is currently going through a process of replacing the UDP with the Halton Local Development Framework (LDF). The LDF will include new policies in relation to the protection and enhancement of the historic environment in Halton. This Conservation Area Appraisal and Management Plan will sit alongside new LDF documents and policies.

Whereas listing focuses on individual buildings, conservation area policies allow the same general conservation principles to be applied over a whole area. Conservation area designation brings control over demolition within the defined area and provides the basis for policies designed to preserve and enhance the area's character, appearance or special interest. The regulation extends further than just buildings; overall vistas, streetscapes and landscapes are recognised as playing a vital role. A further duty is placed upon Local Authorities to formulate proposals for the preservation and enhancement of their individual conservation areas by

specifically identifying what is to be preserved or enhanced.

Whilst conservation area designation can impose limitations on building owners' development rights, it often opens up opportunities for enhancement. Promotion of an understanding of the importance and character of the conservation area amongst local residents can lead to successful schemes of improvements initiated through smaller projects, such as the gradual reintroduction of boundary walls.

In accordance with English Heritage guidance on Conservation Area Appraisals and Management Plans, and PPG15, it is vital to define what is of special interest in the village of Halton. Part 1 of this document describes the special interest of the designated area and the process of testing it against consistent criteria. Part 2 goes on to suggest specific enhancement and improvement schemes to reinforce the character of the conservation area and advises on the control of damaging accumulative change, for instance through the use of Article 4(1) or 4(2) directions which can remove some permitted development rights. As is the case with all conservation areas, if nothing is done to prevent unsatisfactory alterations it could ultimately result in the loss of what makes the place special.

WHAT HAPPENS NEXT?

The Council are currently seeking views of the local community and other stakeholders on this draft Appraisal and Management Plan. Following the end of the consultation period, representations will be

collected and considered by Council officers. Amendments will then be made to the content of the Conservation Area Appraisal and Management Plan, before it is presented before the Council's Executive Board for formal adoption.

Once adopted, the document will be a material consideration for planning applications affecting the Halton Village Area. It will also provide a management structure for coordinating future projects aimed at improving and enhancing the area.

6

PART I CONSERVATION AREA APPRAISAL

LOCATION

1.1 LOCATION

1.1.1 GEOGRAPHIC LOCATION

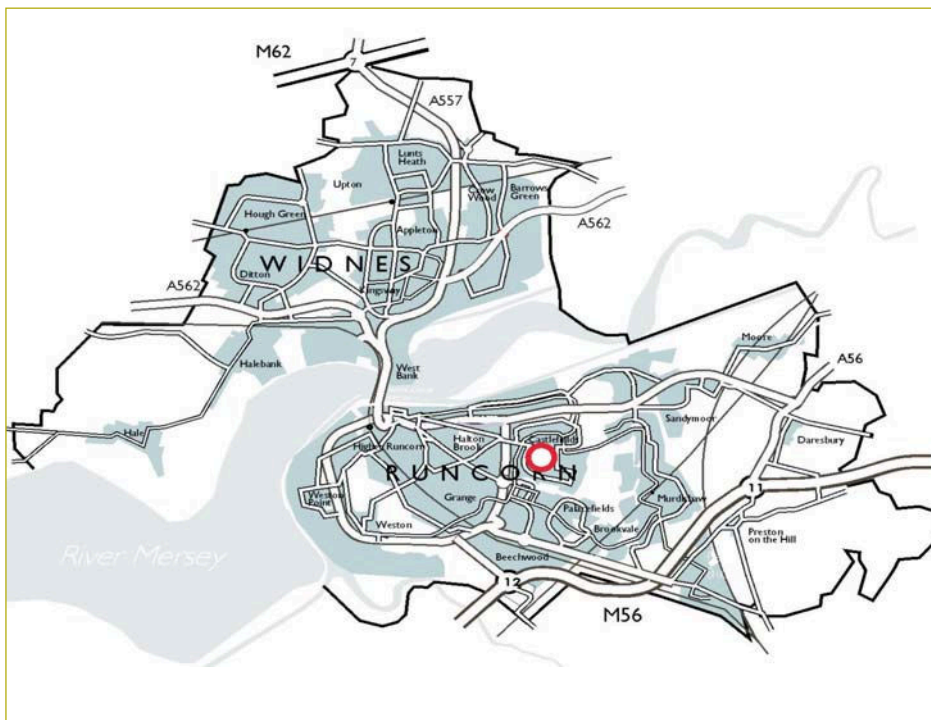
Figure 1: The view from Halton Castle towards the River Mersey



Halton Village is located immediately adjacent to Halton Lea, the administrative and social core of Runcorn New Town. Although Runcorn and Halton were once separate places in their own right, both are now joined, together with a number of other small former townships, within the largely modern New Town. Halton Village sits within a mile of the River Mersey and is

approximately 15 miles southeast of Liverpool and 15 miles northeast of Chester. Halton Village is geographically within the county of Cheshire and within the administrative boundary of Halton Borough Council, which covers the Runcorn and Widnes areas and is a unitary authority.

Figure 2: The location of Halton Village



1.1.2 TOPOGRAPHY AND GEOLOGY

The focal point of the Conservation Area, Halton Castle, sits on a high sandstone outcrop at the end of the mid Cheshire ridge, overlooking the south bank of the River Mersey. Whilst the area around the castle is relatively flat, with only a slight incline towards the river, the Castle Hill affords views across Halton Borough and the Mersey Estuary. The gradual incline of the hill to the southeast allows vehicular access to the castle and the other buildings on Castle Road. However, the gradient to the north, west and east sides of Halton Castle are considerably greater, with red sandstone cliffs providing a dramatic backdrop to many of the buildings along Main Street. Many of these near-vertical cliffs have interesting exposed rock-strata. These geological features, typical of Triassic formations, are also seen at the base of the high castle perimeter walls.

1.1.3 GENERAL USAGE

The predominant use of buildings within the area is residential. However there are a small number of shops along Main Street together with the community buildings of the churches and British Legion Club and public houses. The village also boasts several green spaces, some of which are used for recreational purposes.

1.1.4 CONSERVATION AREA AND STUDY AREA BOUNDARY

The existing Conservation Area Boundary approximately follows the

extent of the historic village and includes all but one of listed buildings within the immediate area. The boundary excludes areas of predominately 20th century housing. Most of the area within the boundary falls along Main Street, around Millennium Green, Castle Hill and Halton Common. The boundary is irregular and excludes a central area of

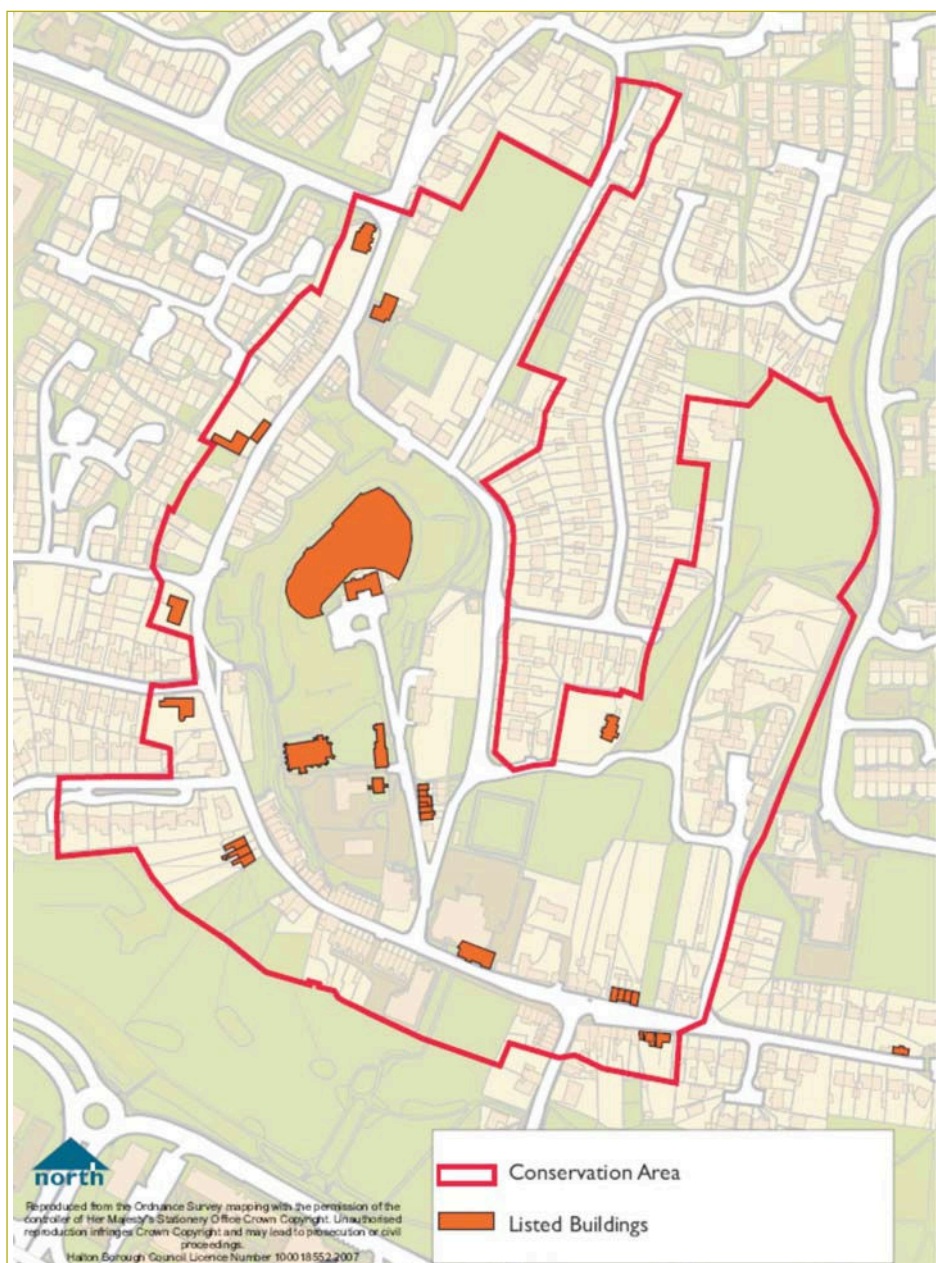
modern housing along Mount Road and St. Mary's Road that sits between Halton Common and the castle.

Figure 3 shows extent of the Conservation Area and listed buildings within Halton Village. This includes many important historic buildings, most notably the grade I listed Halton

HISTORIC DEVELOPMENT

Castle, which is also designated as a Scheduled Monument. The Castle Hotel Public House, the Chesshyre (Parish) Library, the Vicarage, the Old Hall and the Seneschal's House are all listed grade II*, to reflect their high importance. Within the village there are 15 further entries on the statutory list designated as grade II. Further detail of the listed buildings within the Conservation Area is given in section 1.4.2 and Appendix B of this document.

Figure 3: The existing Halton Village Conservation Area and its listed buildings



1.2 HISTORIC DEVELOPMENT

The town of Runcorn, within which Halton Village is located, has a complex history with a wide range of influences that have shaped its built form over a period of many centuries. These factors range from the area's agricultural past, to the building of the castle and its use as a court, to the effects of the industrial revolution and the building of the New Town. The Cheshire Historic Towns Survey provides detail on the historic development of Halton Borough, through an analysis of texts and maps. While the Halton Castle Conservation Management Plan (CMP) provides a detailed history of the development of Halton Castle and its setting, the following sections contain a brief overview of the history of Halton Village, including its critical relationship with Halton Castle.

1.2.1 EARLY HISTORY AND ORIGINS

A small number of archaeological finds have been discovered in and around Halton Village, which feasibly indicate early settlements. An Iron Age coin

found in 1795 suggests a small possibility of a prehistoric enclosure at the summit of the hill where Halton Castle now stands.

There is little conclusive evidence of Roman settlement in Halton. Archaeological excavations at Halton Brow suggest a possible agricultural settlement, with further finds discovered elsewhere in Runcorn. However, as Runcorn is positioned at a distance from the main Roman route between Manchester and Chester, military and economic activity is unlikely.

Chester fell to the Normans in 1069-70 and the county of Cheshire was subsequently divided up into baronies of which Halton was one. The foremost evidence of Halton's early existence is within the Domesday records of 1086. At that time Halton

was the fourth largest manor in Cheshire, with a population of around 200. Runcorn was not mentioned in the Domesday Book, but there are records of its existence in the 10th century, as a fort built to resist the Viking penetration via the Mersey. The earliest certified records of activity at nearby Norton Priory date from 1134.

1.2.2 THE CASTLE AND CASTLE HILL

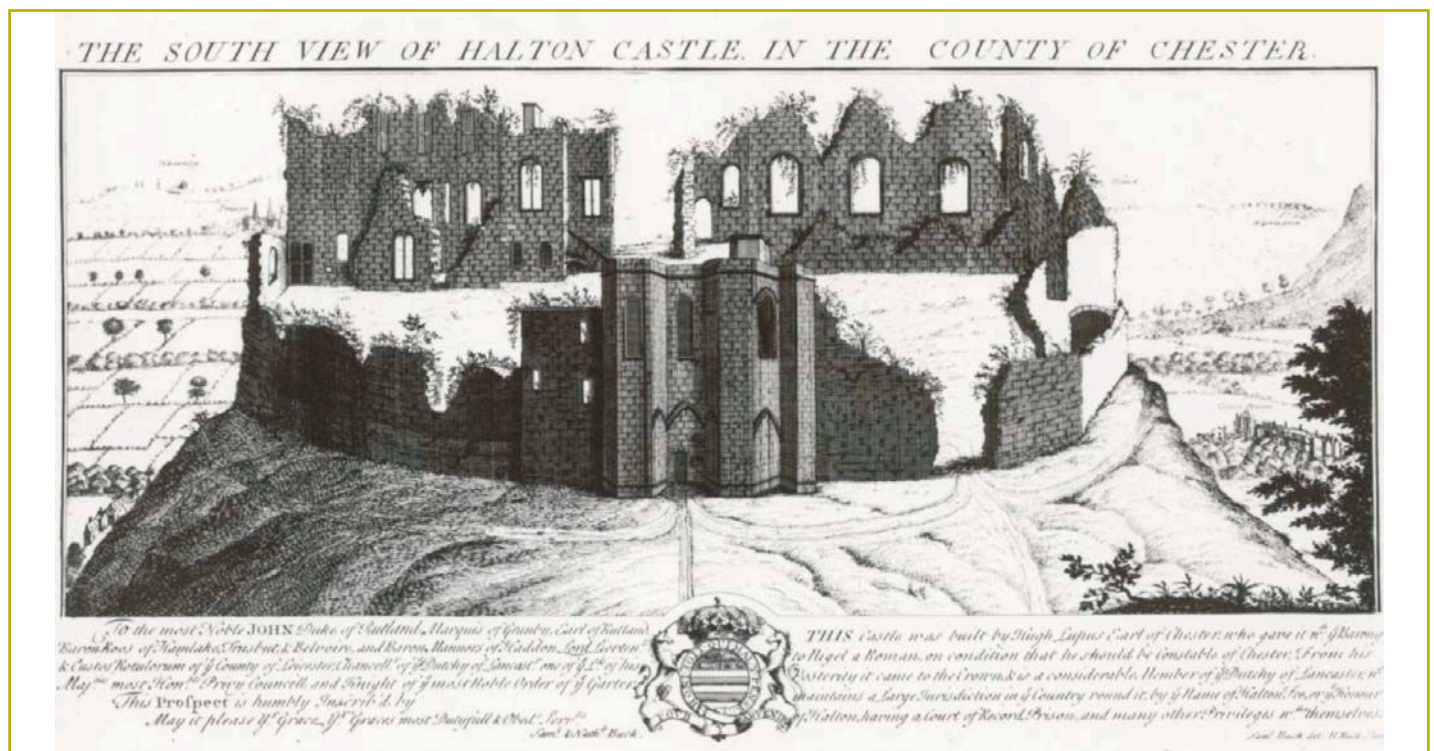
As described above, Halton Castle has been a significant influence on the historical development of Halton Village. Its origins date back to 1071, when it was constructed by Nigel the first Baron of Halton. The site for the castle was likely to have been chosen for its strategic position on a rocky outcrop overlooking the River Mersey. Halton Castle changed ownership a number of times during the following

centuries, undergoing a substantial programme of rebuilding, with a gatehouse being constructed in the 15th century. The castle was partially dismantled during the 17th century, as shown in Figure 4.

The castle gatehouse was demolished to make way for a courthouse, which was constructed in 1737 and used as a courthouse and a prison until 1908. In 1909 it was converted into a hotel, and is now the Castle Hotel public house.

During the early years of the 19th century, changes were made to the castle ruins and grounds to follow the fashion of the time for naturalistic landscapes, influenced by the picturesque movement. Three sections of folly walls were constructed at that time, built to improve the 'romantic' appearance of the castle and in

Figure 4: The Buck Brothers etching of Halton Castle, 1727



particular to make the silhouetted profile of the castle an 'eye-catcher' from nearby Norton Priory. Of these constructions, the most notable that exists today is the high section of wall to the east of the Castle Hotel. Slightly later in the 19th century, sunken gardens were laid out in the centre part of the castle grounds. Whilst the basic layout and structure of this arrangement is thought to still exist today, this area is extensively overgrown, with no evidence of the original planting species remaining.

According to the Halton Castle CMP, the development of Halton Castle over the centuries is reflective of the "multi-layered stories" of settlement, defence, judicial function and hospitality within the political and social historic context of the period of its development. Recent decades have seen the castle's external condition and general appearance worsen, with evidence of vandalism and graffiti in some places. Again, a more detailed exploration of Halton Castle's current condition is given in the Halton Castle CMP.

The building is owned by the Duchy of Lancaster, and in 2002 was leased to Halton Borough Council, with the Norton Priory Museum Trust acting as its managing body. The castle is largely closed to visitors, with the exception of a number of organised events throughout the year, although it is possible for extra visits to be arranged in conjunction with the Norton Priory Museum Trust.

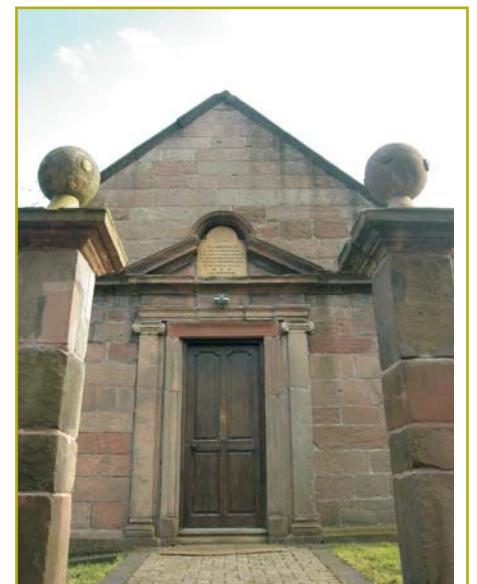
1.2.3 DEVELOPMENT OF THE VILLAGE BETWEEN THE 16TH AND 19TH CENTURIES



Figure 5a: The Seneschal's house, Main Street

The development of Halton between the 16th and 19th centuries is well documented in its existing buildings. The oldest building within the village itself, the Seneschal's House, built in 1598, may have been built for the steward of a larger house or a judicial officer, possibly associated with the castle. The Old Hall was built approximately one hundred years later and there are several further buildings dating from the 17th and 18th centuries. Sir John Chesshyre, who lived at nearby Hallwood (now the Tricom Public House), built the Parish Library on Castle Road in 1733. Historic plans show that a drive used to exist between Hallwood and Norton Priory, crossing over the eastern end of Main Street. Despite

Figure 5b: Parish Library, Castle Road



this route now being lost, the gate posts still exist on Main Street, although these are not currently within the Conservation Area.

Whilst the boundaries of Halton Village did not expand to any great extent during the 19th century, the population of the village grew and many sites previously occupied by larger detached houses or farmsteads were developed with terraced housing. This is particularly evident along Main Street. Almost certainly to cater for the change and growth in population, the church on Castle Hill was rebuilt by Sir George Gilbert Scott between 1851 and 1852. Later in the 19th century, the Methodist Church was built on Main Street.

Historic Ordnance Survey (OS) Maps also provide evidence of the historic development of the Village in the 19th and early 20th century. Copies of 1st Edition and 2nd Edition OS maps of Halton Village can be found in Appendix I (1) and I (2) respectively.

1.2.4 20TH CENTURY HISTORY OF HALTON VILLAGE AND SURROUNDING AREAS OF RUNCORN NEW TOWN

Runcorn generally continued to be a successful industrial town in the 20th century, particularly due to its improving transportation links. The Silver Jubilee road bridge became a vital link between Lancashire and Cheshire when it was opened in 1961.

The improvements to the road bridge to cater for traffic increases came at the time of Runcorn's designation as a New Town in 1964. The New Town

was intended to be a provider of employment and modern accommodation to relieve pressure from Liverpool. Runcorn's New Town was built as a series of pockets of development, linked by the Rapid Transit System (reserved for buses, also known as the 'busway'), the series of expressways and a linear green

space linking all areas to a large Town Park. By 1979, Runcorn New Town had attracted 33,500 new residents. The Runcorn New Town Master Plan, published in 1967, contained several images of Halton Village, including the Castle, showing the area before New Town development occurred (see Figure 6).

Figure 6: Images of Halton Village from the Runcorn New Town Master Plan



LANDSCAPE AND VISTAS

One of the more successful long-term and popular (amongst residents) New Town developments is Halton Brow. This development of 1969 was groundbreaking in the way that it approached the curtailment of traffic speed by its layout of informally shaped parking courts at either side of cul-de-sacs. Halton Brow is located adjacent Halton Village (and its Conservation Area boundary), and was planned with a degree of integration into the existing village street network. Attached, as Appendix K, is a copy of a pamphlet produced by the Runcorn Development Corporation to promote Halton Brow.

Aside from the adjacent New Town developments, the village itself has seen a more gradual change over the past 100 years. A very small number of buildings have been built in this time in the historic core of the village and relatively few buildings have been lost through demolition (see Appendix H). Changes to the buildings reflect modern needs (most notably the use of cars) and the advent of new methods of repair and maintenance.

A useful overview of the historic development of the built environment in Halton Village is given in Appendix D. This plan shows the relative age of buildings in the Conservation Area allowing for a practical comparison of the historic buildings and the predominantly 20th century housing which surrounds them. A comparison of this plan with Appendix C of this document shows that those buildings of an older origin (i.e. built before the 19th century) are also often those that make the strongest contribution to the character of the Halton Village Conservation Area (i.e. category A or B in Appendix C).

1.2.5 ARCHAEOLOGY AND ARCHAEOLOGICAL POTENTIAL

As mentioned earlier, evidence of a Roman presence at Halton Brow was found in 1936 and the pentagonal ditch was re-examined in 1967, at the time of the construction of the New Town housing. This indicates the possibility of a low-key Roman presence at Halton Village, although there is very little conclusive evidence of settlement around Runcorn.

In 1987 a series of archaeological excavations took place within the grounds of Halton Castle by a team led by Robina McNeil on behalf of the North-West Archaeological Trust. However, there is still much to understand about the castle and its setting. For example, a desk-based study by Gifford of Chester as part of the recent CMP for Halton Castle questioned whether what had previously been thought to have been the external perimeter wall of the castle was indeed just the wall of the inner ward and that, like nearby Beeston Castle, the outer ward encompassed a much wider area, possibly to the foot of the hill. The CMP concluded that the castle site and surrounding area are of high archaeological potential.

There are a great number of historic stone walls and structures within the village and at the base of Castle Hill. It is likely that many of these walls were constructed from stone reclaimed from other sources (possibly the castle itself) and many could possibly be part of much older buildings or defensive structures. As suggested in the Halton Castle CMP, these should be further

investigated as part of an archaeological programme to gain an improved understanding of the history of the village.

1.3 LANDSCAPE AND VISTAS

1.3.1 SETTING AND RELATIONSHIP WITH THE SURROUNDING AREA

Views into and out of Halton Village Conservation Area are a critical element of its character. The visual relationship between the castle and the surrounding area is important due to the historical significance of the Scheduled Monument and specifically its influence on the physical, social and economic development of Halton Village.

The need to protect the setting of Halton Castle must strongly influence any planning matters within the Conservation Area, but it must also be recognised that the landscape has already irreversibly changed and that the industrialised landscape around the Mersey Estuary, including the river crossings, is now something to be considered of interest in its own right.

The outlook from Castle Hill affords a fascinating overview of the townscape of Halton Village and Runcorn, and provides scope for appreciation of the way in which the urban settlements and industrial areas sit within the wider natural landscape. Views from within the castle grounds give an approximately 270° panorama towards the east, north and west, broken by the more developed and planted, shallower slopes along Castle Road (see Figure 7) towards the

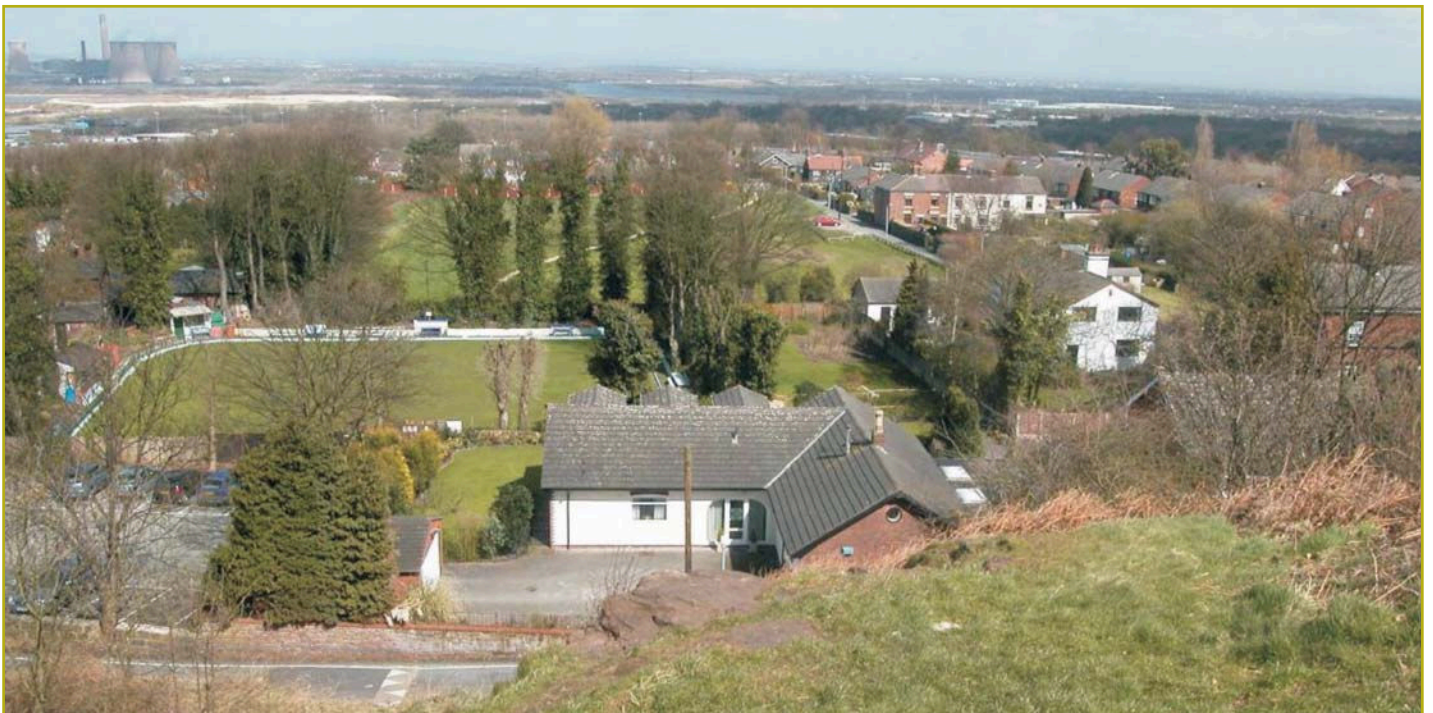


Figure 7: Map showing the extent of 270 degree panoramic view from Castle Hill to the north, west and east

south. A large area of Halton Borough is visible from this vantage point, with the more developed area of Runcorn and Widnes in the foreground and natural features, such as the hills around Frodsham, and the extensive Mersey Estuary in the distance.

Some of the larger, more obtrusive industrial and retail buildings have a negative influence on the views from Halton Castle. Whilst it is accepted that modern buildings are important to this view, the majority are not interesting visual landmarks. The large, flat roof of Asda supermarket at Halton Lea and its associated car park are an example of this problem. Any building that has a large expanse of any one colour or texture is likely to be highly visible from the castle.

Figure 8: The view from Halton Castle to the bowling green and Millennium Green in the foreground, and the Mersey Estuary in the background



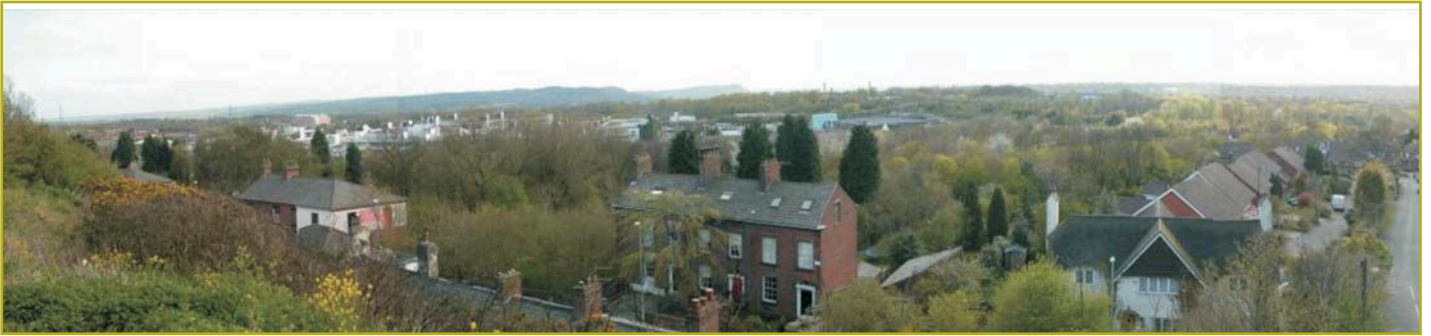


Figure 9: The view from Castle Hill towards Main Street, with Frodsham and Helsby Hills in the background

Astmoor and Manor Park business areas also have a presence on the skyline and visually clutter the area around Norton Priory, making it very difficult to make out the historic site. This has sadly meant that the once strong visual relationship between Halton Castle and Norton Priory is

now lost.

With the exception of the Castle Hill, the village is very insular, with few opportunities for glimpses of the surrounding area. Along Main Street views are confined to Castle Hill and along the street itself, except at the

junction with roads feeding on to it from the east. The most notable view is at the junction between Halton Brow and Main Street where a vista is set up towards the Silver Jubilee Bridge (see Figure 11).

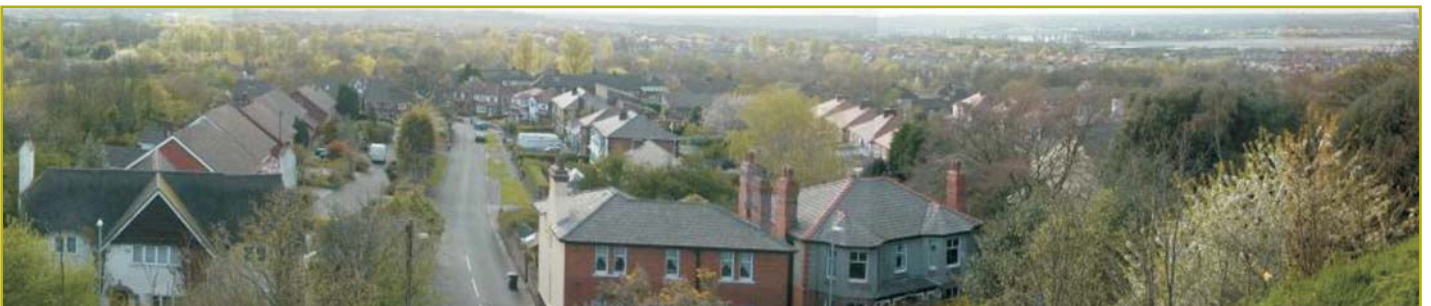


Figure 10: The view from Castle Hill towards Lodge Lane

Figure 11: The view from Main Street to Halton Brow





Figure 12: The view from Asda, West Lane to St. Mary's Church and Halton Castle

Views into the Conservation Area generally feature the castle and St Mary's Church, as little else is visible from a significant distance. The castle is clearly visible from many open areas within about a 1-mile radius to its east, north and west sides, whilst the St Mary's Church is more prominent to the west, south and east. Figure 12 shows the view of the church and the castle from the Asda supermarket car park, which is typical of the way these buildings are seen from the modern surrounding context.

The castle is highly visible in most of the more open parts of the northern half of the Conservation Area and it is highly prominent from the edge of Halton Brow. It is from this area that many historic images of Halton Castle were taken (as Figure 13).

There are significant views towards St Mary's Church from the mid section of Main Street. The undeveloped section of the eastern side of Castle Hill allows for a virtually uninterrupted vista of the west front, whilst gaps between the terraced housing allow for glimpses of the church to be made along Main Street.



Figure 13: (above) A historic photograph of Halton Castle from Halton Brow and (below) a contemporary view of Halton Castle





Figure 14: The views of St Mary's Church from Main Street

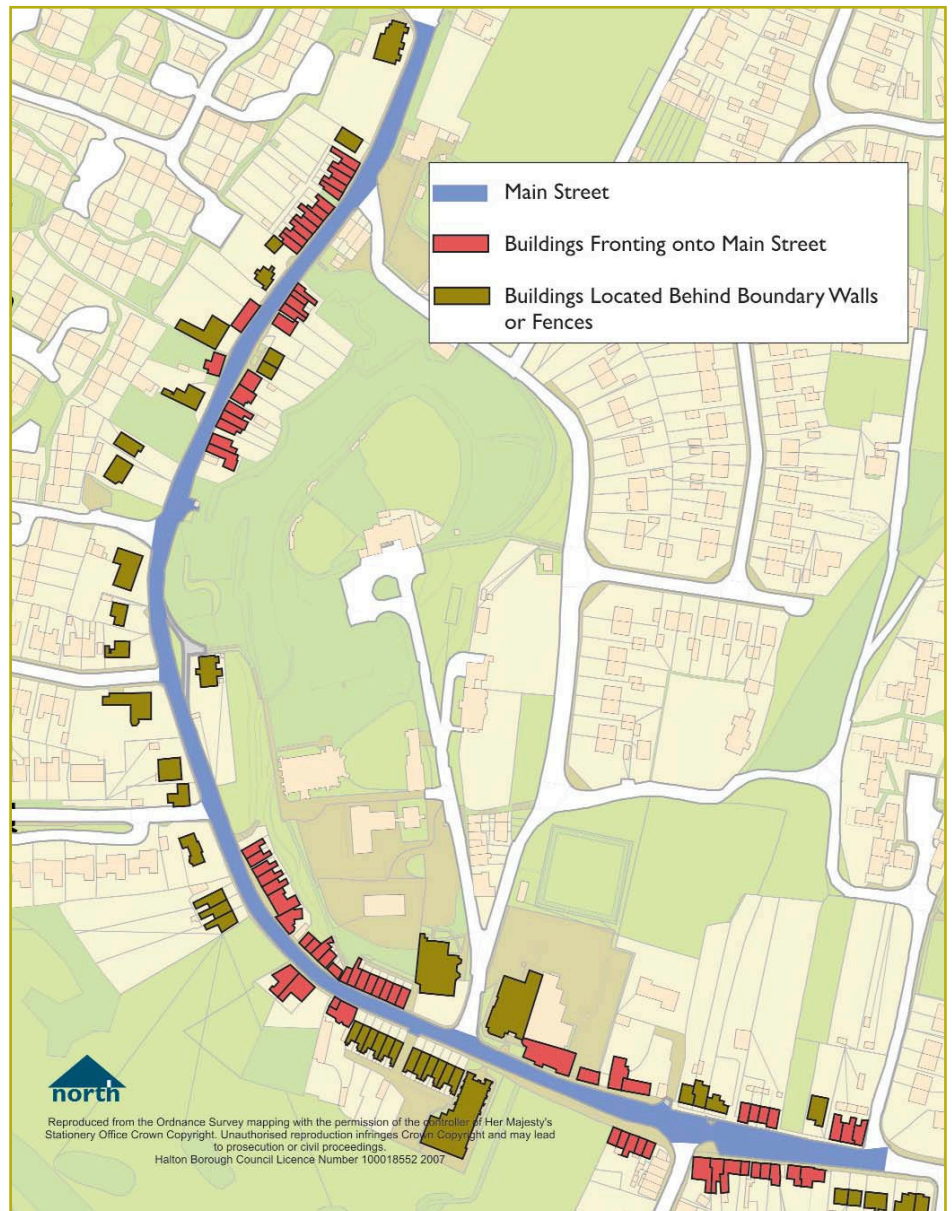


At the street level, the two main entrances into the village are from Halton Lea (via Holt Lane) and from Halton Brow. These routes enter the village from opposite ends and offer opposing impressions of its character. The former route is dominated the modern infrastructure around Halton Lea, before the visitor is funnelled into the narrow, unassuming lane straight into the village itself. The latter gives a less radical change, with the visitor first experiencing the residential areas along Halton Brow, before making a sharp right hand turn into the village. Whilst the Seneschal's House to an extent acts as a gateway to the village on the route from Halton Brow, visually announcing that the visitor has arrived in an area of special historic interest, there is no such building along Holt Lane.

Again at the street level, the road

layout prevents extensive views of the surrounding area. The radius of the loop of roads around the castle affords only short views along the roads and up towards Castle Hill. These short views are enhanced where buildings have a tight frontage onto the highway, creating a strong streetscape: this is a particularly important characteristic of the Conservation Area, especially along Main Street (see Figure 15). Both the lower (south-

Figure 15: Map of Main Street streetscape



eastern) end of Main Street and Castle Road are wider than most of the older roads in the village. This more open streetscape allows many of the historic buildings to be viewed as a group in their wider context.

1.3.2 NATURE AND RELATIONSHIP OF SPACES

The nature of the spaces within Halton Village is largely determined by the natural topography of the land. The positioning of the oldest of buildings within the village suggests that the layout of the roads around the core of the village has not changed for at least several hundred years. Castle Hill provides a distinctive and unique arrangement of roads around its base (Main Street and The Underway) with a rich mix of building types. In many places, terraced housing positioned right onto the pavement irregularly opens up to reveal larger buildings, set back from the road, within gardens (see Figure 15). Another influence on the changing nature of the spaces within the village is the variation in density of planting on Castle Hill, allowing various glimpsed views of the castle and St Mary's Church (as described in section 1.3.1).

Many of the roads around the castle have no pavements but are bounded by stone walls, creating enclosed narrow streets. The construction of these walls varies considerably from smooth ashlar to random rubble. In some cases the road has been cut out of the bedrock and the walls are built on a vertically cut section of stone, leaving exposed sandstone outcrops. The very varied height and

configuration of these walls often creates interesting textures and patterns.

Halton Common has a particularly intriguing character. It is surprisingly detached from the village core around the base of the castle, and is linked via an unassuming road (School Lane). The Common has four historic buildings, set along or near an unmade road. The landscape around is unkempt and overgrown and contrasts dramatically with the neighbouring housing estates. The eastern edge of the Common is defined by a high stone wall, separating it from part of the Castlefields housing area. A small cluster of more modern housing sits on the southeast corner of the Common (see Figure 28 in section 1.7.2).

An arm of modern housing interrupts the relationship between the castle and the Common. Modern housing estates of various types and characters wrap around Halton Village to its eastern, northern and western sides. However, this housing is mostly concealed from view along the historic streets.

1.3.3 GREEN SPACES AND PLANTING

Views from the castle show that despite the Conservation Area being locked within a built up area, the village and its surroundings are very green. Groups of trees and small green spaces are an important part of the character of the Conservation Area and contribute to the setting of many listed buildings. Some of this planting is carefully managed, while other areas

are self seeded, or unmaintained. The visual effect of the two types from a distance is similar, but upon closer inspection a completely unmanaged area may have a detrimental effect on the indigenous species in the areas and the wildlife that exists within it. Those spaces making an important contribution to the green environment of Halton Village are indicated in Appendix G.

a) Halton Castle and Castle Hill:

The castle grounds and hill have a distinct character in terms of their greenery and natural features. The Castle Hill has a number of near vertical cliffs with exposed sandstone strata, but other areas of smooth, gently undulating lawn. It is likely that the planting around the sides of the hill was largely self-seeded with mostly bracken and gorse, with some small oak and birch trees. There are few mature trees around the north, east and west sides of the hill, which suggests that the presence of trees is a relatively recent phenomenon. There are a small number of more mature trees along Castle Road, down the more shallow southern slopes of the hill. These trees play a role in creating the character of the road, with views gradually opening up as the visitor proceeds up the hill.

b) Halton Common: Scrubland trees and shrubs currently dominate Halton Common and some of the land surrounding it. There are again many birch trees, which appear to be self-seeded. There are only very small areas of managed planting around the entrance near to the primary school. It is probable that the Common was once used for grazing which would have given it quite a different

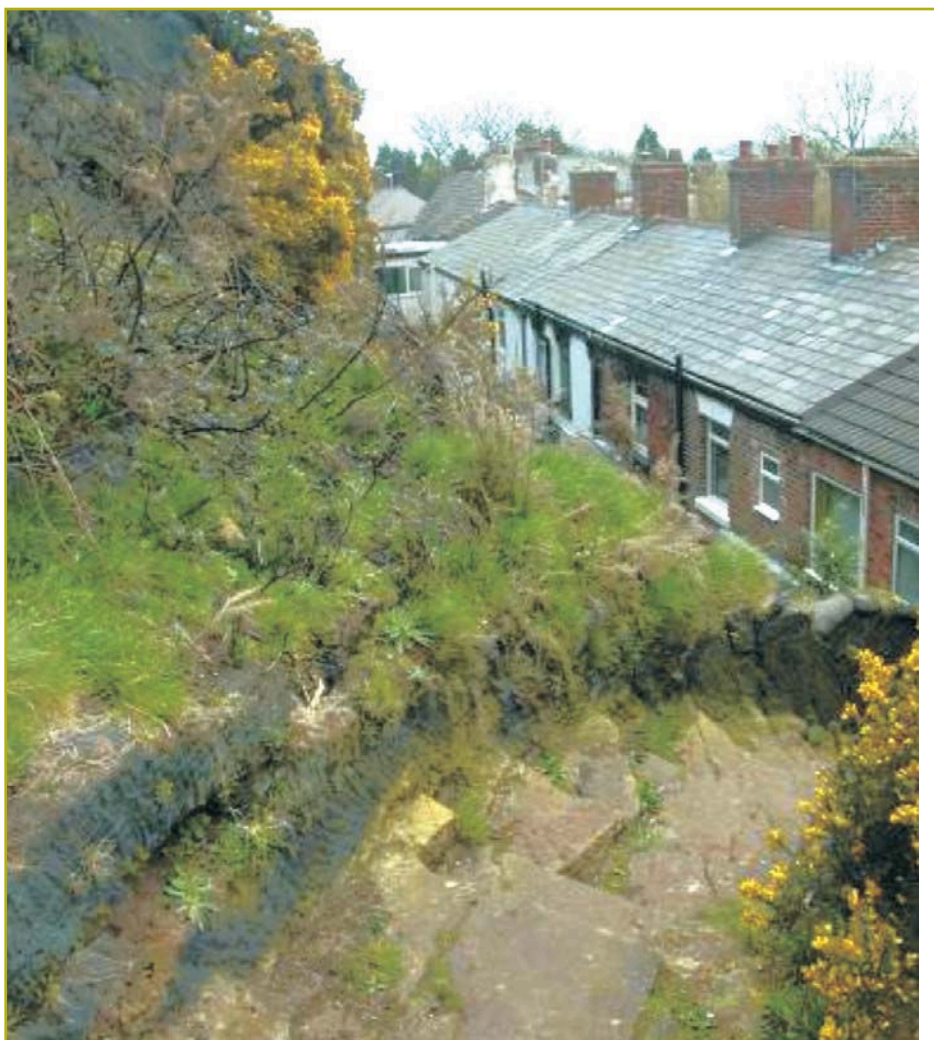
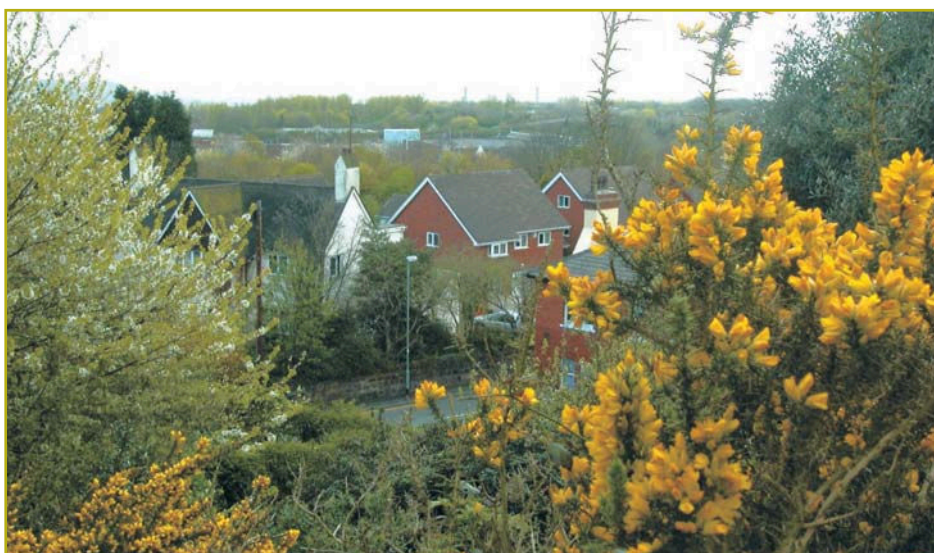


Figure 16: (above) Exposed rock strata and (below) gorse, growing on Castle Hill



appearance of grassland and heath land.

c) Millennium Green: Towards the northern end of Halton Village is a strategically positioned open space, consisting of a large grassed area and some public seating. Halton Village's Millennium Green is part of the Countryside Agency's (now Natural England) Millennium Greens initiative, which provided new areas of public open space close to people's homes that could be enjoyed permanently by the local community. Halton Village's Millennium Green is a successful example of the initiative, is well-used by local residents and also offers some excellent views of Halton Castle and Castle Hill.

d) Town Park: Although outside the Conservation Area, Town Park plays an important role in the setting of Halton Village as it provides a green break between the historic village and the modern New Town development along the southern end of the designated Conservation Area. Town Park was conceived as part of the 1967 master plan for Runcorn New Town. It has large grassed areas interspersed with clumps of mature trees and is fairly well used by locals for recreational purposes.

All of these green areas are designated and therefore protected as areas of greenspace within the Halton Borough Council's Unitary Development Plan (UDP). Castle Hill is also protected as an important landscape feature within UDP. A number of the trees in the Conservation Area are protected by Tree Preservation Orders (TPOs). Halton Village's green spaces, and its trees and hedges within gardens,

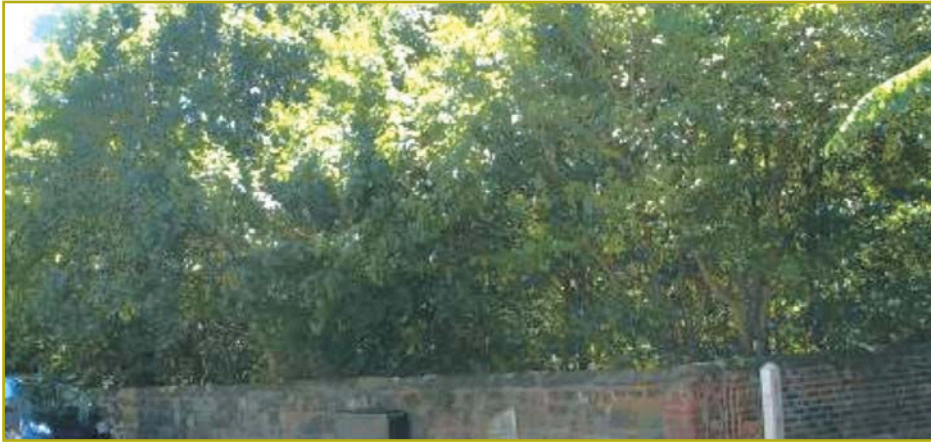


Figure 17: Green spaces along Main Street

contribute to the Conservation Area's special character, with ground level views kept relatively short, allowing views of groups of buildings to be gradually opened up. Hedges, trees and shrubs behind the front boundary walls of the larger houses are important in that they contrast with abrupt citing of most of the terraced houses directly onto the pavements. This mix, seen most evidently along Main Street, is a particular characteristic of Halton Village.

Due to the important contribution made by these green spaces and areas of planting to the character of the village, any loss of greenery would be detrimental to the character of the Conservation Area and would have a

negative effect on many important views including vistas along Main Street.

Another green space of interest, although outside of the currently designated Conservation Area and adjacent to Town Park, is Halton Cemetery, accessed via Holt Lane. The cemetery provides some additional green space between Halton Village and the more built up area around Halton Lea. A war memorial, taking the form of a gate over the footpath, which commemorates those who lost their lives in World War One, marks the cemetery's entrance. This memorial, also known as a Lych Gate, is constructed from oak, as shown in Figure 18a and b, and is similar to those found at the entrance to churchyards around the country. While the cemetery is a valuable resource for Halton Village, it cannot

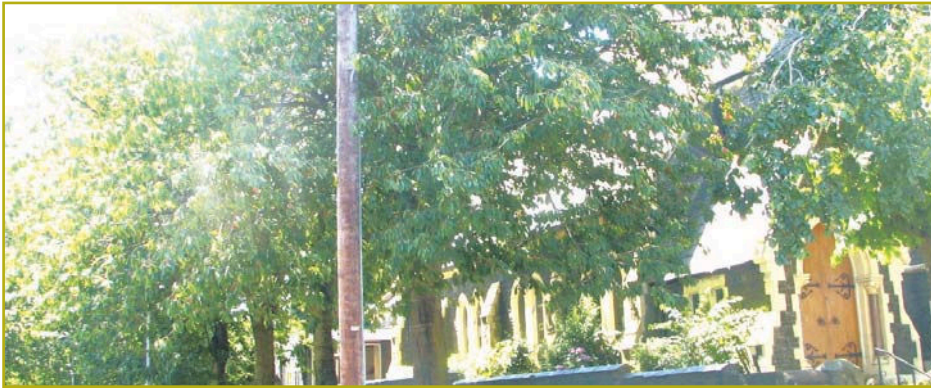


Figure 18a: Lych Gate marking the entrance to Halton Cemetery from Holt Lane



TOWNSCAPE AND PRINCIPAL BUILDINGS



Figure 18b: Halton Cemetery

be legitimately considered to be part of the village due to its proximity to Halton Lea. However, it is felt that the Lych Gate is of sufficient importance for an application for its listing to be considered

1.4 TOWNSCAPE AND PRINCIPAL BUILDINGS

1.4.1 TOWNSCAPE

The urban landscape of Halton Village is dominated and defined by Castle Hill, and the linear arrangement of Main Street around its base. Buildings within the village are predominantly two storeyed, with a small number of three storeyed buildings along Main Street. The taller buildings are generally of a higher historic status,

such as the churches, the Seneschal's House and some of the other grander houses. As discussed earlier in this document, most buildings within the historic core of the village, particularly along the southern end of Main Street, are positioned right along the pavement line in a largely continuous frontage, with historically the more important buildings located behind boundary walls. This clear social hierarchy established over past centuries is still evident, with the two types of historic buildings differing considerably in maintenance and repair. The other streets of Halton Village have a much less clear social hierarchy.

20th century development in the village generally provided mid-sized housing within a fairly small individual

plot, allowing for small gardens and off-road car parking. This housing (some semi-detached, some detached) is positioned around the periphery of the Conservation Area, most notably in a cluster between the castle and the Common. The 20th century housing inevitably varies in quality of materials, design and landscaping and therefore also in the degree to which it contributes to the character of the Conservation Area. Most of the housing is described (on the plan showing contribution of buildings to the character of the Conservation Area in Appendix C) as being of neutral interest and neutral impact upon the townscape of the Conservation Area, as it is set back unobtrusively from the road behind gardens but has little architectural character.

Some of the earlier 20th century (c. 1920s / 1930s) houses have some of the features associated with the older village buildings, such as stone front walls or slated roofs, and therefore, if in good condition can be seen as being of some limited interest, particularly to future generations. The inclusion of both of these categories within the Conservation Area depends on their position and grouping; this is discussed further in Part 2 of this document. Whilst architecturally, 20th century buildings are often of less interest and quality than their 17th or 18th century counterparts, they should be recognised as part of the growth pattern that has shaped Halton Village. Most of the higher quality 20th century development is part of the expansion pattern that has gradually grown up from the castle and Main Street and is critical in reflecting the complex and varied nature of the village.

Halton Brow housing has a distinctive character, differing from other mass 20th century housing in Britain in that it was not designed around roads, but groups of housing were clustered around green spaces connected by paths, with parking confined to designated separate areas. The dwellings themselves are between one and two storeys in height with houses linked together, although staggered to break up the form and to enable the buildings to sit within their landscape. The innovative approach adopted in the design of the road layout in Halton Brow was recognised in the government's Design Bulletin 32, published in 1977 and updated since then, including several companion guides. In this document, Halton Brow is praised as bringing a "breakthrough in thinking about the relationship between housing and roads". It seminal design influenced new development at that time.

Although the townscape of Halton Village is largely defined by the arrangement of different residential buildings, its urban landscape is also defined by a small number of community buildings. The most dominant of these are the two churches, with St Mary's forming a



Figure 19: Housing at Halton Brow



landmark on the hill and Trinity Methodist Church being highly visible along Main Street and from Town Park. The Royal British Legion Club complex is partially formed by the grade II listed 17th century farmhouse on Main Street together with a significant 1970s extension onto The Underway. This large flat roofed building, although providing useful community facilities, is an awkward interruption in the historic grain and character of the village. Other community buildings, including the scout hall and church hall, are more discreet, being set back from the road and therefore have less of an impact on the streetscape. The small village hall positioned towards the north end of Main Street is a simple brick building that is comfortable with the scale of the surrounding terraced houses.

Halton Village also has a small number of shops and other services, such as hairdressers, that have historically utilised the ground floor of a number of the terraced buildings along Main Street. The appearance and function of these shop frontages are of importance to the character of the street and the viability of the area. Policy TC9 in the Halton Unitary Development Plan provides protection of the function of existing convenience stores within Halton Village from conversion to other uses. A number of these shop fronts have historic timber constructions with attractive (albeit simple) timber mouldings.

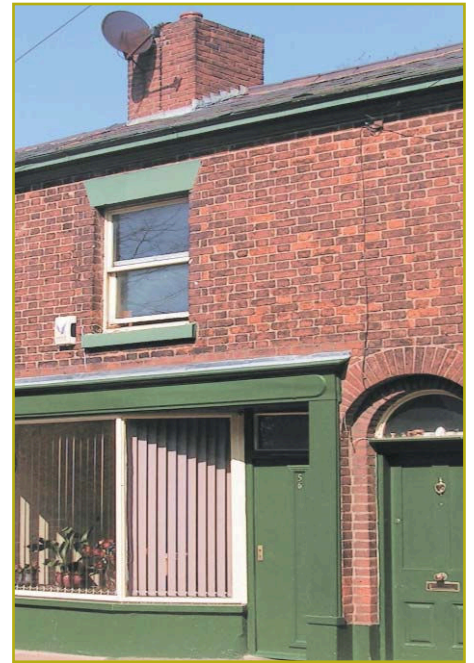


Figure 20: Examples of existing shop fronts on Main Street

1.4.2 PRINCIPAL BUILDINGS AND FEATURES

The plan in Appendix C indicates the buildings that are critical to the character of the Conservation Area. These include buildings that are central

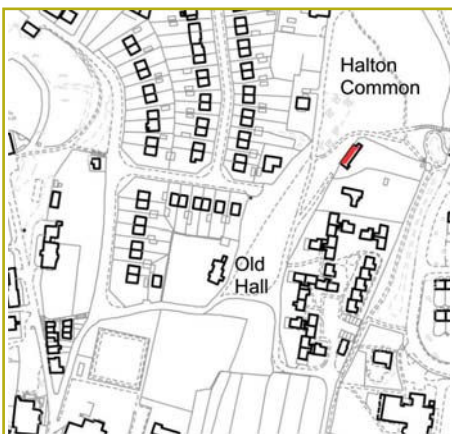
to history of the village, landmark buildings of a high quality or historically important buildings of a condition that is a positive example to the village. It is expected that most of these buildings are listed. The following buildings are highlighted:

- Halton Castle
- Castle Hotel, Castle Road
- St Mary's Church, Castle Road
- St Mary's Church Rectory, Castle Road
- The Parish Library, Castle Road
- Numbers 6, 8, 10, 12, 14, and 16 Castle Road

- Hill House, Castle Road
- The Norton Arms Public House, Main Street
- Rock Farm House (part of the Royal British Legion building), Main Street
- The Seneschal's House, Main Street
- Numbers 31, 45, 59-63(odd), 88-94 (even), 120, 125-127(odd) Main Street
- Halton House, Main Street
- Holly Bank House, Main Street
- The Old Hall, Halton Common
- The Gate, Halton Common

The listed buildings are well described and mapped in the listing descriptions attached as to this document as Appendix B. They are therefore not further documented here. There are two non-listed buildings considered within this appraisal as being critical to the character of the Conservation Area, which are described in the following sections.

The Gate, Halton Common:



This is a simple stone building, which appears on the 1st Edition OS plan and is likely to date from the early 19th century, if not earlier. There is evidence of some historical changes to the building's form on its north-east facing elevation, with signs of either an

older building attached to it or that the first floor was added subsequently to the building's original construction. The building's fenestration is equally interesting, with a combination of timber casements and stone mullioned windows on the front façade. These different types of windows could either be due to different phases of construction (not evidenced in the stonework) or because of different uses of parts of the building were used for different purposes (e.g. living accommodation / agricultural storage). The building has a strong relationship to the Common and it is important as a historic record.

Hill House, Castle Road:



This building on Castle Road is later in date (dating from the mid to late 19th century) but is an architecturally interesting building and is particularly notable for its good, original condition. It is possible that this building was built as part of the school complex that existed across the road (e.g. as a headmaster's house). Although it is not of a style that is typical of Halton Village, its appearance is very much as it would have been a century ago, with its original windows, doors and other features still present, and the only evident change being the lowering of the chimneys. It is an attractive building that plays an

important part of the views up and down Castle Road.

Due to the strong contribution made by these two buildings, it would be beneficial to protect them from potentially detrimental development. The only protection currently afforded to them is by virtue of their location within the existing boundary of the Halton Village Conservation Area. It may therefore be appropriate for these buildings to be further safeguarded either by an application for their listing, or by the application of Article 4 directions, both of which would remove currently permitted development rights. These potential actions are further discussed in sections 2.2.5 and 2.3.2 of the Management Plan.

Figure 21a: The Gate, Halton Common

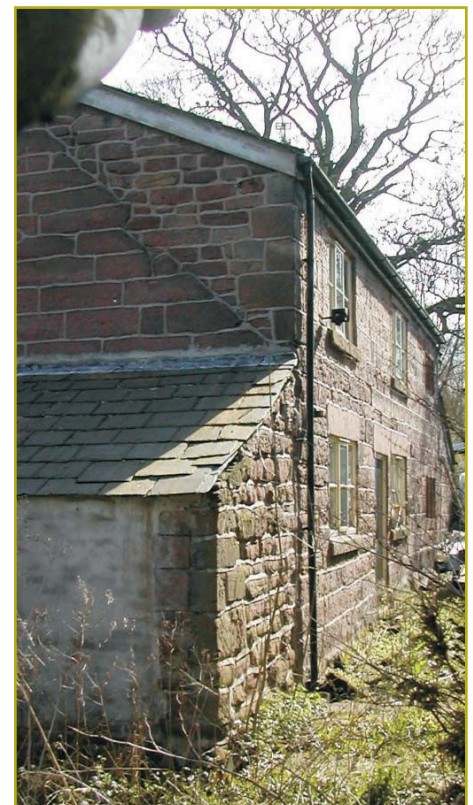




Figure 21b: Hill House, Castle Road

1.4.3 BOUNDARIES, SURFACES AND STREET FURNITURE

The boundary walls and character of the roads are a critical component of the special character of the Conservation Area. The importance of these features is heightened by the abruptness of the change upon approach from outside the village, as very few traditional materials such as stone are seen within the New Town and roads are specifically designed for modern vehicles.

Red sandstone walls are evident throughout a large proportion of the village and feature as boundaries to some of the older buildings in the village, as well as to some of the more modern properties. These walls are significant as they provide a continuous frontage and enclosure to the roads within the much of the village. As discussed earlier, it is possible that the importance of these walls is not purely aesthetic: it may be the case that stone from the castle was used to

construct them and many are likely to be the last remnants of earlier developments. Many of these walls also maintain historic property boundaries in the village.

Apart from Main Street, most of the other historic streets are characterised by their narrowness and lack of footways. In most instances the walls rise out of the ground at the edges of roads; sometimes these walls are partly used to retain the steeply rising ground behind and often the roads have been cut into the bedrock, forming the bases of the walls. In a few cases, sections of walls have been

Figure 22: Paths on Castle Hill



removed for driveways or due to poor condition.

Very little remains of historic road surfaces or paving. Most roads are surfaced in modern tarmac with either tarmac or concrete paving slabs used for footways. There is an area of block paving at the southern end of Main Street, which reflects the most recent approach to pavement treatment within the Conservation Area. Main Street, the Underway and Castle Road have all been subject to traffic calming schemes. All existing street surfaces make no particular positive contribution to the character of the village, but rather have a neutral effect on the Conservation Area.

Paths through the green spaces and wooded areas on Castle Hill are of varying type, and are quite steep in places due to the topography of the area. The surfacing materials used vary from sandstone blocks and paving, partial gravel and mud tracks. Around the castle itself, the gradient of the slopes lessen, although the ability for safe use of the routes overlooking steep rocky slopes is variable in places. Figure 22 shows some of the paths on Castle Hill, demonstrating their varying types.



Figure 23: (left) The impact of block paving on the visual character of the Conservation Area; (middle) Small granite setts used to define corners in Halton Brow; (right) Stone walls edging a road within the Conservation Area

In Halton Brow, which directly adjoins Halton Village, there has been a use of distinct surfaces and small granite setts in places to edge roads and define corners, which is of particular interest. The successful use of these materials affords the opportunity to observe the effects of consistent and appropriate boundary treatments. The use of these materials is directly linked to the innovative approach adopted on the Brow in establishing relationships between pedestrian and traffic-dominated environments.

the standard approach throughout the Borough, although this does not dramatically affect the character of the village. There are relatively few bollards, bins and railings within the Conservation Area while existing signage, indicating arrival into the Conservation Area is largely confined to existing road signs. A notable marker of entrance to the village is found on Holt Lane, directly adjacent to Halton Lea.



Figure 24: Existing street furniture and signage in Halton Village: Sign on Holt Lane; bench on Millennium Green; lamppost on Main Street; and road sign for Castle Road

There have been few visible efforts made to use a uniform approach to street furniture, including seating, lighting, bollards, bins and signage throughout the Village. Existing street furniture in Halton Village is minimal, with benches and seating focussed on the green spaces of Millennium Green and Town Park. There exist some interesting opportunities for the use of benches and seating throughout the village, particularly where locations have attractive views, or overlook green spaces. Street lighting used is of



ARCHITECTURE, MATERIALS AND DETAILS

1.5 ARCHITECTURE, MATERIALS AND DETAILS

1.5.1 PROMINENT STYLES

Halton Village is characterised by the richness in building types and styles. However, it is possible to identify a small number of styles that unite buildings within the village:

- **Elizabethan / Jacobean** – Examples are the Old Hall and the Seneschal's House. These buildings are characterised by a complex plan form and silhouette, with projecting bays and gables;
- **Georgian** – These are buildings with carefully considered proportions, derived from classical routes. Buildings are predominantly symmetrical (or at least ordered), with fine, elegant detailing. Sash windows are used. There are many buildings with these characteristics, including the Castle Hotel, Halton House, Holly Bank House and the Vicarage;
- **Gothick** – This architectural style was influenced by the picturesque movement and based very loosely on medieval gothic forms. The former stables to Halton House are an example of this gothick style, while the eye-catching alterations to Halton Castle can be considered directly influenced by the picturesque movement;
- **Gothic Revival** – This later architectural style revived the medieval gothic form with a greater factual accuracy between the late



Figure 25: Examples of architectural styles present within Halton Village: (clockwise from top Elizabethan; Georgian; Victorian terraces and a Victorian house.

18th and late 19th centuries. St Mary's Church is the most notable example in the village; and

- **Cheshire Vernacular / Arts and Crafts** – Many of the individually designed buildings built around the turn of the 20th century followed these styles. Buildings of this type in Halton Village include Tudor House and Bracken Lodge.

1.5.2 LEADING ARCHITECTS

Despite the fact that Halton Village has many significant historic buildings of architectural note, very little information is readily available about their designers. The most influential of the architects that are known to have designed buildings in Halton Village is Sir George Gilbert Scott, who was responsible for St Mary's Church. Scott, who was particularly inspired by the work of Pugin, designed a wide variety of buildings across the country, most notably St. Pancras Station in London and the Chapel of St John's College, Cambridge. He also worked on the restoration of many of Britain's cathedrals.

1.5.3 MATERIALS

Cheshire sandstone is the predominant building material within the historic parts of the village. It is likely that this raw material was quarried very locally and some of the stone for the village buildings even 'salvaged' from the castle during its dismantling in the 17th century. Almost all buildings built before around 1900 appear to have (or to have had) slate roofs. Stone slates or

thatching were likely to have been used for roofing prior to the arrival of the canals in Runcorn during the late 18th century, at which point the transportation of building and roofing materials became considerably easier. It is likely that since this time existing buildings gradually had their roof coverings replaced with, and new buildings were built with, Welsh slate roofs.

It is possible that the construction of the canals through Runcorn also induced the shift away from sandstone walling to brick. Most of the buildings after this time are built of brick, albeit with stone plinths and dressings. Timber framing seems to have been less used as a construction method in Halton Village than in other parts of Cheshire, although one notable example is 125 and 127 Main Street, which have been recently successfully restored. This could indicate that stone was more available than high quality timber such as oak within the area.

Below is a list of typical materials evident in the built environment of the Conservation Area:

- Red natural sandstone dressed and coursed to match the existing building
- Red brick, with a natural subtle variation in colour. Variation also exists to the sizes of the bricks (using imperial where appropriate), the types of joints, bond and coursing used. Sand faced, heavily textured or very smooth bricks are not typical
- Render painted white or light cream
- Natural British slate
- Plain clay tiles

- Timber sash / casement windows and doors
- Cast iron or aluminium rainwater guttering, down spouts, etc.

1.5.4 TYPICAL FEATURES AND DETAILS

Buildings within Halton Village have a wide range of historic detailing, contributing to the character of the Conservation Area, due to the wide-ranging ages of the buildings and the reasons for which they were built. As the characteristics that unite the buildings within the village are more likely to include materials than architectural details, it is this complexity that is perhaps one of the most special features of the area.

It is possible, however, to draw parallels with different buildings of the same typologies:

- Larger buildings: Many of these have a strong classical influence, with symmetrical, well-proportioned elevations and details such as deep cornices, parapets and window or door surrounds. These buildings are generally set back from the road.
- Terraced housing: These are generally much simpler, with aligned windows dividing the facades into bays, but have considerably less ornamentation, with only perhaps a projecting keystone to the lintels or a very simple cornice. These houses often have sash windows, some of which may have originally been of the "six over six" design. These buildings generally front directly onto the pavement.

It is also possible to group together

buildings based on common features, including windows and doors. Examples of these include:

Figure 26: Illustration of some of the different window treatments within Halton Village: Timber casement with stone hoodmould; simple sash widow; leaded lights within stone subframe; small timber casements within timber framed building



- Casement windows: Buildings dating from before around 1720 and after 1900 have casement rather than to sash windows. Earlier buildings are often characterised by casement windows with leaded windowpanes.
- Plank doors: These are generally to be found in buildings of an older origin, which used to have an agricultural use. Timber panelled doors are used in most other buildings, with a level of detailing and moulding depending on the social position of the building.

1.6 CHARACTER ASSESSMENT

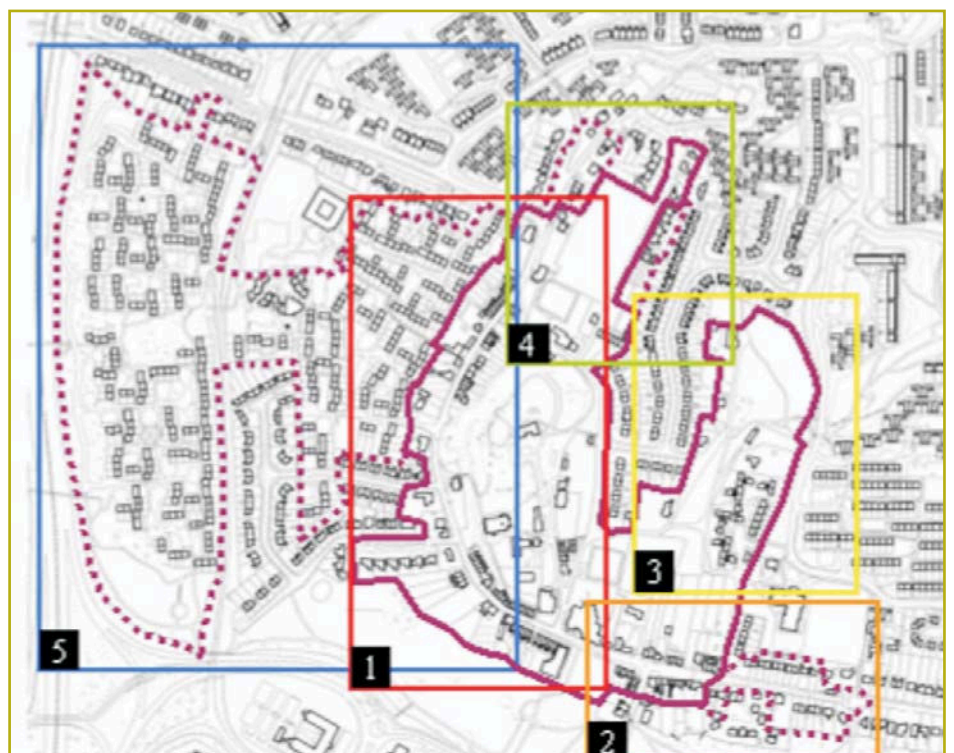
As discussed above, the character of the Halton Village Conservation Area is diverse and mixed, which creates difficulty in attempting to define clear

character areas. However, five approximate character zones have been identified, with some overlapping, as displayed in Appendix A and in Figure 27. These have been identified with reference to the preceding sections of this document, through consideration of a variety of factors, including the historic development of the village and the differing building styles, townscapes and open spaces found within it.

1 – Area around Main Street (west / north) and Castle Road.

This character zone covers the stretch of Main Street running from the edge of Town Park to the Seneschal’s House, and the entirety of Castle Road. As this area includes a number of buildings that are historically interesting and critical to the character of the village, it can be considered to be the historic core of Halton Village.

Figure 27: Character zones in Halton Village and the wider locality



This zone is characterised by proximity to Castle Hill, with views of the castle and St. Mary's church common for many properties. The stretch of Main Street included in this zone is typically a narrow road with terraced houses fronting directly onto the pavement and with larger detached properties situated behind boundary walls which also front directly onto the pavement. Another common feature of this zone are the stone outcrops of Castle Hill, which protrude between and behind properties on Main Street. The other main road through this character zone, Castle Road, has many of the village's most important listed buildings, including Halton Castle, characterised by their sandstone construction. The Underway marks the eastern border of this character zone, following the perimeter of Castle Hill.

2 – Area around Main Street (east). This character zone covers the entrance to Halton Village from the east, including from Holt Lane. The zone encompasses a section of Main Street that includes a mix of older properties and newer properties, fronting onto a wider stretch of road. Of particular interest in this zone are the lodge house on Main Street, and a number of older terraced houses. As zone includes the routes from Halton Lea and Castlefields to the centre of the village, it is therefore important in establishing the transition from Runcorn New Town to the heart of the historic Halton Village.

3 – Area around Halton Common. This character zone is characterised proximity to the open space of the Common, and includes much of School Lane and Pump Lane. The area includes a number of older

sandstone properties, some of which are listed, dispersed around the edge of the Common. The zone also includes a cluster 20th century housing, situated between the edge of Castlefields, Main Street and the Common.

4 – Area around Millennium Green. Like zone 3, this character zone has the common characteristic of being in close proximity to open space, here in the form of Millennium Green. A number of properties within the zone are directly adjacent to Millennium Green, including the rows of terraces Fletcher's Row and Fletcher's Buildings, off Spark Lane. Also within this zone is the northernmost access route to the village, along Summer Lane and the northern part of Main Street, including properties that are not of critical value to the character of the area but do not detract from it, and mark the transition from Castlefields to the Conservation Area. The Seneschal's House on Main Street marks the transition from zone 4 to zone 1, the historic core of the village. Although this zone does not contain a great number of listed buildings, or buildings that are critical to the character of the Conservation Area, it makes a significant contribution to the function of the village through its open space.

5 – Halton Brow. The Halton Brow Character Zone solely covers the area of modern housing designed and constructed as a complete development with no features such as buildings or trees known to exist from before the development. The layout and design of Halton Brow is distinctively differently from the historic core of Halton Village,

NEGATIVE FACTORS

although the landscape, geographical location and views unite the two zones. Unlike other areas of the New Town, Halton Brow appears to integrate into the older village without significantly changing its historic character. It is not completely independent, still depending on Halton Village for some facilities.

1.7 NEGATIVE FACTORS

1.7.1 OVERVIEW

A study of this nature cannot attempt to highlight every part of the built environment that has a detrimental impact on the character or setting of the Conservation Area; instead this report summarises the most apparent examples and key problems within the Conservation Area as a way of encouraging an understanding and awareness of these issues.

As mentioned earlier, appended to this document is a plan showing the contribution of buildings to the character of the Conservation Area (Appendix C). The plan was produced as a tool to gain an understanding of the significance of different parts of the village and to inform as to the appropriateness of the boundary. This plan categorises each building, or group of buildings into the following groupings:

A: (Red) – Buildings of particular interest or value to the area, e.g. landmark or historically important buildings, which are therefore critical to character of the Conservation Area.

- B: (Orange) – Buildings that contribute strongly to the character of the area
- C: (Yellow) – Buildings of some limited interest – typically older buildings where their character has been eroded by modern alterations.
- D: (Green) – Either modern buildings of little interest or buildings where character has been lost beyond economic redemption, which therefore make a neutral contribution to the character of the Conservation Area.
- E: (Blue) – Buildings that detract from the significance or character of the area, which therefore can be considered to have a detrimental to the character of the Conservation Area

Appendix J of this document contains a table that corresponds with the contribution of buildings to the conservation area. It provides a description and character assessment of each building within the scope of this appraisal.

It should be noted that each category (A to E, in Appendix C and J) inevitably encompasses a wide range of building types and qualities. Categories B and C, for instance, include historically interesting buildings that have been altered, as well as less important, more modern buildings in good condition.

Each building is judged individually or within their immediate 'group' context. Whilst category D buildings are generally considered to be of 'neutral'

interest, (indicating they have neither an overriding positive or negative influence on the conservation area) if there are too many, the interest of the area could be diluted, therefore they would have a detrimental effect.

There should be a general presumption in favour of retaining all category A, B and C buildings. Policies should be put in place to encourage the enhancement of, in particular, category C buildings. Category E buildings are considered of negative value therefore opportunities should be sought to achieve their replacement or (at least) their improvement.

1.7.2 RECENT DEVELOPMENT



Figure 28: 20th Century housing at The Common, off Pump Lane

Modern development within Halton Village has generally only occurred in a

low-key manner in small pockets. Only one group of houses, at Cannonbury Close, off the southern end of Main Street on the southeast corner of the Conservation Area, has been constructed within the last 10 years. The current largest area of housing built within the existing Conservation Area boundary during the second half of the 20th century is the housing off Pump Lane at The Common. There are a number of further individual houses built within this period, and also some community buildings such as the church hall and part of the Royal British Legion Club. Not all new development is of a quality that should be expected of a Conservation Area as it makes no reference to detailing and materials, or even massing and roof lines, of the earlier buildings. Whilst the housing off Pump Lane is inoffensive as it is hidden by trees, the extension to the Royal British Legion Club is crudely designed and positioned in a highly prominent site. It is fortunate that much of the 20th century development in Halton retained the older stone boundary walls that have been identified to be a crucial part of the character of the area.

The buildings located in Halton Brow, which is not within the existing Conservation Area boundary, certainly paid no reference to the older buildings in Halton when they were designed in the 1960 and are constructed from brown brick with mono-pitched concrete-tiled roofs. Whilst the houses are not what would be designed today, they were considered a strong innovative design in their time, as discussed earlier. This design-led approach can be considered of greater benefit to the built

environment than the more standard housing built by mass-developers seen repeatedly (with only token gesture applied local detail) found nationally. More radical and innovative design concepts, such as Halton Brow, are more likely to be successful if positioned at a distance from existing buildings or in a separated area (without effect on the existing streetscape).

1.7.3 UNSYMPATHETIC EXTENSIONS

As needs of a building's occupier change it is inevitable that extensions and alterations will be needed. The sensitivity of a building to change will depend on its position, form and level of historical interest. Changes that affect not just the character of a building but the overall streetscape are the most problematic. Most buildings within the Halton Village Conservation Area affect the character of the streetscape, and as few are set within large grounds or at a distance from the road, this is particularly important along the prominent Main Street. Poor quality extensions would therefore not only adversely affect the character of the building in question, but would also have a much wider impact. Extensions to a terraced house, for instance, would alter the simple repeated form in such a way that the new part detracts from the significance of the architectural form of the whole block. The sides of most buildings are generally prominent in Halton Village, particularly along the more narrow roads and therefore a side extension could have a greater effect on the street scene than in many suburban locations. Also worthy of consideration is the visual effect from the Castle Hill

as aspects of the rear elevations of buildings are more prominent than would normally be expected.

The form of buildings will influence whether or not an extension is appropriate. Some types of buildings have a higher reliance on symmetry and rhythm to define their character, while others have more emphasis on details and materials. This might mean that it is likely to be inappropriate to put a front or side porch onto a Georgian building, whereas a gothic-inspired building with a more complex plan form may visually accept an extension of the right design and position. Some additions can completely overwhelm the original character and form of the building, in many cases leaving the building to appear (at least at first glance) to be modern.

There are relatively few existing extensions to buildings within Halton Village that can be seen from the road or other publicly accessible areas. Most extensions and additions to buildings

have been to accommodate cars, including the addition of garages or carports. Generally these have little effect on the Conservation Area, provided that they are positioned further away from the road than the main building line.

A few detrimental examples do exist; particularly where the houses are higher than the roads therefore garages have been positioned on the street line (see Figure 29).

Figure 29: Examples of extensions and additions to older buildings that have changed their character or setting



In addition, a few unsympathetically constructed porches can be found within the village, although most of these are onto the sides of buildings. Roof extensions to provide attic space can have a detrimental effect in unbalancing an otherwise rhythmic group of houses or causing an interruption to the roofscape within a street scene. The degree to which this will be detrimental depends of the materials and design chosen. Flat roofed dormers are more likely to have a higher impact than a series or smaller dormers designed to match the style of the original building or conservation rooflights.

The quality and appropriateness of any material chosen as part of an extension, is clearly a key factor in the chances of the building retaining its original character and contribution. Section 1.5.3 of this document sets out typical building materials within the Conservation Area, and materials should also be chosen with regard to those of the existing building. There should be a strong presumption towards matching materials for an extension like-for-like with those existing, unless the use other materials can be fully and satisfactorily justified and are of a quality that is (at least) comparable. Materials should not be artificially weathered or made to look older than they are.

1.7.4 UNSYMPATHETIC ALTERATIONS

Unsympathetic alterations are arguably the largest threat to the character of Halton Village Conservation Area as they are the most widespread of all the negative factors and unchallenged they will gradually erode its character.

The village has already seen significant loss of historic features, most notably amongst the terraced houses along Main Street. In the 1960s and 1970s the losses to historic buildings within the Conservation Area were of a more dramatic nature as fashions dictated a simpler, unornamented building style. Losses over the past few decades appear to be more gradual erosions caused by a combination of well-intentioned 'improvements' and 'repairs'. The continuation of these could ultimately lead to the loss of the Conservation Area's special character.

Windows: Replacement of original windows is a particular problem. Virtually none of the terraced housing along Main Street has their original sash windows and most have been replaced with UPVC or poor quality timber substitutes. In these dwellings little effort has been made to choose window types that match the original configuration of glazing bars – many are simply large picture windows with a small opening casement at the top. Changing the windows to UPVC presents visual problems, as the frames are considerably thicker than their timber counterparts and therefore

change the overall character of the window. Although there are a number of timber replacements, most of these are casements which also have a different appearance and many of these are stained, which although is potentially attractive on some modern buildings, is out of character and historically incorrect for a Victorian or Georgian building. Also, many replaced windows are positioned flush with the façade of the building (instead of a half brick back as was generally the custom) for ease of installation; this again changes the character of the building, particularly when viewed from the side, and therefore has a detrimental effect on the streetscape.

Figure 30: The effects of replacement UPVC windows on the character of buildings in the Conservation Area



Doors: The replacement of doors is a similar issue to that of windows, as they are a critical part of the character of a building and they contribute to the rhythm and unity of a group of buildings. Mass produced 'off the shelf' doors are unlikely to reflect the character of the building, particularly when they are of UPVC as the availability of traditional colours is very limited.

Figure 31: The effects of replacement doors on the character of buildings in Halton Village



Figure 32: The effects of replacement roofs on the character of the village's roofscape

Roof coverings: Roof coverings have been noted earlier in this document as being particularly important to the character of this Conservation Area because of their heightened impact when viewed from Castle Hill. There are many buildings that have had their original slate (or in a few cases plain clay tile) coverings replaced in concrete tiles. This causes both visual discontinuity and also a weak point for water penetration in the abutment to neighbouring houses. Pantiles have a particularly adverse effect on the original character of the building, as

they are alien to historic buildings in this area. The choice of replacement slate will inevitably have an impact on the cost of repair work. Imported slates are becoming increasingly popular, but can have a different texture, colour and level of durability to Welsh slates. Whilst a near matching imported slate may have little consequences visually on some less important buildings, to many others it will be more detrimental.

Rooflights: Where rooflights are detrimental to the character of the conservation area it is often because they are raised up from the level of the slates or positioned on an obtrusive roof slope. If specialist conservation rooflights are fitted flush with the slates or tiles, the visual effect can be minimal. Rooflights can be particularly detrimental to the character of the area when they are located to the front of the building and can be viewed from the street level, or where they are located towards the rear of the building, and can be overlooked from the higher vantage point of Castle Hill. Further measures to reduce the detrimental effects of the fitting of rooflights are discussed further in the Management Plan.

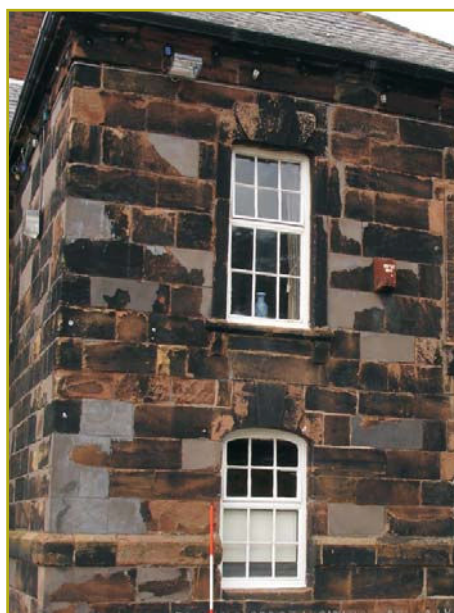


Figure 33: The effect of rooflights on the roofscape of a row of terraced housing



Figure 34: Examples of hard cement mortar damaging stonework: (above) Hard cementitious mortar joints damaging a stone boundary wall and (right) Damaging and unattractive cementitious render repairs

Poor repairs: There are a number of examples in the village where well-intentioned repairs are visually detrimental to the character of the building and are damaging the historic fabric. Most notable is the use of cementitious pointing and render on stone and soft brickwork. Local sandstone and brick older than 100 – 150 years of age are likely to be considerably softer than cementitious mortar. When rainwater inevitably



enters the surface of the building fabric it will find its easiest way out, via the softest material. In the case of a building pointed with a cement mortar, the water will find its way out through the brick, not the joints, which will over time, cause damage to the surface. There are also instances where stone walls are pointed with strap or ribbon pointing which is where the mortar extends over the face of the stonework. This both disguises the original appearance of the masonry and also will intensify the rate of erosion to the face of the stone. Another instance relates to the reconstruction and repair of gable end walls, where unsympathetic materials have been used in the process. This has resulted in a number of prominent poor quality facing walls within the Conservation Area, due to the layout of Halton Village.

Figure 35: Examples of inappropriate pointing: Repointing of a sandstone wall where mortar joints appear over-dominant and strap or ribbon pointing



Re-rendering / changes to openings:

There are some instances of historic buildings having had a modern 'makeover', which has led to the complete loss of the historic building character. Works include pebble dashing, artificial stone cladding and alteration to openings, for instance making sash windows into horizontal picture windows. Although this trend was popular largely in the 1970s and 80s, it is important to note the highly damaging and potentially irreversible effects it had on the character of the Conservation Area.

Figure 36: The effects of stone cladding and pebbledashing on individual housing and the overall street scene



1.7.5 DEVELOPMENT PRESSURES

The effect of development pressures within Halton Village is currently relatively low. This is generally due to the small, restricted plot sizes and the current lack of pressure for new build properties within the locality. There is little evidence of the larger properties being subdivided into flats, which can lead to problems with large car parking areas and bin storage problems. Whilst this lack of development pressure has prevented many infill developments that would generally have an adverse effect on the 'grain' of the village, the lack of economic incentive has meant that new building work has generally been of a low, or at best mediocre, standard. It should be expected that development within Conservation Areas will aspire to be of a much higher quality than that in other areas and respond positively to the special character of the area.

1.7.6 LOSS

Considering the dramatic changes that have happened around Halton Village within the last 40 years, there has been comparatively few historic buildings lost. Appendix H shows the 1st Edition OS map with buildings that have been subsequently lost highlighted. This indicates that there have been no large areas of buildings lost; any buildings that are now missing were probably demolished as they fell into disrepair or an alternative use was found for the site. This loss has been gradual and unplanned.

CONCLUSION

Buildings lost since that time include the following:

- The Primitive Methodist Chapel, on the site of current Village Hall, which was built in 1901
- The National School, on Castle Road
- A thatched cottage and agricultural building near to the Norton Arms (see figure 37), Main Street
- Four buildings on Main Street, to the west of the Castle
- Buildings on the southern side of Main Street around the junction with The Underway, some of which were replaced with the Methodist Church and the terraced housing adjacent.

Further detail of the loss of buildings since the first edition OS map is given in Appendix H.

1.8 CONCLUSION

This Conservation Area Appraisal has reviewed the existing condition of the area designated as Halton Village Conservation Area. It has taken account of the location of the village in relation to its surrounding context, and its historic development, in order to establish the special character that makes the village worthy of protection. It has evaluated the key aspects of the built and natural environment that make the village historically interesting, including its views and vistas, its landscape and townscape and its green spaces.

The document has also appraised the value of the contribution made by individual buildings to the character of the area, including a consideration of

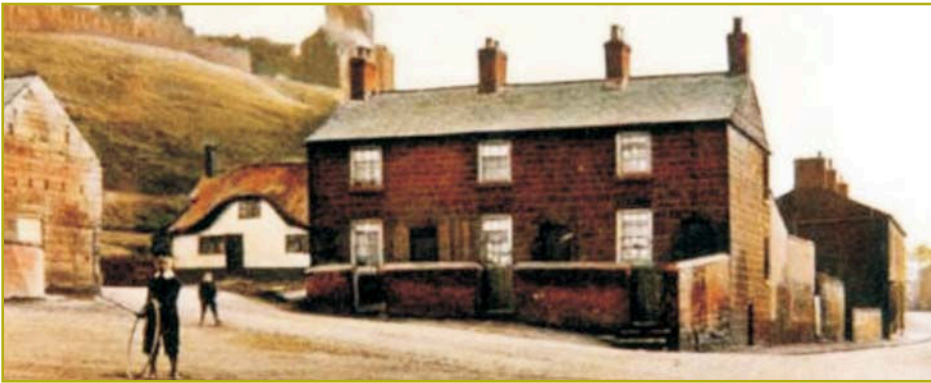


Figure 37: Images showing changes to the village: (top) View from outside the Norton Arms showing a thatched cottage and an agricultural building that no longer exist and (bottom) Looking down Main Street from the current Methodist Church, the building on the right is now replaced with open land as part of Town Park

their architectural form and composite materials. Importantly, the appraisal has also assessed those aspects of the built and natural environments that have negative impacts on the Conservation Area, whether through loss of buildings, inappropriate development or unsympathetic alterations to buildings of value.

Through this appraisal, the special character of Halton Village has been established at a variety of spatial levels, from confirming the strategic importance of Halton Castle to the area, to the smaller scale considerations of window fittings on individual buildings. While aspects of the environment of Halton Village as they exist presently should be subject to protective measures, it is also apparent that there is room for improvement throughout the village, whether through strengthening existing controls on development, or through addressing particular issues that have been previously neglected.

Part 1 of this document has identified the need for a management structure to be introduced to the village. Part 2 sets out this structure in the Halton Village Conservation Area Management Plan.

PART 2 CONSERVATION AREA MANAGEMENT PLAN

2.1 INTRODUCTION

This Conservation Area Management Plan leads on from the Conservation Area Appraisal as given in Part 1 of this document, which provides the basis for the following Management Plan proposals. The proposals take the form of a mid- to long-term strategy, setting objectives for addressing the issues and recommendations for action arising from the Appraisal and identifying any further work required for their implementation. While the proposals in the Management Plan are aspirational, efforts have also been made to keep them realistic and achievable.

This Management Plan is structured into three distinct sections. Section 2.2 details the general management proposals for the Conservation Area, addressing general opportunities for the sustainable enhancement of the area through ongoing maintenance and improvement processes. Section 2.3 summarises more specific proposals, relating to direction actions requiring statutory confirmation from the Council, and projects, related to sites and buildings, whose completion will aid in the efficient management of some of the area's valuable assets. Finally, section 2.4 reviews the proposals made in the previous two sections and assigns priority to these according to need and resources available, forming a schedule for the management of the Conservation Area.

2.2 GENERAL MANAGEMENT PROPOSALS

This section of the Management Plan details proposals for the general

management of the development of the Halton Village Conservation Area. The aim of this section is to address general opportunities for the sustainable enhancement of the Conservation Area through the design of new and replacement buildings, and the use of appropriate materials in these developments. This section also addresses the reinstatement of lost features and the repair of features that have been identified in the Conservation Area Appraisal as being of value to Halton Village. Further, this section proposes measures to maintain and improve the landscaping and streetscape of the Conservation Area, including brief proposals for the enhancement of planting, surfaces and street furniture in Halton Village. Also summarised are the opportunities presented by community involvement in the management of the Conservation Area, and the value of grants in helping to maintain the special character of the Village. Finally, this section summarises the role of repairs and other notices issued by the Council in maintaining the condition of the buildings in the Conservation Area.

2.2.1 OPPORTUNITIES FOR ENHANCEMENT

New Development and Gap Sites

Paragraph 4.16 of PPG15 acknowledges that if a conservation area falls within the commercial centre of a town or city it is difficult and unlikely to be desirable to prevent all new development. The guidance however encourages 'controlled and positive management of change' so that the area remains prosperous but retains its special character. The text

goes on to encourage imaginative, high quality design in opportunity gap sites that make no positive contribution to the area; advising that buildings should not imitate earlier styles but be designed to respect their context. It is of the utmost importance that any new development respects and enhances the existing character of the Conservation Area (in the case of Halton Village, as identified in Part 1 of this document).

Currently, the village of Halton poses few opportunities for development within gap sites. Most of the undeveloped land constitutes part of the designated green space, which includes small areas off Main Street, that link through to Town Park. There may be some very limited possibility of infill development of single houses adjacent to existing buildings (e.g. on existing parking areas or adjacent gardens) on Main Street. Any new buildings along many parts of Main Street should have the same eaves line as their neighbours, whether this is directly fronting onto the pavement or set behind a stone wall. The land located behind existing buildings, often hidden from street-level view, is known as "backland". Plots for new development can sometimes be assembled on one property's backland, or using smaller portions of numerous properties' backland. Similarly to infill developments on plots adjacent to existing buildings, backland development poses a very limited possibility of viable development in Halton Village.

The subdivision of existing land or replacement of existing properties is unlikely to be financially workable option in most instances and therefore

(at present) poses little threat or opportunity on a large scale. Where new development proposals do come forward within the village they should primarily be assessed in the context of Part I of this document, with particular attention paid to the contribution of any building being replaced to the Conservation Area and its particular character zone.

Due to the historical importance of Castle Road and its existing buildings, it would not be desirable to locate new development along this road. If the opportunity did arise for redevelopment of an existing building, or the location of a new building in a currently vacant plot, it would be a matter of great sensitivity. Full regard would have to be given to the importance of the road as an historical route to the castle, and extremely sensitive settings of its existing buildings, including Halton Castle, the Castle Hotel, the Parish Library and the Vicarage, all of which are grade I or II* listed.

The areas around the Common and Millennium Green are more spacious which may allow for very limited development in particular locations (most of it is designated green space), however the historical and community importance of this area is high and any new building would need to be of the highest quality to justify it being of benefit to the village. Existing buildings around the Common are spaced well apart and set some distance back from the road; therefore new buildings would need to follow this characteristic. In this instance, a tightly grouped development of new buildings would be wholly inappropriate.

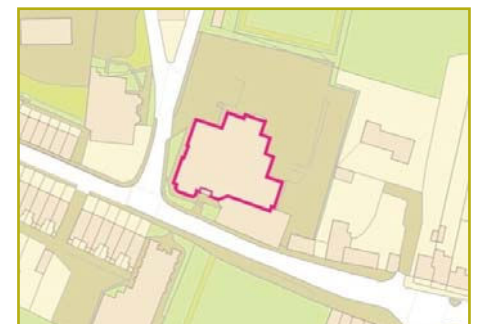
Detrimental Buildings

Whilst there are few opportunities for the construction of new buildings on gap sites with the village, there are a small number of buildings identified within this report (see Appendix C) as being detrimental to the character of the village (labelled as Category E). Wherever possible, redevelopment should involve the replacement of these buildings with new buildings of a quality and character that is more appropriate for the Conservation Area.



Figure 38: The existing British Legion Club on Main Street

The British Legion Club has many facilities that are of high benefit to the community but its more modern extension (on the junction between Main Street and Castle Road) and rear landscaping is identified within Part I of this report as being one of the most detrimental architectural elements within the village (see Appendix C). Should the opening arise, the opportunity should be taken to redevelop this part of the area with a British Legion building that adds to rather than detracts from the character of the Conservation Area. The extension to the British Legion



Club is currently a single storey building and has very large areas of associated tarmaced car park. A carefully designed two storey building should be proposed to replace it, which would allow for at least the existing level of accommodation with the same function to be provided in a configuration that is more sensitive to its setting, particularly if it included soft landscaping.

In order for buildings identified as being detrimental to the character of the Conservation Area to be replaced with more appropriate development, it may be in the Council's interest to draw up development briefs for

particular sites. Depending on the site and its location, this may include identifying the type of development required, and some of the specifics ideally included with that development, including massing, proportions, materials and landscaping.

As a priority the British Legion Club (as shown on Figure 38) would be the first site subject to a development brief. This brief should provide a framework for the sympathetic redevelopment of the site, to address detrimental buildings, through enabling development, whilst protecting and making provision for a valuable community facility in this location. This proactive approach would ensure that redevelopment (if it was forthcoming) would make a positive contribution to the character of the Conservation Area.

Materials

In any new development within Halton Village Conservation Area, there should be presumption in favour of using traditional materials such as red brick, sandstone and slate together with any distinctive local details (see section 1.5.3 for more information). However, buildings constructed of more modern materials may contribute to the character of the Conservation Area if the design is of the highest quality and their massing, form and proportions are carefully considered to respect their context. It is important not only to consider the existing character of the Conservation Area when designing a new building within its boundary, but also understand its more immediate context and how it will relate to neighbouring buildings. The existing quality of new buildings should not be

seen as a precedent for further development within the village, and new development should aspire to a higher level of design and quality to enhance the Conservation Area.

Ensuring that new development in the Conservation Area utilises the materials identified in section 1.5.3 should be implemented using the development control process, on a gradual basis as applications for planning permission, listed building consent and/or conservation area consent are made, and as an integral part of development briefs for specific sites.

2.2.2 REINSTATEMENT OF LOST FEATURES AND REPAIRS

Management of the Conservation Area should include a programme that encourages (but does not force) the reinstatement of the lost features

identified in Part I of this document. These include sash windows, doors, boundary walls, chimneys and roofing materials, many of which have been identified as examples of 'unsympathetic alterations' to buildings in the village (section 1.7.4). It is inevitable that this will take many years, if not decades, but it is important to reverse the current trend of decline. Often it is the case that homeowners, if encouraged and educated as to the benefits of such works, will undertake them independently. This is more likely with the larger historic houses where the perception of the building as being historically 'accurate' is more likely to add monetary value. In the smaller buildings, for example the terraced housing, there might need to be a financial incentive to undertake this work. Figure 39 shows the positive effects of removing cladding from a terraced house on Main Street.

Figure 39: Effect of removing cladding from a terraced house on Main Street



Part I of this report identified a number of instances where poor quality repairs are detrimental to the condition and/or appearance of the historic fabric of a building or structure. One notable example of this problem is hard pointing to sandstone walls. Building owners should be encouraged to remove these poor quality repairs and repair with materials and methods that are appropriate to a historic building, and in consultation with a conservation professional.

One method of ensuring that home and landowners within the historic village are fully informed of the processes associated with the reinstatement of lost features and repairs is through the production of a homeowner guide. Such a document would provide information about appropriate materials and methods as well as detailed explanations of the building control and enforcement processes associated with living in a conservation area. This is expanded upon in section 2.2.7.

2.2.3 LANDSCAPING AND STREETSCAPE

Trees and Planting

The most prominent landscape feature in the area is Castle Hill. This has strong ecological and geological value to the community, but at present is only experienced by a relatively few number of people as the paths are fairly inaccessible. The ecology report by Ecology First written as part of the Halton Castle CMP identifies the issues and significance of the planting, species and geological features found on the mound. The landscaping

around the castle is undergoing a very gradual change, and if it continues unmanaged it will eventually become woodland, which is in conflict with its historical importance as a defensible mound. Although change is inevitable it is important that it is managed and considered. It is proposed that, in

consultation with local stakeholders and landscape, ecology and historic environment specialists (including English Heritage), a plan is put into place to manage this process. This may involve the gradual reintroduction of native species and those that attract wildlife, such as gorse. Decisions will

Figure 40: The importance of trees to the setting of many of Halton's historic buildings



also need to be taken for the future of the land in and immediately around the castle that is currently largely overgrown with ivy and self seeded plants. It would be helpful if these actions were taken in conjunction with or with reference to, those proposed for Castle Hill in the Halton Castle CMP.

Although Halton Village appears relatively green when viewed from above, there are comparatively few individual trees that are critical to the character of the Conservation Area. Such trees might be those that help to define the spaces within the village and frame individual buildings.

Whilst it is necessary to give notice for any works to trees within the Conservation Area and therefore they are to an extent protected, it is still important to have an overall strategy for the protection of the most important trees. It is recommended that a survey is carried out by an experienced arboricultural consultant to identify the key trees (or groups of trees) which contribute to spaces or that are mature, are in good condition and are indigenous species. Some of these trees may be located on Castle Hill, and therefore it would be useful for a survey to be undertaken with reference to, or working with, proposals contained in the Halton Castle CMP. It should be noted that some of the trees likely to be identified will also be protected by Tree Preservation Orders (TPOs). Whilst the overall 'greenness' of the area is an important asset to be retained there is considerable scope for improvement, particularly to less managed areas of greenery, where the trees and plants are largely self-sown.

In these areas it will be possible to increase the quality of landscaping by replanting with indigenous species, suited to the specific location, which could promote ecological bio-diversity. Whilst native species should always be preferred in these instances it should be noted that non-indigenous species that are often unpopular, such as sycamores, can also be critical to the character of a space, if well positioned and kept in good condition.

On a smaller scale, hedges and areas of planting between and adjacent to buildings are also critical to the character of the Conservation Area. Whilst policies do not exist to protect these areas of greenery, their value to the Conservation Area should be promoted.

Paths and Surfaces

Section 1.4.3 of Part 1 set out the different types of surfaces and boundary treatments currently found in Halton Village. Of particular interest are the pathways leading up to the castle. If made completely safe the existing character of the pathways may be lost, but steps are steep and quite arduous in places, limiting the people who can use them. Of great importance are improvements to the circular pathway around the castle, which will add to the public appreciation of the Scheduled Monument and its panoramic views, but will also help the security of the castle as if the path was used to a greater extent it would encourage natural surveillance.

In the Village in general, the paving and road surfaces at present are average standard and have not all been chosen to suit the character and significance of

the Conservation Area. The treatment of manholes and patched areas that have been reapplied following access to underground services is also an issue. The replacement of these surfaces is a costly exercise, but should be considered as a long-term improvement to the Conservation Area, within ongoing maintenance schedules coordinated by the Council. Any possible investment in the village's hard surfacing should be focused primarily on the pavements along Main Street, by replacing the concrete slabs, kerbs and tarmac with more traditional stone material. Replacement should be of a quality and character that reflects the stone buildings and walls of the Conservation Area. Materials should be selected and coordinated with reference to a Halton Village Streetscape Design Palette, produced and implemented in conjunction with various Council departments.

Street Furniture and Signage

Consideration should be given to improving signage and light fittings, replacing existing standard installations with well-designed, traditional models, where possible making reference to historic photos. This process may also involve removing "clutter" from the streetscape, in the form of excessive lampposts or signposts, and combining these where appropriate. A well chosen, distinctive and coordinated 'set' of street furniture, including lighting, seating, bins, bollards and signage would help give the village a distinct identity. This should be established through the creation of a Halton Village Streetscape Design Palette. It may be possible to undertake this exercise of improvements over a period of many years, if large grants are not available.

Part I of this document identified that the vehicular entrances into the Conservation Area do not currently reflect the importance or quality of the village. The opportunity should therefore be taken to enhance these 'gateways', particularly from Halton Lea, along Holt Road, possibly using sympathetic signage. The location of this signage will obviously depend on the outcome of the proposed extensions to the Conservation Area boundaries, but potential locations are shown in Figure 40. To coordinate any long-term scheme for signage and street furniture, a separate management plan and timetable

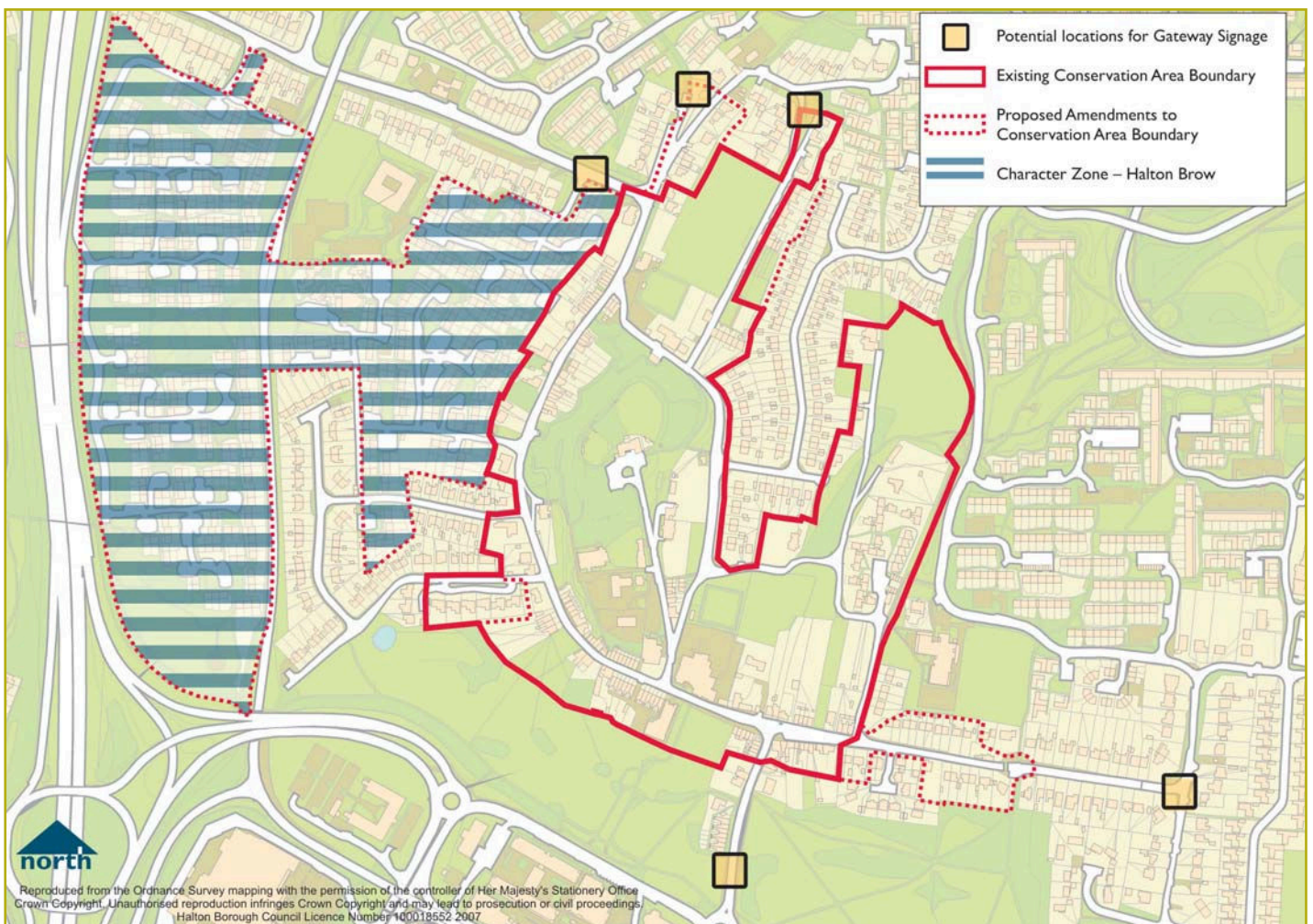
should be put in place, with emphasis on the need to ensure that any new introductions of street furniture and signage do not detract from the Conservation Area, and particularly the setting of its listing buildings. English Heritage's guidance, "Streets for All: North West Manual", (2005) provides some useful pointers for replacement and additional street furniture. The Halton CMP also recommends that a new holistic approach to the design of lighting, signage and seating be adopted in Halton Village.

2.2.4 COMMUNITY INVOLVEMENT

Some of the most beneficial improvements to conservation areas often come about by gradual processes led by local residents. This could be brought about by an existing or newly set up group with assistance and advice provided by the Council and other partners. This is particularly possible when considering ways to improve the communal areas such as the green spaces (indeed, this has already proved successful in the creation of Millennium Green).

Works to individual properties can be

Figure 41: Map showing potential locations for gateway signage in Halton Village



instigated by local residents, who could be well placed to encourage others to follow suit. Advisory leaflets and open days could be used to promote understanding of what is important and is valued in the village and the simplest means of achieving these objectives, for instance redecoration schemes and reinstatement of sash windows. This guidance could be produced with reference to, or as part of, the homeowner's guide to the Conservation Area, suggested for production in section 2.2.2 (see section 2.2.7). A more informal introduction to the Conservation Area could be produced by Halton BC in partnership with a local community and interested parties such as the Runcorn Historical Society (again see section 2.2.7).

Set up and agreed jointly by the Council and a group of local residents, there could be a community-led mechanism for monitoring change, including recording the condition of buildings and features within the Conservation Area. Photographic surveys should be kept by the Council and updated ever 5 years. A comprehensive baseline for the photographic survey was established in April 2006 as part of the preparatory works for this Appraisal and Management Plan. Appendix J of this document complements this, with its description and character assessment of each building within the scope of the appraisal. This will need to be updated as incremental or project-led change results in the improvement of the quality of buildings within the Conservation Area, or similarly, as buildings suffer detrimental change.

2.2.5 GRANTS AND LISTINGS

The social and economic prosperity around Halton Village is incredibly mixed. Whilst the larger houses with more spacious plots are desirable, the smaller terraced houses positioned directly onto the pavement are less so, particularly where they have no designated car parking. The prominence of such terraces, particularly along Main Street, means that they are critical to defining the overall impression of the village and therefore will to an extent influence other property values and likelihood of businesses wishing to set up in the area.

Part I of this document has identified such 19th century terraced housing as being important to the character of the village, yet some have been identified as having undergone inappropriate alterations, or as being in poor condition. It is buildings such as these that are most likely to benefit from grants, as a relatively simple programme of works would greatly enhance the appearance of the street and have a positive knock-on effect in the village. Often a few repair or reinstatement projects within a town or village can inspire other building owners to do the same, leading to increased investment in the built environment.

Works may be at least part funded by, for instance, PSICA (Partnership Schemes in Conservation Areas, set up in April 2005 to replace Heritage Economic Regeneration Scheme grants) grants as these are intended for fairly standard improvement works within a conservation area. Some small

grants may be available for projects of a very specific benefit, for example environmental or access improvements. Some of the other proposed works relate less to the conservation of buildings and more to the landscaping and setting of the area. Other government or lottery grants are often available for these works, particularly when associated with an active community group. Responsibility for taking forward grant or project funding applications does not have to rest with Halton Borough Council. Although the Council would be an important partner, community groups involving local residents, as identified in section 2.2.4 above, could be a successful way of taking forward enhancement projects within the village. It should also be noted that while Halton Borough Council does not currently have funds for heritage-based grants, these cannot be ruled out in the future.

Where new development proposals are put forward, attention should be given (in appropriate circumstances) to securing 'planning gain' Section 106 contributions to facilitate the continued enhancement of the Conservation Area.

There are a small number of unlisted buildings within the village that are of a high level of architectural or historical interest. Hill House on Castle Road and The Gate on Halton Common are noted within Part I of this report as being of this level of importance. It is recommended that these two buildings are put forward to be considered for listing or are protected via Article 4 direction as set out in section 2.3.2.

SPECIFIC MANAGEMENT PROJECTS

2.2.6 REPAIRS AND NOTICES

It is recommended that Halton Borough Council should use urgent works or repairs notices to ensure that vulnerable buildings within Halton Village are repaired, and where possible, kept in use. Under section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990, urgent works notices can be used to secure emergency or immediate repairs on any unoccupied building (or part of a building) within a conservation area. It is a statement of their intent to carry out the work itself (if the owner does not) and reclaim the associated costs. This is often enough of an incentive for building owners to carry out the works themselves or to put the building up for sale.

Under section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990, repairs notices are used to order works necessary for the proper preservation of a listed building to be undertaken. A repairs notice is often used as the first step towards a Compulsory Purchase Order. Works ordered under a repairs notice can only be to put the building back to the condition it was in at the time it was listed, not to make further improvements.

Whilst there are many buildings within Halton Village that are in need of repair, it is unlikely that the statutory notices would be used at the present time to facilitate the necessary works. Generally, it is preferable to encourage the repair of historic buildings through an understanding of the benefits that will ensue (for instance improved value) following negotiation with the

building owner. Notices are only likely to be given when the future of the building is at risk from a serious failure of the building fabric or, in the case of more important (listed) buildings, where a defect or previous repairs are causing acceleration in the natural weathering or decay process.

Halton Borough Council can also serve Section 215 notices on owners of buildings or land whose condition adversely affects the amenity of the area (not solely Conservation Areas), ordering them to clean it up or face the necessary costs for the local authority to do so.

2.2.7 CONSERVATION AREA HOMEOWNERS GUIDE AND CONSERVATION TRAIL

As mentioned in sections 2.2.2 and 2.2.4, it is recommended that a summary of the Conservation Area Appraisal (Part I of this document) be produced for homeowners, landowners and other interested parties, known as "Living in Halton Village Conservation Area". It would provide a summary of the distinctive materials and architectural details common in the village, to inform those considering an application to make an alteration to a building in the Conservation Area. The document would summarise the statutory processes involved in living in a designated Conservation Area, such as when an application for listing building consent or conservation area consent is required, or what action is needed when a building has been subject to an Article 4 direction, removing some permitted development rights.

In addition to this document, it would be beneficial to produce a Halton Village Conservation Trail leaflet. This would give an informal introduction to the historic environment of the village through the format of a short and accessible walking tour, identifying key buildings and spaces that make a significant contribution to the Conservation Area. Such a document would provide residents with a brief summary of the environment surrounding their own homes, and would offer visitors an opportunity to acquaint themselves with the historic village. It is envisaged that the local community as well as interest groups including The Runcorn Historical Society could have an input into the production of the Conservation Trail leaflet.

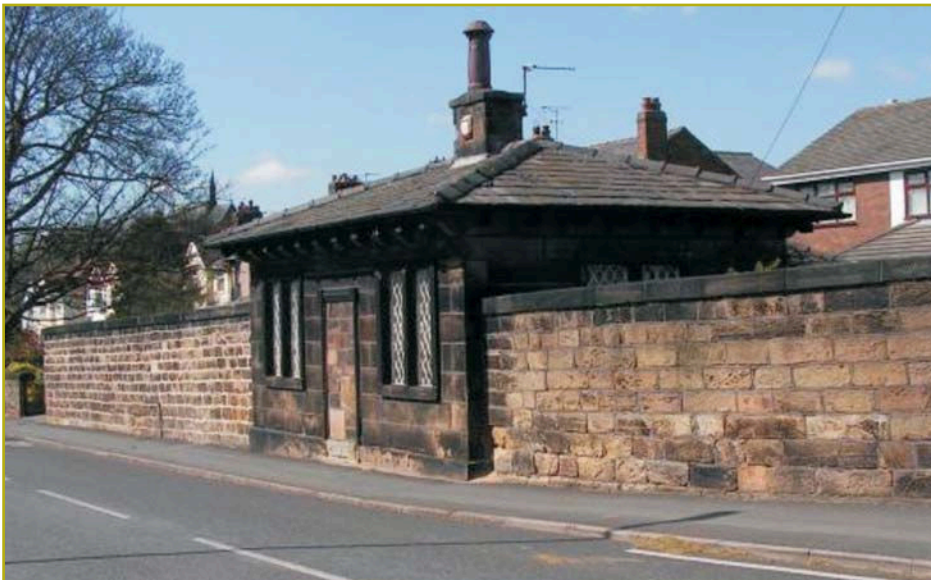
2.3 SPECIFIC MANAGEMENT PROJECTS

This section of the Management Plan proposes specific projects whose completion will help to maintain and enhance the special character of Halton Village. These actions include proposed amendments of the boundary of the Conservation Area, as well as proposals for the removal of permitted development rights for buildings in some parts of the Village. Specific project areas have also been identified (in addition to those identified in section 2.2), where further work, including surveys and maintenance schemes, could help address identified problems.

2.3.1 BOUNDARY AMENDMENTS

The area around Halton Castle is critical to the history of the town of Runcorn and the wider area of Halton Borough. Whilst the previous area included within the designated Conservation Area included just the historic centre of the village, upon re-evaluation it is proposed that the boundary be widened to include some of the surrounding historic roads that still have some recognisable original character or features. These proposals for boundary amendments are set out in the following sections, and illustrated in a map in Appendix E:

Figure 42: The Lodge on Main Street and Fletcher's Row



- a) The part of the eastern end of Main Street is now included as it is particularly important in marking the transition between the old and new areas of the wider Runcorn area. Whilst many of the buildings along this road are only of marginal architectural character and quality it is vital to protect them against inappropriate development along these routes to preserve the setting of the village. The Main Street boundary is to extend as far as the Lodge and stone gate piers that represent the last remnants of important historic links to Norton Priory and Hallwood.
- b) Part of Summer Lane is also included for similar reasons to those outlined above, as it represents an important approach to the village. Along Summer Lane are a number of stone walls that very much characterise the Conservation Area. Most of the houses along the road are at least around 100 years of age and have some architectural character.
- c) The boundary is also widened slightly to include a small additional area to the east of the Millennium Green. Within this area is Fletcher's Row, which although is fairly altered, represents an example of early workers housing and has highly important views from the castle. The neighbouring semi-detached bungalows are also included to preserve the setting of the open space and their stone wall boundaries.
- d) A proposal for deletion from the Conservation Area is part of Lodge Lane, whose contribution to the character of the area is assessed as being minimal. The removal of these 20th century properties from the Conservation Area allows a greater focus to be placed upon the historic evolution of the village, and its buildings of particular architectural interest.
- e) Part I identified that part of the special character of Halton Village is the way that it has grown up over time and its diversity of built form. It also recognised the emerging historical value of Halton Brow as a relatively complete example of successful 20th century development. Although Halton Brow can be considered as part of the continued historical expansion of Halton Village, it can also be considered within its own right as a distinct area of special character and worthy of collective preservation, as a model of influential New Town planning and architecture of its time. It is therefore recommended that two options be explored to recognise

and preserve the special character of Halton Brow. These are firstly the extension of the Halton Village Conservation Area to incorporate Halton Brow or secondly the creation of a new separate Halton Brow Conservation Area.

The boundary amendments proposed above are subject to consultation with local residents, stakeholders and interested parties. Following on from this consultation, the proposed amendments will be amended as appropriate.

2.3.2 ARTICLE 4 DIRECTIONS

The Town and Country Planning (General Permitted Development) Order 1995 (GPDO) allows building owners to carry out a range of minor developments without planning consent subject to limits and conditions. These 'permitted development' rights are automatically limited within conservation areas: restrictions include those over the addition of dormer windows, various types of cladding, the erection of satellite dishes fronting a highway and the reduction in the size of extensions permitted.

Article 4 of the GPDO enables local authorities to withdraw some specified permitted development rights on buildings or land, such as removal of a chimney, changes around the front boundary of a building, construction of porches, painting of houses or removal of architectural features such as windows and doors. Article 4 directions are not just automatic consequence of conservation area designation, but should be borne out

of a careful assessment of what is of special interest within an area and should be preserved. Permitted development rights should only be withdrawn where there is evidence to prove that such development would damage the character of a conservation area and is currently taking place.

Local authorities must notify local people and take account of their opinions before confirming an Article 4 direction. It is also worth noting that there are two distinct types of Article 4 directions, type 4(1) and type 4(2). The former of these requires permission from the Secretary of State, while the latter can be implemented solely by the relevant local authority, but are limited in the extent to which they can remove development rights for the entirety of a building. It is highly likely that for Halton Village, any Article 4 directions pursued will be Article 4(2) directions, although this will be finalised when proposals are drawn up.

Taking account of the appraisal made in Part 1 of this document, certain aspects of the Halton Village Conservation Area have been identified as being worthy of consideration for Article 4 directions. These are set out in sections a), b) and c). It should be noted that these cannot be confirmed until detailed consultation with residents potentially affected has taken place, and any action taken will require either full Council consent, or consent from the Secretary of State. This will take place during a separate process initiated as a result of the adoption of the Halton Village Management Plan. These processes will be fully explained to

residents affected at the appropriate juncture.

a) **Stone Walls:** It has been identified that a critical aspect of the character of Halton Village are the stone walls that define the edges of many of the roads. These are employed as boundaries to many of the historic and listed buildings but also to some of the modern, less architecturally interesting buildings, that would not otherwise be of note. It could often be the case that these modern buildings are built within the site of an earlier building and the stone wall boundary its only existing remainder. These walls are particularly under threat as car ownership continues to increase and there is pressure for people to have off-road parking. It would therefore be beneficial to protect these walls from demolition. Before exact Article 4 directions are drawn up, it will be necessary to conduct a stone wall survey in the Conservation Area, recording the dimensions and conditions of all walls in the village which front a relevant location. This study should result in a combination of marked up plans and dated photographs, as well as recorded details of the walls materials, dimensions and condition. It is possible that much of this work could be undertaken by a group of enthusiastic volunteers, if the Council gives the necessary support.

b) **Category A and B buildings:** Buildings assigned as Category A and B in Appendix C are identified as being critical to, or making a strong contribution to the

PROJECT AREAS

character of the Conservation Area. Some of these buildings are not listed, and are therefore vulnerable to development whose completion would be detrimental to the village. In particular, this development could include those described in section 1.7.4 of this report as 'unsympathetic alterations', including changing windows, doors, chimneys or roofing materials. The application of Article 4 directions may therefore be necessary to halt the decline of character many of the village's important buildings, either as an alternative to an application for listed status, or as an interim measure while listing applications are being made. Buildings identified as Category A that would benefit from these measures include the Gate on Halton Common and Hill House on Castle Road (as identified in section 1.4.2). It should be noted that if improvements are made to the Category C terraced houses along Main Street, their overall contribution to the conservation area may rise to a higher category, at which time it may also be appropriate that they are subject to these Article 4 directions.

- c) **Roofs:** In contrast with the views of the village afforded from the street level, from higher or more open ground, a different visual relationship with the townscape of the village is revealed. The importance of these views has been established in section 1.3.1. The quality of roofscape of nearby buildings is clearly an important factor, with inappropriate details and materials potentially damaging

the quality of the views. It is therefore proposed that Article 4 directions are imposed on all buildings within the area shown on the plan within Appendix F concerning changes to their roofscape. This would involve a restriction in the type of materials used in repairing and re-roofing existing buildings, as well as restrictions on development such as the alteration of chimneys, and the addition of rooflights.

2.3 PROJECT AREAS

Halton Castle and Castle Hill

Halton Castle and Castle Hill are of immense importance to the borough of Halton as a historic site, and also play a critical role as a green space and visual feature within the more immediate context of the village. However, with some investment, the castle could be an important educational tool and attraction, which would benefit a wide percentage of the population.

The Norton Priory Museum Trust, owners and managers of nearby Norton Priory Museum and Gardens, currently manage Halton Castle on behalf of Halton Borough Council. The issues surrounding improvements to the castle and its grounds are discussed at length within the Halton Castle Conservation Management and Access Plans, prepared by consultants for the Norton Priory Museum Trust. In particular, these include measures required to improve the condition of the fabric of Halton Castle, and promote it as a visitor attraction. The Halton Castle CMP recognises the importance of the need for the castle

and Halton Village to maintain a complementary and harmonious relationship. It will be extremely important for the content of this document to be taken into account in any proposals affecting Halton Castle, Castle Hill and the immediate surrounding area and buildings.

Of immediate relevance to the residents of the Conservation Area is the area outside of the castle walls. There are a number of public footpaths on this land and the trees, shrubs and geological formations form a backdrop to many of the buildings within the village. Despite the public rights to access this land, it is little used due to the condition of the pathways. As discussed in Part 1, the ecological study undertaken as part of the Halton Castle CMP identified that the Castle Hill had some level of ecological interest, but with some further management could become a valuable area for biodiversity.

It is proposed that the Castle Hill should be highlighted as a project area with the aim of improving public accessibility and improving the variety of indigenous flora and fauna present. It will be necessary to undertake further studies of the site including surveys of the existing pathways (noting for instance particularly uneven steps or other unsafe areas) and species over the period of a year. Much of this information could be collated by a team of enthusiastic volunteers and used by the Council (or employed consultants) to make the necessary recommendations for improvements. Whilst much of the necessary work is likely to be of a relatively simple nature (e.g. planting) it should be noted that as the castle is a

Scheduled Monument, consent will be required for any works involving ground disturbance, as well as archaeological mitigation. Some of this work should be undertaken in conjunction with the general management proposals for the improvement in landscaping and streetscape in section 2.2.3, and much of it would benefit from working in conjunction with proposals and recommendations of the Halton Castle CMP. It is possible that with a change in management, Castle Hill could warrant designation as a Local Wildlife Site, which would complement the status of Halton Village as a Conservation Area, and the status of the castle as a Scheduled Monument.

Castle Hotel

The Castle Hotel is an important building to both the character of the Conservation Area and the future viability of the castle as an attraction. Its current condition is detrimental to both of these. Cementitious repairs to the face of the stonework not only adversely affects the aesthetic appreciation of the grade II* listed building but are causing the rapid decay of the stonework. It is therefore essential that repair works are carried out by the owner of the building, possibly in conjunction with a specialist conservation contractor. A maintenance regime should also be put in place to ensure that its condition is regularly monitored and necessary action is taken at the appropriate time. The Council may have to consider serving an urgent works notice should the condition of the Hotel continue to deteriorate. However, this action should not be taken without efforts to negotiate with the building owners have been made.



Figure 43: The effect of gradual changes to buildings along Main Street

Main Street

The necessity to make improvements to many of the buildings along Main Street through the reinstatement of lost features has been discussed above. Works undertaken should improve the visual unity along a terrace and restore lost features that characterise the buildings, such as sash windows, panelled doors and slate roof coverings (the latter is particularly important where the buildings are visible from the castle, as identified in section 2.3.2 above). In addition some buildings may require repair work to remove damaging cementitious render or pointing, or artificial stone cladding. To ensure the long-term success of such projects, it is imperative that it is carried out with the co-operation and support of local residents who must understand what is to be achieved. Further statutory restrictions (e.g. Article 4 directions, see section 2.3.2) may be necessary upon completion of the works to ensure the future of any reinstated features.

The Common

The Common has a number of similar issues to the Castle Hill, in that it is a currently underused public green space, of high historical importance. The ecological value of the trees, shrubs and any animal species present on the Common, and the need for their management, is not thoroughly documented and therefore an ecological study is suggested. The nature of the space has changed considerably over the past century or so, with the once open area now essentially wooded. It is unlikely that it would be desirable to return this land to its original status, although it could become a more used and appreciated public recreational space of higher aesthetic and ecological value. In addition, this could involve the removal of any waste or abandoned vehicles. Consultation with both the immediate homeowners and the wider residents would be necessary to establish what people would like to see happen to this area.

SUMMARY AND SCHEDULE OF MANAGEMENT PROPOSALS

Archaeological Research

Further archaeological research within the Conservation Area could be undertaken, particularly in the vicinity of the castle and its grounds, including the historic stone walls in the village. Priorities for archaeological work are detailed in the Halton Castle CMP, and work should be undertaken in partnership with Norton Priory Museum Trust as the castle's management body. This work should help to improve the current understanding of the historical significance of the village and help inform future proposals. In addition, all development proposals will be assessed by the Council's historic environment advisors to ensure that where development impacts on areas of archaeological potential and/or historic buildings or structures, appropriate mitigation strategies will be produced in line with national legislation and planning guidance.

proposes the future assessment of the effectiveness and relevance of this Conservation Area Appraisal and Management Plan.

2.4 SUMMARY AND SCHEDULE OF MANAGEMENT PROPOSALS

The following table summarises the management proposals described in Section 2.2 and 2.3, and assigns priority to these according to need and resources available. Some of the actions described require immediate action, while others are part of ongoing planning and conservation mechanisms deployed by Halton Borough Council. Importantly, this table also includes a section on 'surveys and monitoring', which describes intentions for the completion of studies, and monitoring not only of change within the Halton Village Conservation Area, but also

PROPOSALS	SECTION	SUMMARY	PRIORITY AND RESOURCE CONSIDERATIONS
General Management Proposals			
New Development and Gap Sites	2.2.1	High quality development that respects and enhances the character of the Conservation Area should be sought.	Gradual implementation as and when sites become available for new development and/or redevelopment. Priority dependent on location of site and likely contribution to the character of the Conservation Area.
Detrimental Buildings	2.2.1	Buildings identified as detrimental to the character of the Village should be replaced where possible.	Gradual implementation as and when sites become available for redevelopment. Homeowner and landowner responsibility to submit planning applications, advised by Halton Borough Council. Medium priority for the production of a development brief for the Royal British Legion site, Main Street.
Materials	2.2.1	Any new development should use traditional materials where possible, and should respect its architectural context.	Gradual implementation as and when sites become available or buildings are altered. Advice provided by Halton Borough Council, conditioned through the development control process.
Reinstatement of Lost Features and Repairs	2.2.2	Proposed programme to replace lost features, including informing homeowners of the benefits of restoring historically accurate features and correcting detrimental repairs.	Homeowner impetus, with advice and possible grants coordinated by Halton Borough Council and English Heritage. Possible implementation input from the Council's development control process.
Trees and Planting	2.2.3	Proposed landscape management programme for Castle Hill, proposed survey of important trees and subsequent replanting and maintenance measures.	Medium priority for the preparation of survey materials, coordinated by Halton Borough Council Landscape Services.
Paths and Surfaces	2.2.3	Improvements to Castle Hill footpaths and road/pavement surfaces generally, replacement with traditional materials.	Medium priority for the replacement/reinstatement of paths, coordination by Halton Borough Council with input from landowners and the Norton Priory Museum Trust and/or English Heritage where appropriate. Advice on appropriate materials given in the Halton Village Design Palette, to be produced.
Street Furniture and Signage	2.2.3	Proposed improvements to (and introduction of new) standard street furniture and signage.	Medium priority for the additional and/or replacement of furniture/signage, including the production of a Design Palette for these. Initiation by Halton Borough Council in conjunction with local residents and conservation signage specialists.
Community Involvement	2.2.4/7	Increased involvement for local people in management and monitoring of the condition of the village, including measures to inform residents and of benefits of reinstatements/repairs.	High priority for the establishment of community involvement and monitoring. Coordination by local residents groups, interested local organisation such as Runcorn Historical Society and/or Halton Borough Council. Community involvement also dependent on other actions within the Management Plan, including the preparation of a Conservation Trail.
Grants and Listings	2.2.5	Identification of areas appropriate for grant applications, suggested sources of funding and recommendations for listings.	High priority for the application for grants by residents. Community/interest group initiation, with help and advice from Halton Borough Council.
Repairs and Notices	2.2.6	Summary of the possible urgent works / repair notices available to the Council as and when appropriate.	Incremental measures taken as and when needed, according to condition of buildings. Some reliance on local residents to report buildings in need of urgent works or repairs to the Council. Actions then initiated by Halton Borough Council.
Conservation Area Homeowners Guide	2.2.7	Production of a homeowners guide to the Conservation Area, known as "Living in Halton Village Conservation Area" and a leaflet describing a Conservation Trail around the village.	Medium to high priority for the production of this document which would inform local residents of the issues involved in living the Conservation Area. Halton Borough Council will initiate this document in conjunction with the local community and interest groups, after the adoption of the final Halton Village Conservation Area Appraisal and Management Plan.

PROPOSALS	SECTION	SUMMARY	PRIORITY AND RESOURCE CONSIDERATIONS
Specific Management Projects			
Boundary Amendments	2.3.1	Three proposed extensions (Main Street, Fletchers Row and Summer Lane), one proposed deletion (Lodge Lane) and consideration of options for Halton Brow.	High priority to amend the boundaries on Main Street, Fletchers Row, Summer Lane and Lodge Lane. High priority to consider options for Halton Brow, subject to representations received from local residents.
Article 4 Directions	2.3.2	Proposals for the removal of permitted development rights on demolition of stone walls, work on category A and B buildings, and on roofscapes visible from Castle Hill.	High priority for the completion of the stone wall survey and compilation of detailed proposals for Article 4 directions, including a record of all relevant properties. Survey work coordinated by Halton Borough Council. This work will take place after the adoption of the Halton Village Management Plan and its outcome will be dependent on public support for the measures, and Council or Secretary of State support for the direction.
Project Area: Castle/Castle Hill	2.3.4	Improvements to paths, planting, public access, including proposed survey work.	Medium priority for the preparation of survey materials and detailed management programme for planting/resurfacing. Work conducted or coordinated by Halton Borough Council, in conjunction with Norton Priory Museum Trust and the measures prescribed in the Halton Castle CMP. Possible future designation as a Local Wildlife Site.
Project Area: Castle Hotel	2.3.4	Improvements to current condition, especially pointing and materials.	High priority for property owners to improve the current condition of the grade II* listed building. Dependent on action, possible priority for Halton Borough Council to explore issuing a repairs notice on owners.
Project Area: Main Street	2.3.4	Proposed works to improve visual unity and to reinstate lost features.	Gradual implementation as and when buildings are altered. Advice provided by Halton Borough Council, though homeowners bear responsibility. Action dependent on the proposed imposition of Article 4 directions, particularly on roofing materials near to Castle Hill.
Project Area: The Common	2.3.4	Proposals to increase public use of the Common, including an ecological study to assess landscape value.	Low priority for completion of the ecology study / management plan and consultation about future use of the Common, coordinated by Halton Borough Council Landscape Services.
Project Area: Archaeological Research	2.3.4	Further research required, particularly within vicinity of the Castle.	Low priority for further research, coordinated by Halton Borough Council with services from Cheshire County Council and/or consultants or Norton Priory Museum Trust. Detail on projects given in Halton Castle CMP. Opportunities for archaeological investigations sought through planning regime.

PROPOSALS	SECTION	SUMMARY	PRIORITY AND RESOURCE CONSIDERATIONS
Specific Management Projects			
Surveys and Monitoring	N/A	<p>Identification of need for surveys and studies throughout above sections.</p> <p>The effects of specific management projects, including the introduction of statutory measures, will need to be monitored to ensure that they are having a positive impact on the special character of the village.</p> <p>The general condition of the Conservation Area, and in particular the project areas identified above, will need to be monitored.</p> <p>It may be necessary to monitor the condition of the most 'at-risk' of buildings to ensure that the necessary enforcement action can be taken before the condition deteriorates irreparably.</p>	<p>Variable priority for the monitoring of specific projects depending on timescales and severity of the potential impact of the project. Impacts will be necessarily assessed when the conservation area appraisal and management plan are updated.</p> <p>Variable priority for the recording of the completion of survey work by Halton Borough Council. Dependent on the nature of the work, baseline surveys will also need to be updated as appropriate, including the photographic baseline survey.</p> <p>High priority for community involvement in the monitoring of the success of management proposals, coordinated by Halton Borough Council, with the management plan being updated as appropriate.</p> <p>High priority for the monitoring of at risk buildings, particularly where they are in danger of undergoing rapid detrimental change. While Halton Borough Council are responsible for enforcement action, the local community can play an important role in reporting dramatic change to nearby buildings.</p>
Conservation Area Appraisal and Management Plan updates	N/A	<p>There should be an agreed framework for updating the Conservation Area Management Plan and the Appraisal, depending on factors such as physical changes within the village (e.g. development) and factors that have a knock-on effect on the functioning of the village such as traffic and the economy</p>	<p>Recommended 5 year period for the update of management plans and 10 year period for the update of area appraisals, although it is envisaged that this document will remain relevant for a longer period, due to its detailed content and wide scope.</p> <p>Halton Borough Council will update the Conservation Area Appraisal and Management Plan as required, with particular regard given to change to the special character of Village. Such an update will also be undertaken in the context of the need to safeguard and enhance other conversation areas within Halton.</p>

BIBLIOGRAPHY

Halton Borough Council

- Halton Unitary Development Plan (HBC, 2005)

English Heritage

- "Streets for All: North West Manual" (EH, 2005)
- "Guidance on Conservation Area Appraisals" (EH, 2006)
- "Guidance on the Management of Conservation Areas" (EH, 2006)

National Government

- Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO, 1990)
- Planning Policy Guidance 16: Archaeology and Planning (HMSO, 1990)
- Design Bulletin 32: Residential Roads and Footpaths (Department for the Environment / Department of Transport, 1977, updated 1992)
- Planning Policy Guidance 15: Planning and the Historic Environment (HMSO, 1994) and associated Circulars (01/01, 09/05 and 01/07)
- Places, Streets and Movement: A Companion Guide to Design Bulletin 32 - Residential Roads and Footpaths (Office of the Deputy Prime Minister, 1998)

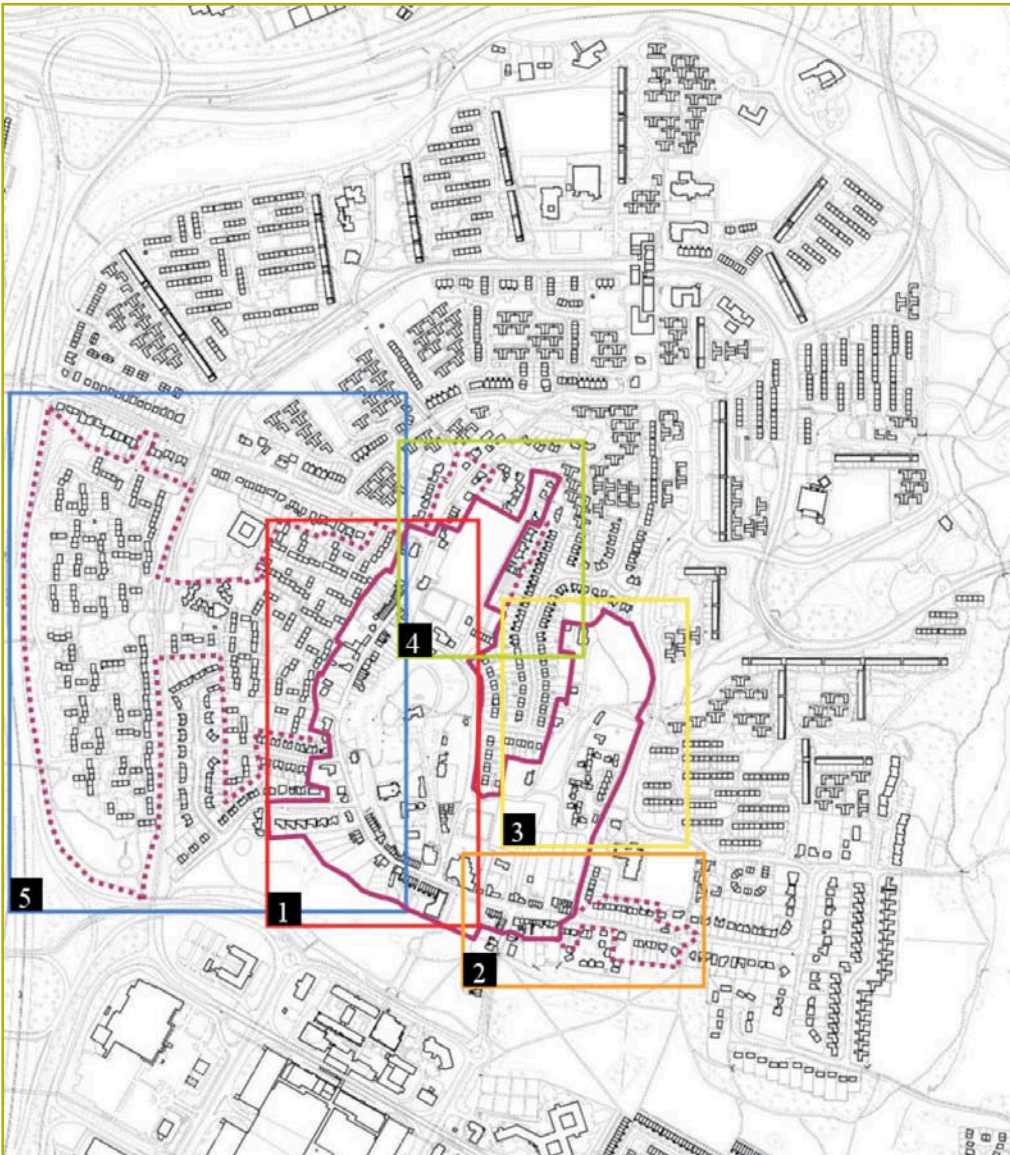
Other

- Runcorn New Town Master Plan (Runcorn Development Corporation, 1967)
- Cheshire Historic Towns Survey: Halton Borough (Cheshire County Council / English Heritage, 2003)
- Halton Castle Conservation Management Plan (Graham Barrow Research and Consulting Ltd. / Gifford Consulting / Donald Insall Associates Ltd., 2006)

APPENDICES

APPENDIX A

KEY FEATURES PLANS

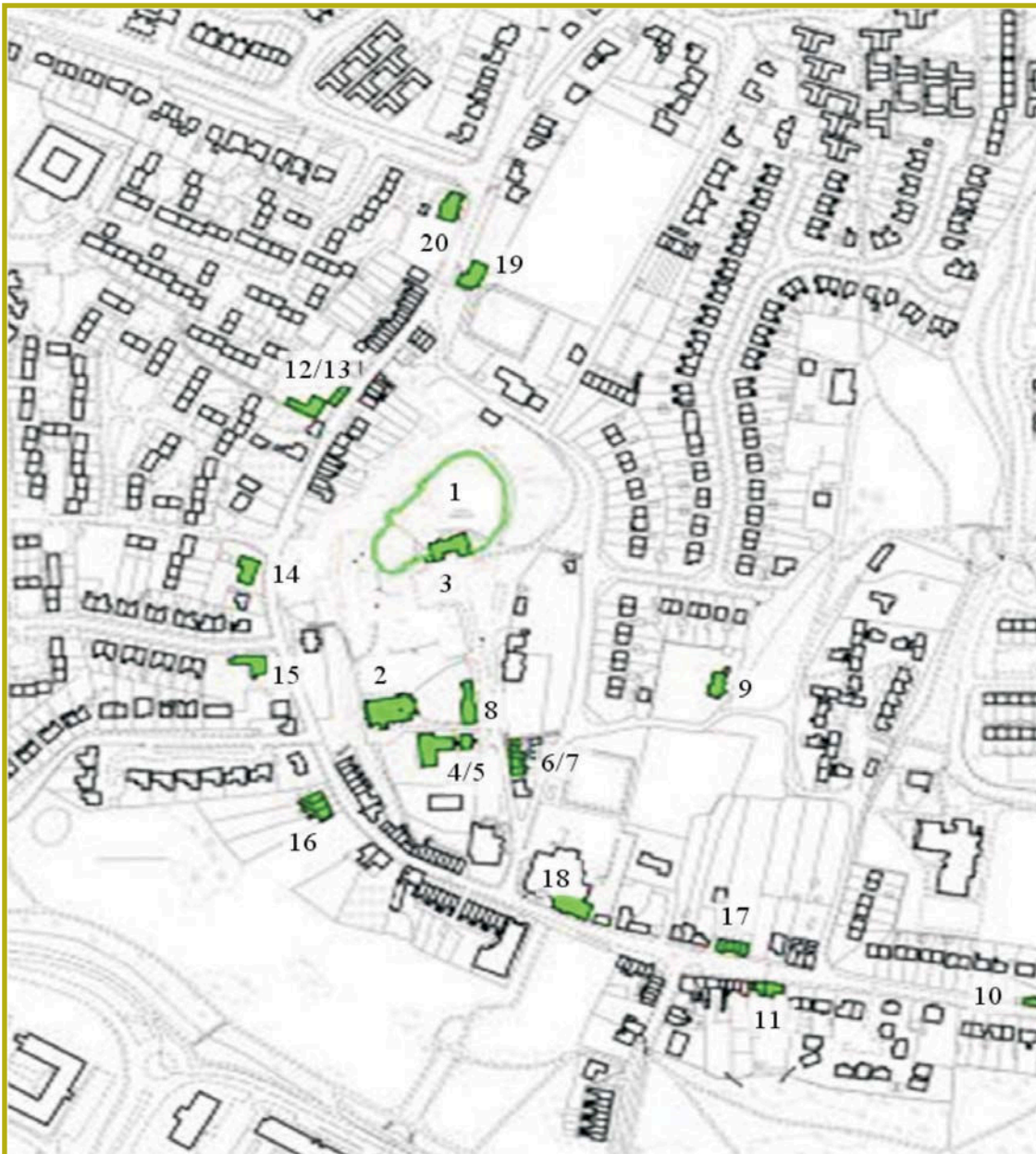


Key:

- 1 – Area around Main Street (west / north) and Castle Road
- 2 – Area around Main Street (east)
- 3 – Area around Halton Common
- 4 – Area around Millennium Green
- 5 – Halton Brow

APPENDIX B

GAZETTEER OF LISTED BUILDINGS





1 HALTON CASTLE GRADE I

Listing Description:

SJ 58 SW HALTON CASTLE ROAD
5/28 Halton Castle 23.4.70 | Ruinous
Castle circa 1070 for Nigel first
Norman Baron of Halton. Red
sandstone almost elliptical on plan
sitting on top of high sandstone and
earth mound and dominating the
surrounding plain. Roughly squared
sandstone inner and outer faces with
corework infilling. A few high standing
sections of the walls contain the
remains of windows with tracery
which suggests a late medieval
alteration. High standing remains
within the walls South East were built
c1800 to make the Castle an
eyecatcher from Norton Priory.
Scheduled Ancient Monument.



2 ST. MARYS CHURCH

Listing Description:

SJ 58 SW HALTON CASTLE ROAD
(West Side) 5/26 Church of St.Mary
23.4.70 | Parish Church 1851 by Sir
G.G.Scott. Red sandstone with slate
roof. Lofty 4 bay naves with side aisle
and chancel roof at lower level. Bell-
turret to nave east gable. Squared
snecked rubble walls with angle
buttresses to chancel and corner
buttresses to nave. Main Gothic
entrance in south aisle. Windows
curvilinear to chancel and nave, trefoil
to clerestorey have drip moulds with
stops carved as faces. All have stained
glass. The octagonal bell-turret has
trefoil openings surmounted by gablets
and there are gablet kneelers to the
gables. Interior Gothic aisle arcades
supported on clusters of four shafts.
Organ chamber and Memorial Chapel
flank the chancel north and south.
Good alabaster reredos and oak
chapel screens. Boarded waggon roof
to _ chancel and similar roof with
exposed rafters to nave, trusses
carried on corbels carved as faces.
Oak benches with simple poppyheads.



3 CASTLE HOTEL PUBLIC HOUSE GRADE II*

Listing Description:

SJ 58 SW HALTON CASTLE ROAD
5/29 The Castle Hotel Public House
(formerly listed as Castle Inn) 20.10.52
II* Former Duchy of Lancaster Court
House now a Public House. 1737 with
later alterations, Henry Sephton,
Undertaker. Red sandstone with slate
roof. 2 storeys 7 bays with 2 bay
projections each side. First floor
entrance to Court Room, approached
up stone staircase, consists of double
door with six raised panels in stone
doorcase surmounted by Royal Arms.
Outer bays have projecting weathered
plinth midway up ground floor
windows. Upper windows have
moulded stone bracketed sills,
architraves, and heads marked with
triple keystones. Moulded eaves
cornice and hipped roof with
sandstone hip and ridge tiles. Interior:
Courtroom now adapted for catering
but still contains tablet with inscription
and date.



4
GATE PIERS AND SURROUNDING WALL TO LIBRARY
GRADE II

Listing Description:

SJ 58 SW HALTON CASTLE ROAD (West Side) 5/25 Gate Piers and surrounding wall to Library. GV II Gate piers in wall forming entrance to Library circa 1730, red sandstone squared blocks on projecting moulded plinth with moulded caps and ball finials on truncated cone support. The finials have round projecting discs to four faces and top. The piers are set in ashlar wall with slightly overhanging half round coping.



5
THE PARISH LIBRARY
GRADE II*

Listing Description:

SJ 58 SW HALTON CASTLE ROAD (West Side) 5/24 The Parish Library (formerly listed as Chesshyre Library) 20.10.52 II* Library now Committee Room for the new linked Church Hall.

1730 for Sir John Chesshyre, stone with slate roof 1 storey 2 bays. Entrance door with 4 fielded panels in stone doorcase with Ionic columns and triangular pediment with raised segmental apex. Arched windows with glazing bars. Cornice and solid parapet, stone gables and chimney. Interior of no interest following alterations and repairs in 1975.



6
6, 8 AND 10 CASTLE ROAD
GRADE II

Listing Description:

SJ 58 SW HALTON CASTLE ROAD (East side) 5/22 Nos 6, 8 and 10 GV II Row of 3 cottages early C18 with alterations, sandstone with slate roof, 2 storey 1 bay in squared coursed stone with dressed heads, sills and broad surrounds to doors. Three light horizontal sliding sashes with glazing bars Old slate roof with diminished courses, one chimneystack of stone. Listed for group value.



7
12, 14 AND 16 CASTLE ROAD
GRADE II

Listing Description:

SJ 58 SW HALTON CASTLE ROAD (East Side) 5/23 Nos. 12, 14 & 16 GV II Row of 3 cottages early C19 with alterations, brown brick with slate roof 2 storeys 1 bay, stone plinth, quoins, and first floor level sill band. Ground floor windows are three light horizontal sliding sashes with turning pieces and arches; those at first floor level are two light casements also with shallow arches. Roof of small slates with plain brick stacks. Listed for group value.



8
THE VICARAGE CASTLE ROAD
GRADE II*

Listing Description:

SJ 58 SW HALTON CASTLE ROAD (West Side) 5/27 The Vicarage 20.10.52 II* Vicarage 1739 (on parapet tablet). Sandstone with slate roof 2 storeys 5 bays Rusticated quoins. Centre entrance bay flanked by giant pilasters. Six-panel door with four fielded and two glazed panels in Doric porch. Rusticated surrounds to ground floor windows including heads with keystone, sash windows with glazing bars. Eaves cornice with solid parapet, pedimented over centre bay. Interior: South ground floor room has panelling with fluted pilasters; those, which flank

the mantel, have Corinthian caps. Staircase with cut and bracketed string and turned newels.



9
THE OLD HALL, HALTON COMMON
GRADE II*

Listing Description:
SJ 58 SW HALTON HALTON COMMON 5/30 The Old Hall 4.3.69 II* House 1693 with alterations. Sandstone with slate roof 2 storeys and attic 3 bays, with 2 storeys 1 bay wing added to north. Centre bay of three bay sections set forward. Moulded string at first floor and matching drip moulds to first floor and attic window heads. Mullion windows, studded entrance door. Gables have corbels and copings. Brick stacks with double reeded feature on all faces. Interior: Ovolo moulded beams, Jacobean style staircase with flat shaped balusters and 8 panel C17 doors.



10
THE LODGE, 120 MAIN STREET
GRADE II

Listing Description:
SJ 58 SW HALTON MAIN STREET (East Side) 5/34 No.120 (The Lodge) II A former lodge to Norton Priory now a private dwelling early to mid C19 with alterations and additions. Red sandstone with slate roof, single storey 2 bay. 2 light mullion windows flank door opening, now built-up, with pulvinated stone architrave. Cast iron lattice casements, stone bracketed eaves cornice, hipped roof of large slates with lead rolls. Stone chimneystack.



11
125 AND 127 MAIN STREET
GRADE II

Listing Description:
SJ 58 SW HALTON MAIN STREET (West side) 5/41 Nos 125 and 127 23.4.70 II Cottages early C17 sandstone and brick nogged timber framing with machine tile roof. 2

storeys 3 bays with added wing east. Sandstone up to first floor moulded stringcourse, exposed timber in small framing above. Boarded doors and altered casement windows. Interior: Moulded beams.



12
31 MAIN STREET
GRADE II

Listing Description:
SJ 58 SW HALTON MAIN STREET (West Side) 5/36 No. 31 GV II Former stables to Halton House, now a dwelling, late C18, red sandstone with slate roof 2 storeys 5 bays. Squared rubble walls, three Gothic windows to ground floor with rendered surrounds, stone sills and cast iron lattice casements. Six-panel door with narrow rendered surround. Square pitch hole at first floor level blocked internally and filled with unglazed pair of lattice casements. Sandstone copings to gables.



13
HALTON HOUSE, 33 MAIN STREET
GRADE II

Listing Description:

SJ 58 SW HALTON MAIN STREET (West Side) 5/37 No. 33 (Halton House) 23.4.70 II House 1779, brown brick with sandstone slate roof. 2 storeys three bays. Rusticated stone quoins. Stone doorcase with eared architraves, keystone cutting pulvinated frieze and pediment with inscribed tympanum, six-panel door. Windows have screwback-rusticated heads with keystones, stone sills and recessed sashes. Gable chimneys. Wooden eaves cornice altered to accept an eaves gutter.



14
VILLAGE FARMHOUSE 45 MAIN STREET
GRADE II

Listing Description:

SJ 58 SW HALTON MAIN STREET (West Side) 5/38 No.45 (Village Farm House) II Farm house now cottage

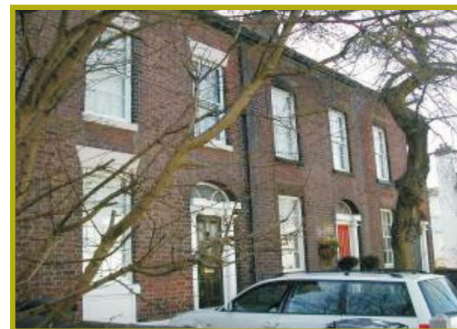
early C17 with alterations and additions, sandstone with slate roof. 2 storeys 1 bay, coursed rubble walls, mullion windows with leaded lights. String courses at first floor level and above first floor window. Later section north, in random rubble with casement windows, of no interest.



15
HOLLY BANK HOUSE, 51 MAIN STREET
GRADE II

Listing Description:

SJ 8 SW HALTON MAIN STREET (West Side) 5/39 No.51 (Holly Bank House) 23.4.70 II House early C18 rendered brick with slate roof 2 storeys and attic 5 bays, including blank bay over entrance. Moulded stone plinth and rusticated quoins. Stone doorcase with Ionic pilasters, pulvinated frieze and swan-neck pediment with cartouche in the tympanum. A roundel with festoon formerly occupied the blank space over the entrance. Recessed sash windows with glazing bars.



16
59, 61 AND 63 MAIN STREET
GRADE II

Listing Description:

SJ 58 SW HALTON MAIN STREET (West Side) 5/40 Nos.59, 61, and 63 II Row of three houses, early C19. Red brick with slate roof, 2 storeys and attic 7 bays. Tuscan column doorcases with elliptical fanlights and rubbed arches, four panel doors with raised panels approached up three stone steps. Stone plinth, rectangular apron with wide margin sinking below ground floor windows. Recessed sash windows with stone sills and skewback lintels. Ground floor and first floor windows missing from south end bay but first floor lintel remains. Stone eaves cornice, roof of small slates, south end and party wall stacks. The stack at the north end has been removed and the gable set back to the inner face.



17
88, 90, 92 AND 94 MAIN STREET
GRADE II

Listing Description:

SJ 58 SW HALTON MAIN STREET (East Side) 5/33 Nos. 88, 90, 92 and 94 || Row of four cottages 1827 (in tablet at first floor level). Red brick with slate roof 2 storeys 4 bays with gable projections both ends. Sandstone plinth and sills and heads with stepped labels. Side entrances to both end cottages have stone bracketed canopies whereas the canopies to the centre cottages are supported on wide projecting edge moulded stone cheeks. Three light casement windows, one original boarded door. Gable apex feature of three projecting courses with. Middle course set point forward. This feature is repeated in the caps of the diagonally set clustered chimneys. Lead ridge, old slates and very narrow Gable bargeboards.

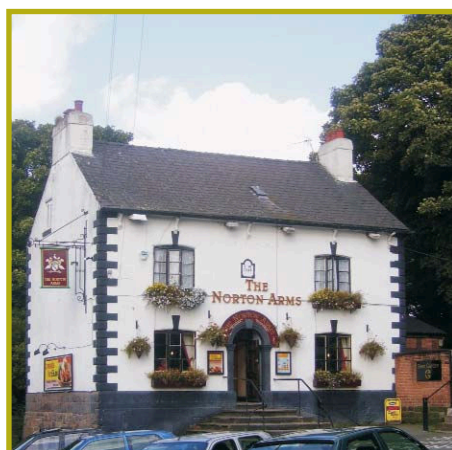


18
STILL ROCK FARM HOUSE, MAIN STREET GRADE II

Listing Description:

SJ 58 SW HALTON MAIN STREET (East Side) 5/32 Still Rock Farm House (formerly listed as Rock Farm House and Barn) 27.2.73 || Former farm house now social club offices. Late C17 with C19 alterations. Sandstone and red brick with slate roof. 2 storeys 6 bays including two gabled projections. Original portion west of sandstone with mullion windows. East the red brick section "U" shaped on

plan, is built off old sandstone walls averaging 5 courses above ground level. Arched porch entrance in west gabled projections with modern door, windows east of this are two light casements with arch turning pieces and glazing bars. Plain gable barge boards and lead valleys. Interior: Bevelled beams.



19
NORTON ARMS PUBLIC HOUSE, MAIN STREET GRADE II

Listing Description:

SJ 8 SW HALTON MAIN STREET (East Side) 5/31 The Norton Arms Public House 23.4.70 || Public House 1758 (above entrance). Rough cast brickwork with slate roof, 2 storeys and attic 3 bays with 2 bay 2 storey wing with basement to north. Stone moulded plinth and rusticated quoins. Stone doorcase with plain pilasters, moulded caps and archivolt with key. Entrance approached up old stone steps. An arched tablet at first floor fills the blank space over the entrance. Facade windows are casements with keystones to arches but the north wing has sashes with glazing bars. Gable end chimneystacks.



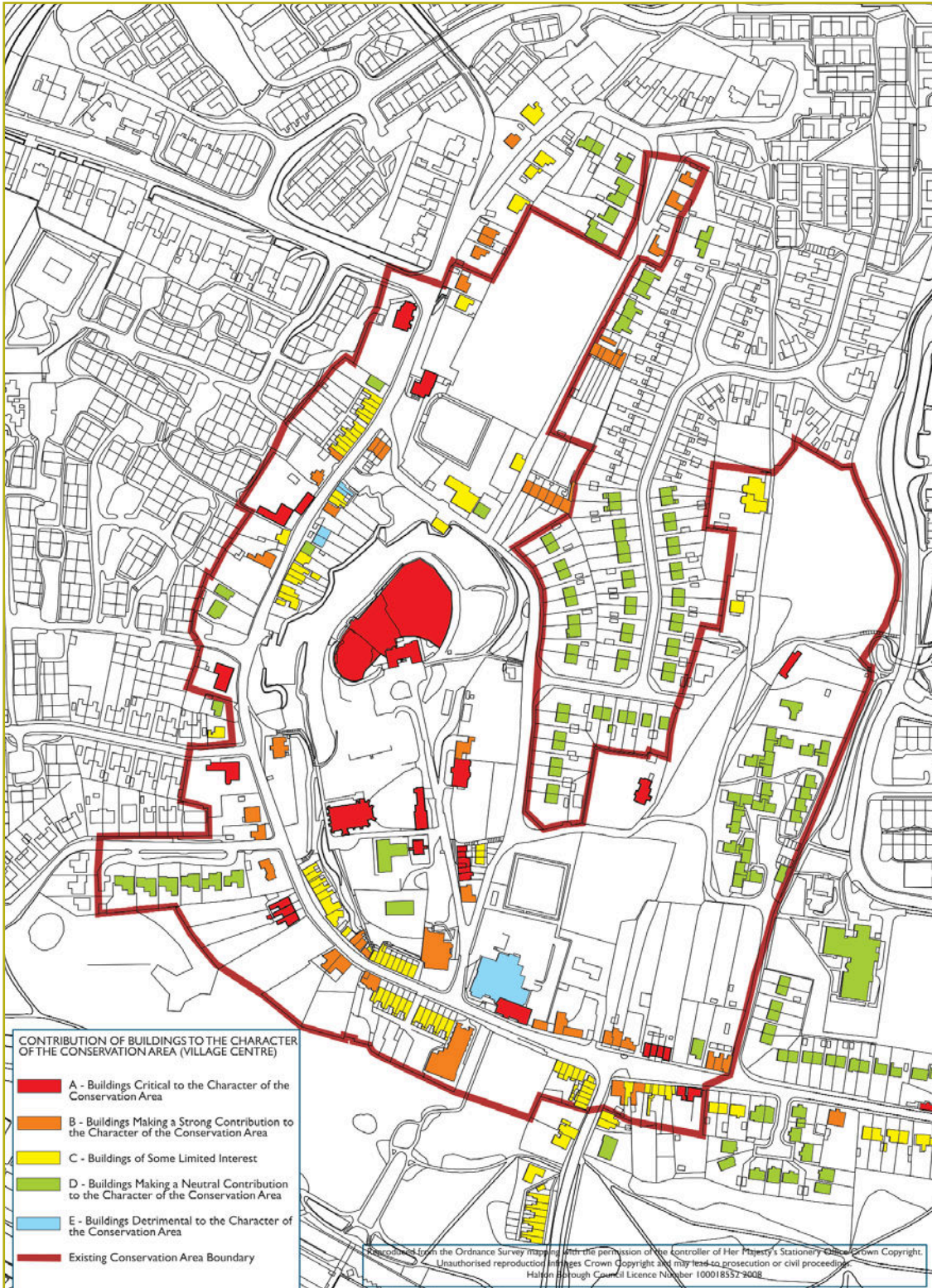
20
THE SENESCHAL'S HOUSE, MAIN STREET GRADE II*

Listing Description:

SJ 58 SW HALTON MAIN STREET (West Side) 5/35 The Seneschal's House 20.10.52 ||* House 1598 sandstone with stone slate roof. 2 storeys and attic 5 bays including three gabled projections. Mullion windows, moulded bands at first floor level and above first floor windows. Replacement oak boarded entrance door. Gables with corbels and moulded copings, sandstone ridge. Interior: Ovolo moulded beams.

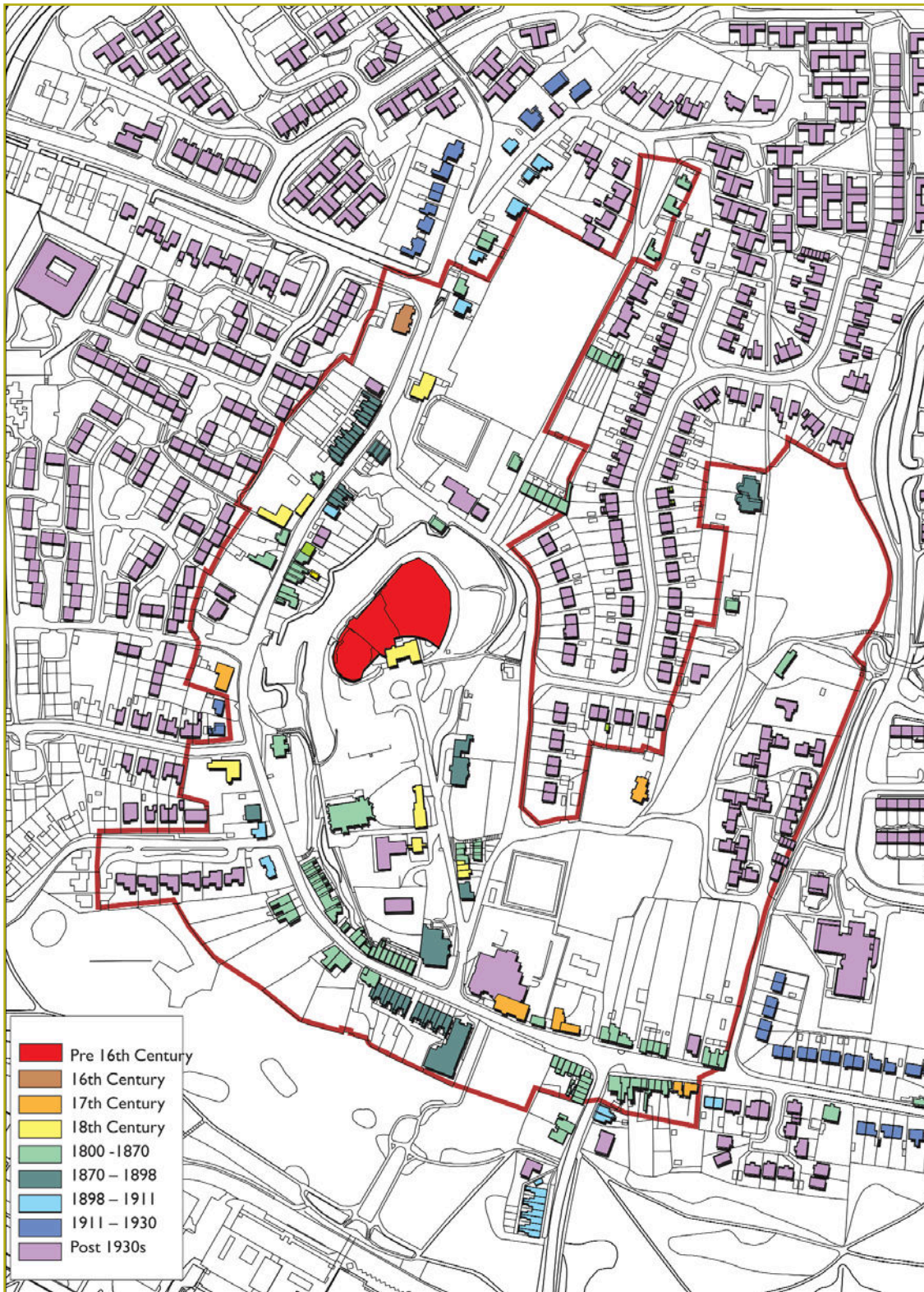
APPENDIX C

PLAN SHOWING CONTRIBUTION OF BUILDINGS TO THE CHARACTER OF THE CONSERVATION AREA (VILLAGE CENTRE)



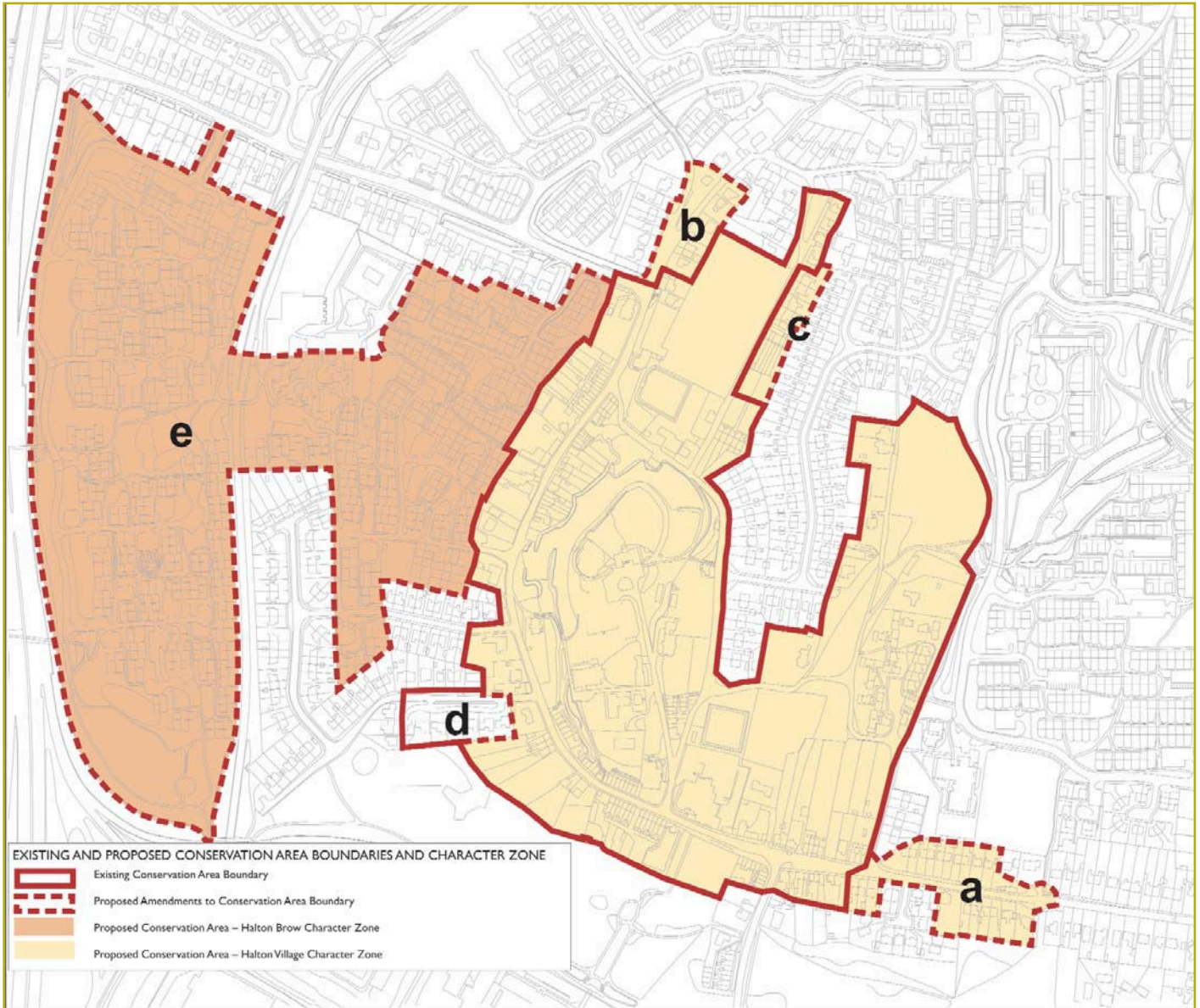
APPENDIX D

PLAN SHOWING RELATIVE AGES OF BUILDINGS
(Please note these have been estimated in places)



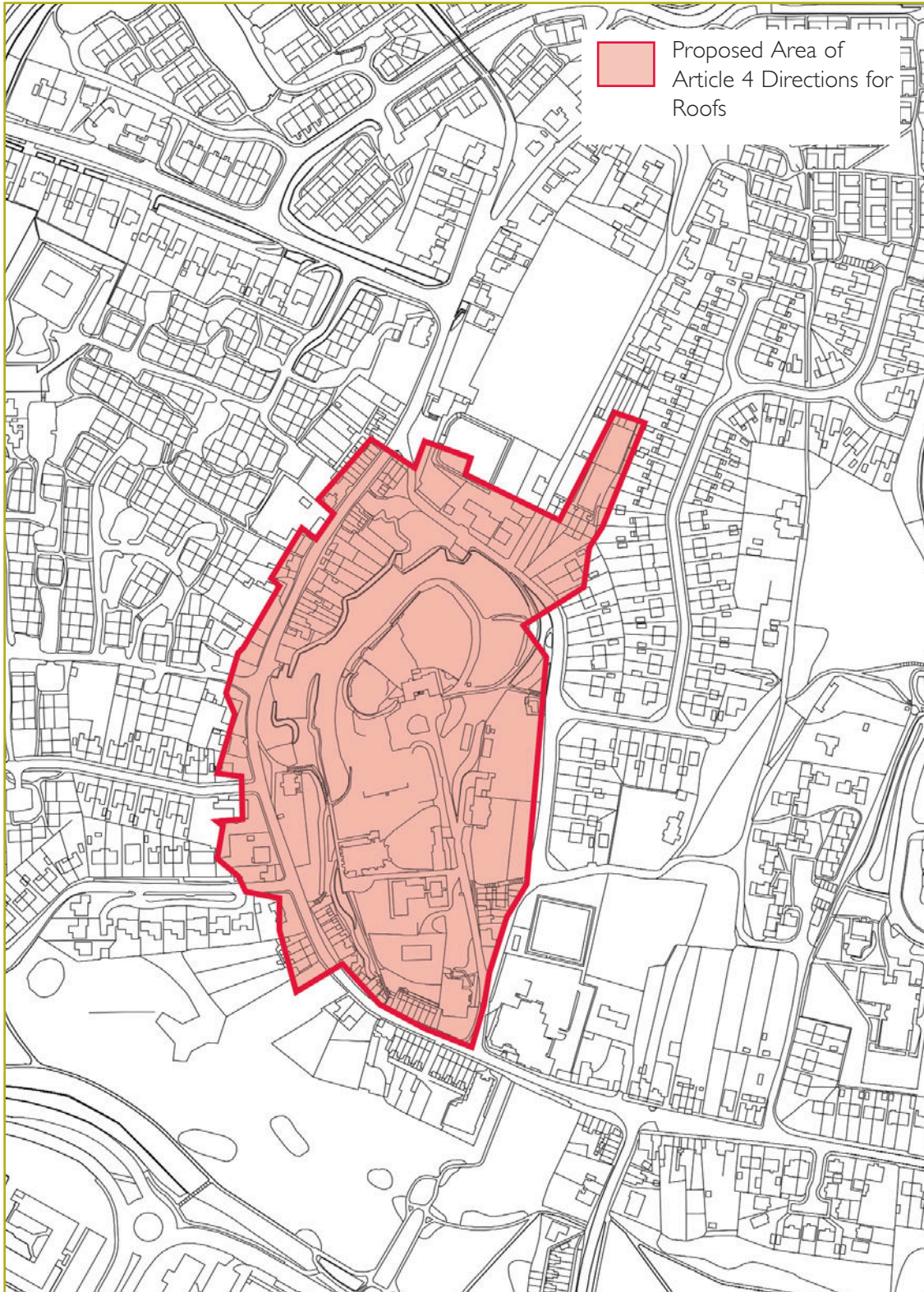
APPENDIX E

PLAN SHOWING EXISTING AND PROPOSED CONSERVATION AREA BOUNDARIES



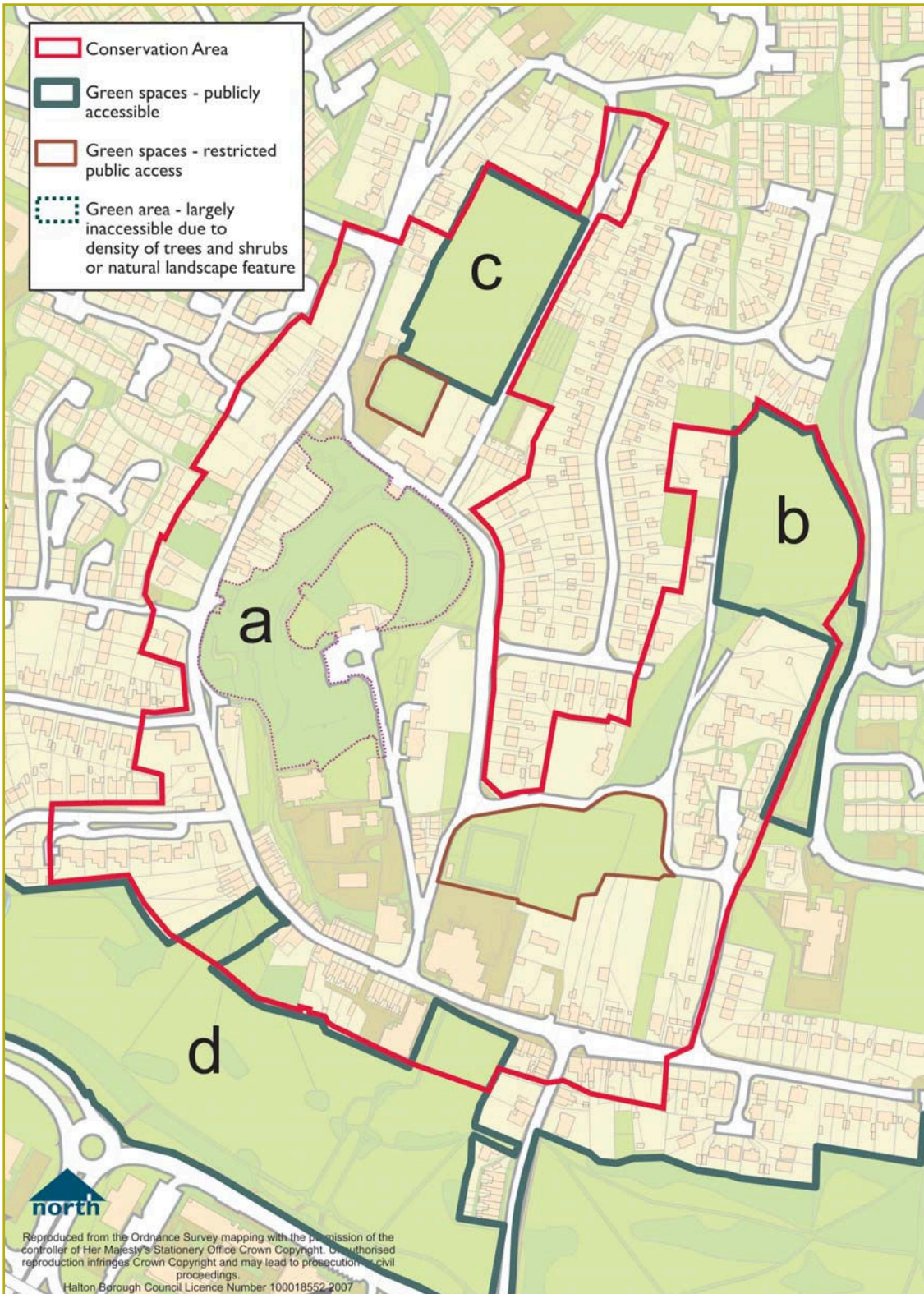
APPENDIX F

PLAN SHOWING AREA FOR PROPOSED ARTICLE 4 DIRECTIONS FOR ROOFS & AREA OF PARTICULAR SENSITIVITY FOR THE SETTING OF CASTLE HILL



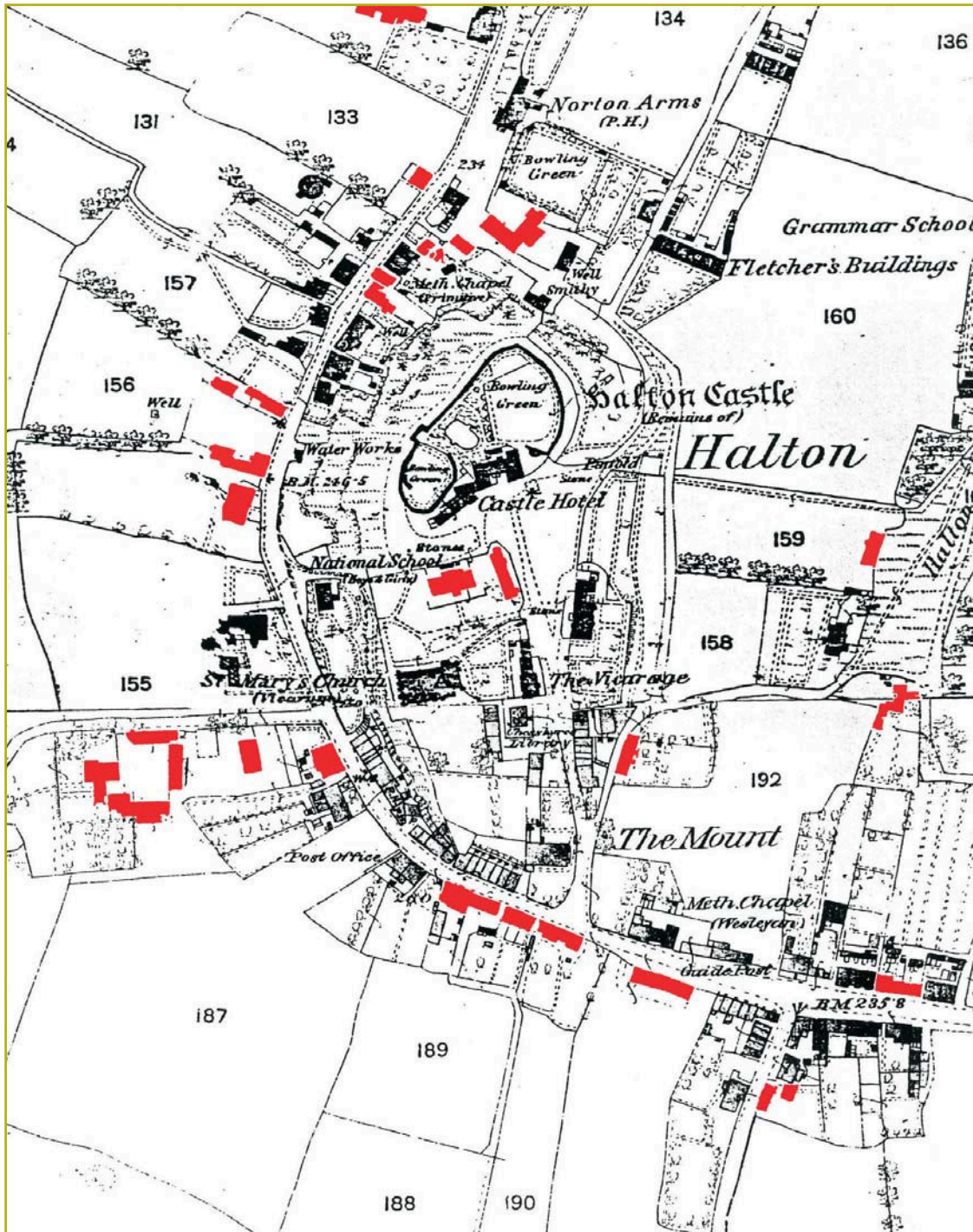
APPENDIX G

PLAN SHOWING LANDSCAPE FEATURES, PUBLIC OPEN SPACES AND VIEWS



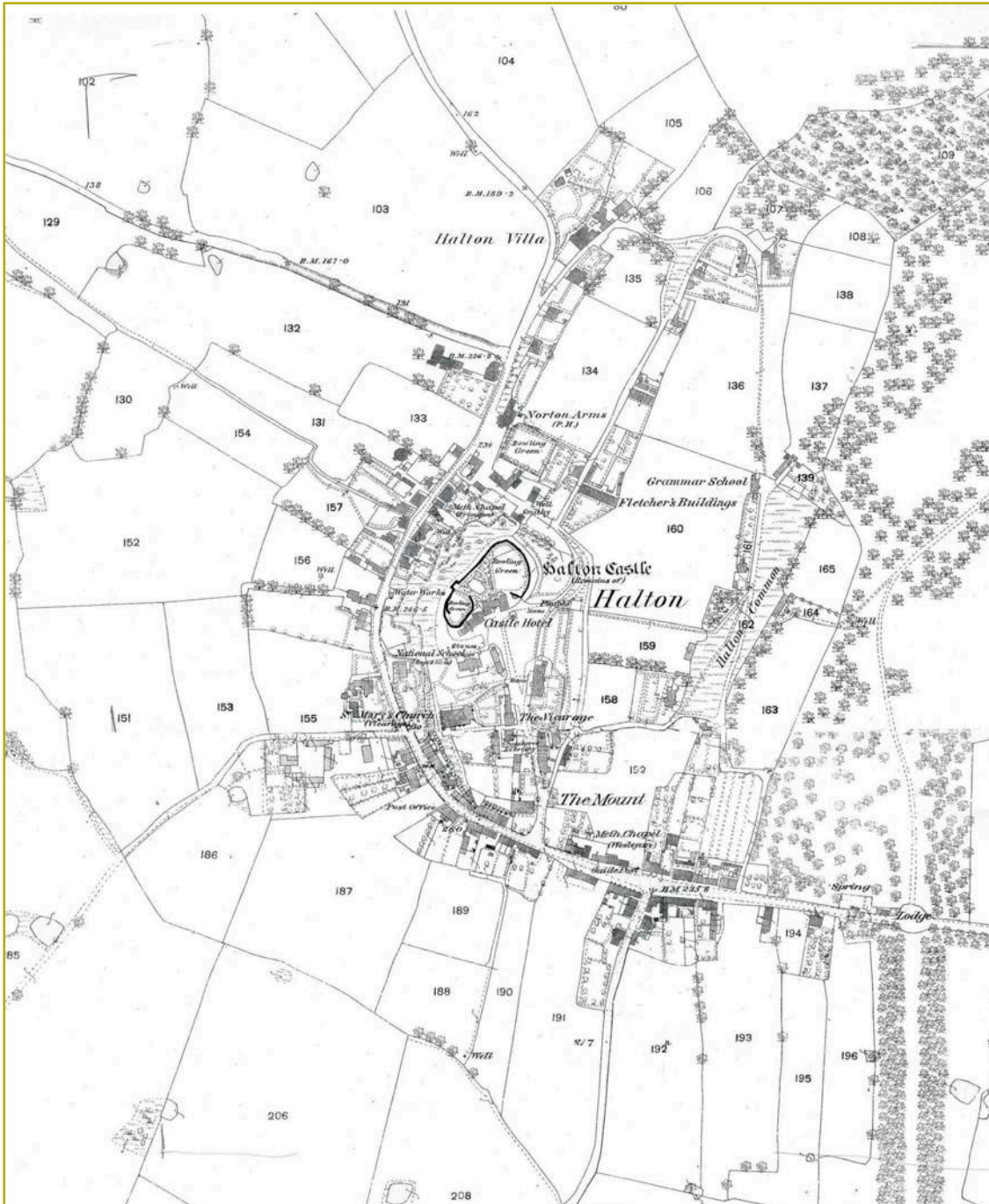
APPENDIX H

PLAN SHOWING VILLAGE CENTRE BUILDINGS LOST SINCE 1ST EDITION OS PLAN (1870S)



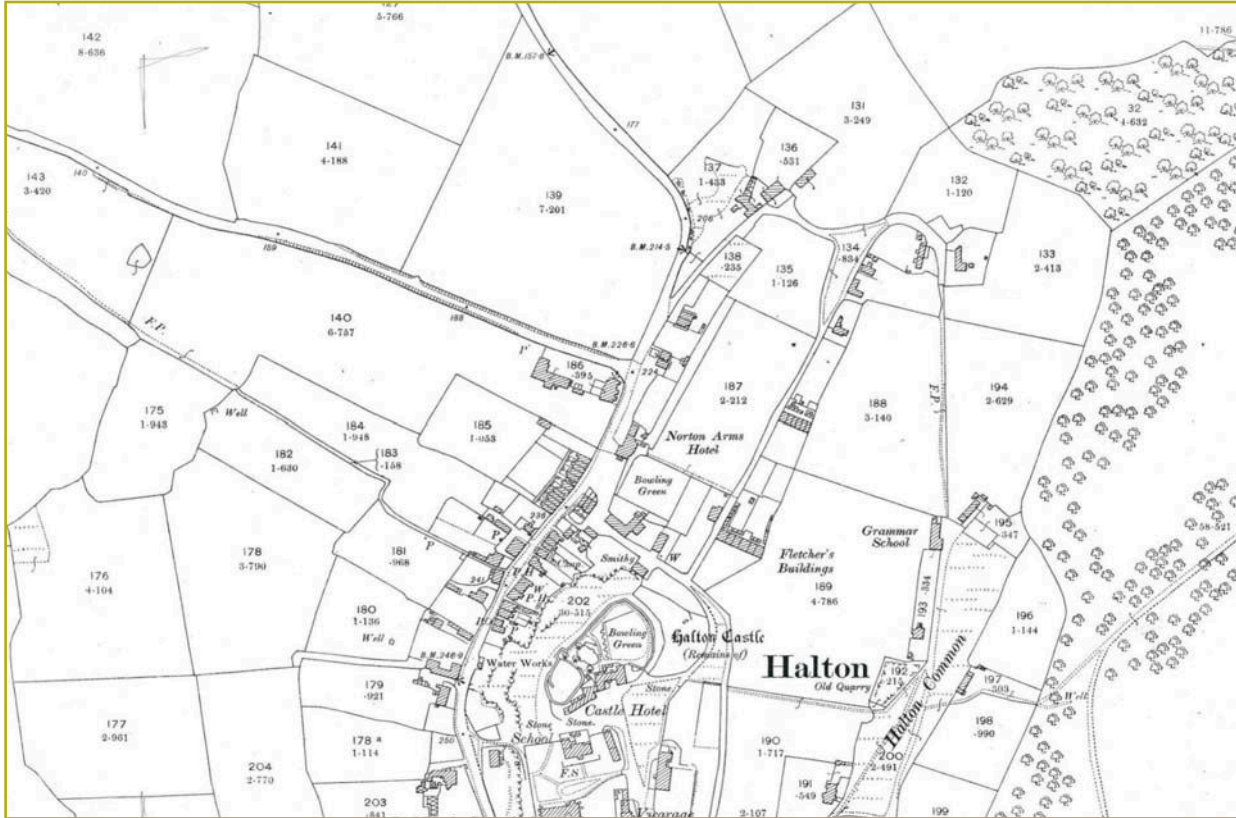
APPENDIX I(I)

HISTORIC PLANS – 1ST EDITION OS



APPENDIX I(2)

HISTORIC PLANS - 2ND EDITION OS



BOTTOM HALF MISSING

APPENDIX j

TABLE SHOWING BUILDING DESCRIPTIONS AND PHOTO REFERENCES

- A: (Red) – Buildings of particular interest or value to the area, e.g. landmark or historically important buildings.
- B: (Orange) – Buildings that contribute strongly to the area
- C: (Yellow) – Buildings of some limited interest – typically older buildings where their character has been eroded by modern alterations.
- D: (Green) – Either modern buildings of little interest or buildings where character has been lost beyond economic redemption.
- E: (Blue) – Buildings that detract from the significance or character of the area.

It should be noted that each category inevitably encompasses a wide range of building types and qualities. Category B, for instance includes historically interesting buildings that have been altered as well as less important / more modern buildings in good condition.

Each building is judged individually or within their immediate 'group' context. Whilst category D buildings are generally considered of 'neutral' interest, (indicating they have neither an overriding positive or negative influence on the conservation area) if there are too many, the interest of the area could be diluted, therefore they

would have a detrimental effect.

There should be a general presumption in favour of retaining all Category A, B and C buildings. Policies should be put in place to encourage the enhancement of, in particular, category C buildings. Category E buildings are considered of negative value therefore opportunities should be sought to achieve their replacements or at least improvement.

Buildings not within the existing Conservation Area but included within the study are shown in blue text. The Halton Brow estate was included within the study but not considered on a road-by-road basis, therefore buildings are not discussed within the tables below. The "Internal Photo Survey Reference Number" column is included for Council Officer use.

NO. / NAME	INTERNAL PHOTO SURVEY REFERENCE NUMBER (2006)	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Main Street (Even numbers - North / East Side)				
2	N/A	Red brick single storey dwelling on the junction of Halton Brow and Summer Lane.	Architecturally not interesting, but set within a landscaped garden.	C
Norton Arms	4808	Grade II listed public house dated 1758. Roughcast render with painted stone plinth. Slate roof. Stone steps to entrance.	In need of some minor repair and redecoration. Large tarmaced car park adversely affects its setting.	A
6	4797	End terrace. Rendered with UPVC windows. Artificial stone cladding to the ground floor and randomly to the gable wall. Horizontally positioned windows.	Appears to be newly built along overall form and continuity of slate roof and cornice detail suggest that an older building may have been extensively altered. Character inappropriate with that of the conservation area.	D
8 - 10	4797	Two storey brick terraced house, mid to later 19th century. Slate roof.	Character obscured by modern changes. No. 10 has been rendered and has aluminium windows. No. 8 has stained timber casements to replicate sashes. Both houses have aluminium doors.	C
Village Hall	4796	Simple brick building dated 1901. Slate roof. Timber windows and doors. Built on the site of the old Primitive Methodist Chapel.	Appears to be in original condition although is in need of repair and visual improvements.	B
14 - 16	4795	Modern semi-detached houses of an orange coloured brick. Concrete tiled roof. Stained timber windows.	Whilst the building is in fair condition, it is completely out of character with its context.	E
16A	4971, 4795	Probably 19th century terraced house. Now rendered. Slate roof.	Colour of render not complimentary to the character of the conservation area. UPVC windows and changes to opening shapes have further eroded the character of the building.	D
18	4971, 4795	Probably 19th century terraced house. Now rendered. Slate roof.	Colour of render not complimentary to the character of the conservation area. UPVC windows have further eroded the character of the building.	C
20 - 24	4791	White rendered 19th century terraced housing.	All windows changed to UPVC. Bay window added to l/h house, changing its character.	C
26 / 28	4790	White rendered building, split into two dwellings. Probably 19th century. Two bays with central entrance door with portico.	UPVC windows. Obtrusive carport to r/h unit.	C
30	4782	White rendered detached house set into densely planted landscape, behind sandstone wall. Slate roof. Probably early 19th century.	In good condition. Sash windows with margin lights painted black. Porch probably later, although in character. Rooflights projecting above slates detrimental to character of roof.	B
38-46	543	2 storey 19th century brick terraced house, now rendered. Mostly slated roofs	All windows replaced in UPVC, with some openings altered. Little character remains.	C

NO. / NAME	INTERNAL PHOTO SURVEY REFERENCE NUMBER (2006)	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Main Street (Even numbers - North / East Side)				
48	542	2 storey 19th century brick terraced house, now rendered. Stone quoins and plinth painted. Concrete pantiles to the roof. L/h part of the building built separately, now has garage.	Oddly rendered chimney. Replacement UPVC windows very damaging the character of this building.	C
50	541	2 storey 19th century brick terraced house, now painted. Concrete pantiles to the roof. Stone string course at first floor level and small cornice at the eaves (both painted).	Attractive (painted) carved stone decoration to the keystones to the window lintels and the doors surrounds. However the replacement of the windows in UPVC lessens the character of this building. Satellite dish.	C
52	538	2 storey 19th century brick terraced house, now pebbledashed.	Poor quality and inappropriately designed timber windows	C
54	538	2 storey 19th century brick terraced house, now painted.	UPVC windows. Much less original character than 56-60	C
56 - 60	537, 538	2 storey 19th century brick terraces. No. 56 with timber shop front. Doors painted timber within arched openings.	In good, fairly original, condition. Sash windows and shop front worth preserving as contributes to character of conservation area.	B
62	535	2 storey end terrace house. Slightly lower in height than neighbours. Rendered walls.	Poor quality replacement timber windows. GF window to no. 76 has been enlarged.	C
64 - 76	534	2 storey terrace. Dressed coursed stone walls with a slate roof. Carved stone cornice.	All windows and doors replaced. Very little visual continuity along the terrace. All stone cills and lintels painted.	C
British Legion Club	488, 489	Modern, flat roofed building, built in the 1960s / 70s. Brick with deep eaves boards. UPVC windows in horizontal openings.	Unattractive building made worse by more recent additions and its poor setting of a wide expanse of tarmaced car park. Inappropriate landscape elements such as metal crash barriers.	E
Rock Farm House	521, 522	Grade II listed late 17th century farmhouse with 19th century alterations, now used as part of the British Legion building. Brick on a sandstone plinth. L/h section has a stone front wall. Slate roof.	Evidence of alterations to upper-most brick courses. Poor quality pointing detrimentally affects appearance of building. Slate roof is in need of repair. Choice of decoration incongruous to building's character.	A
Rock Court Farm	519, 520	Brick buildings of an early origin (possibly late 17th century elements), but recently altered and rebuilt in part. Slate roof. Built onto bed-rock. L/h section has windows boarded over.	Alterations and conversion possibly eroded much of character and lead to loss of historic fabric. Windows not in same positions as historic photographs c. 1900.	B
84A - 84	506	2 storey brick building with painted stone quoins. Slate roof. Dated c. early to mid 19th century.	Visual character partially lost due to the poor replacement windows and doors.	B
86	505	Single storey dwelling. Textured render to walls. Slate roof. Artificial stone wall.	UPVC replacement door. Porch probably more recent. Little character.	C
86A	505	2 storey detached house dated c. 1818. Possibly former Wesleyan Methodist Chapel. Pebbledashed.	Little character remains due to the detrimental effect of the modern pebbledashing and the insertion of the 'timber effect' UPVC windows.	C

NO. / NAME	INTERNAL PHOTO SURVEY REFERENCE NUMBER (2006)	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Main Street (Even numbers - North / East Side)				
88 - 94	503	Grade II listed 2 storey houses c. 1827. Brick with slate roof. Stone hood moulds to window openings and canopied surrounds to doors. Chimney stacks grouped together in fours diagonally in a cross form. Dog toothed eaves detail.	All windows replacements but are of varying quality and condition. Windows lack consistency, particularly as one is painted green. Also non-match doors.	A
96A	502	Modern detached house, but with old stone wall.	Little architectural character.	D
96 - 98A	501	2 storey houses c. 1827 likely to have been built in conjunction with no.s 88-94. Brick with stone hood-moulds over window and door openings. Chimney stacks grouped together in fours diagonally in a cross form. Dog toothed eaves detail. Slated roof.	Lack of continuity between the 3 houses. All windows replacements, but of differing types. Stone capping on r/h chimney group. Door inserted into l/h side wall and a door converted into a window on the front elevation, leaving an oddly proportioned opening. Painted stonework on l/h house.	B
100 - 114	454, 455	Semi-detached houses c. 1920-30. A variety of finishes - render brick etc.	Some of the plain clay-tiled roofs replaced with pantiles. Differing window types and designs. Gardens generally attractive although most original front boundary walls replaced or missing	D
116 - 118	453	Early 20th century detached houses	Brick with render. Replaced windows. Slated roof. Attractive gardens. Stone boundary walls.	D
120	448, 449, 451	Grade II listed. Early 19th century lodge to Norton Priory. Stone gate piers on both sides of the road denote former path to the priory and tree-lined drive to Hallwood. High stone wall either side of lodge.	Ashlar with stone window and door surrounds, chimney and bracketed eaves. Cast iron lattice casement windows. Doorway crudely infilled with stone. Poor pointing. Heavily stained stonework.	A
122A / 122	N/A	Modern - c. 1960s / 70s	Built within setting of Lodge	D
NO. / NAME	INTERNAL PHOTO SURVEY REFERENCE NUMBER (2006)	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Main Street (Odd numbers - South / West Side)				
The Seneschal's House	4724, 4725, 4726, 4727	Grade II* listed building dating from 1598. Stone with a stone slate roof. Stone boundary wall. Stone mullioned windows with leaded lights.	Generally in fair condition. Some stone repairs needed, in particular to the window mullions. More recent window inserted into the ground floor of the front elevation.	A
1A	N/A	Modern, single storey building. Brick with a slate roof.	Set back from road; generally unobtrusive	D
3 - 11	4802	Two storey terraces dated 1889. Originally brick. No. 11 has a drive-through passage with accommodation over.	All windows replaced with various casements. All replacement doors. No. 3 pebbledashed. R/h chimney reduced. Unity of terrace lost.	C
13 - 15	4801	Pair of brick terraces. Slightly lower in height than the adjacent buildings. Arched door surrounds.	No. 15 rendered and its appearance is further changed by the addition of UPVC windows, shutters and ventilation grilles. No. 13 has aluminium doors and windows and a concrete tiled roof.	C

NO. / NAME	INTERNAL PHOTO SURVEY REFERENCE NUMBER (2006)	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Main Street (Odd numbers - South / West Side)				
17 - 25	4799, 4800	Brick terrace dating from 1888. Very little detailing – square cut stone lintels and cills to openings.	Appearance and condition varies considerably. No. 25 has retained some of its architectural character, although has beaded casement windows. Nos. 21 and 23 have less appropriate timber casement windows and door. The windows have been replaced in numbers 17 and 19 with UPVC. No. 17 has been clad in artificial stone, breaking the unity of the terrace.	B/C
29 – Lime Tree Cottage	4798	19th century detached house. Stone with a slate roof. Timber casement windows.	Modern brick extension, otherwise in good, fairly original condition.	B
31	4706, 4710	Grade II listed building. Former stables to Halton House built in around the late 18th century, now a house. Stone with later additions. Gothic windows to front elevation with cast iron lattice casements. Slate roof.	Some changes to the building to meet the needs of a dwelling, including windows in the end elevation. Aerial on roadside elevation detracts from the appearance of the building.	A
33 – Halton House	4794	Grade II listed, 3 bay house c. 1779. Brick with stone quoins, doorcase and window lintels. Stone slate roof.	Modern railings to boundary. Windows not original, otherwise appears in good condition.	A
35	4793	Older agricultural building converted for domestic use. Front wall rendered, side wall stone.	All modern openings. UPVC and glass blocks used for windows.	C
37	4792	Two storey stone detached house. Probably dating from the early half of the 19th century. Diminishing slate roof. Stone front wall.	Stained timber windows out of character with building.	B
41	N / A	A framed house c. 1970s	Of little architectural interest, but set well back from road.	D
43	N / A	Bungalow c. 1970s	Of no architectural interest, but set well back from road.	D
45	4786	Early 17th century farmhouse with later extensions and alterations. Coursed stone with a stone slate roof. Grade II listed.	Attractive building set picturesquely in planted garden.	A
47	4785	Early to mid 20th century detached house. Red brick with rendered first floor. Clay tiled roof.	UPVC windows. Little character.	D
49	4784	Early 20th century detached house. Red brick with rendered first floor. Clay tiled roof. Stone front wall.	UPVC windows. Little character.	C
51 – Holly Bank House	4783	Grade II listed house dating from the early 18th century. Four bays with central doorway with classical doorcase. Rendered with painted quoins and slated roof.	Fairly good condition. Sash windows and timber door. Strap pointing to front wall.	A

NO. / NAME	INTERNAL PHOTO SURVEY REFERENCE NUMBER (2006)	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Main Street (Odd numbers - South / West Side)				
53	4781	Late Victorian red brick detached house with original grey stone pebbledashing to first floor. Original brick front wall with painted stone gate posts.	Good original conditioning particular the coloured leaded glass windows and the front door.	B
55	4781	Late Victorian red brick detached house. Stone wall with hedge.	Good windows and doors. Pretentious modern gates. Rendered l/h wall, otherwise appears in original condition.	B
57 – Bracken Lodge	4776	Arts and crafts style detached house built c. 1900. Rendered walls with a clay-tiled roof that curves up over the first floor window openings.	Timber windows in need of repair and redecoration, otherwise in good, original condition. Set back slightly from road picturesquely in gardens.	B
59 - 63	544	Grade II listed, early 19th century 2 storey terrace. Set back from the road with small front gardens behind a boundary wall. Brick walls with sash windows and a slated roof.	Elegantly proportioned. Generally in good, original condition. L/h boundary wall gone to make driveway. Rooflights projecting from surface of roof break continuity of roof line. Mostly attractive gardens with some trees.	A
65 - 67	539	19th century 4 bay 2 storey building. Brick with dog toothed eaves detail. Sash windows. R/h end rendered. Shop fronts to both ends. Stone door surround to 3rd bay. Slate roof.	Many original or early features remain such as such windows, the l/h shop front (although boarded over) and the stone door surround. These features contribute to the character of the conservation area. The render and painted r/h end detracts from the building's appearance.	B
71	536	Attached to no. 71. Rendered walls. Small timber shop front. Currently used as hairdressing salon. Brick wall on land adjacent.	Stained timber casement windows of an inappropriate character.	B
73	536	3 bay 2 storey building dated 1836. Render walls on a sandstone plinth.	Stained timber casement windows of an inappropriate character.	B
71 - 97	531, 532, 533	Late 19th century 2 storey brick terraces. Brick boundary walls of various ages.	Once attractive terraces, now greatly altered. Pebbledashing, artificial stone cladding, painting of brick and stonework, rendering, replacement of sash windows and roof coverings all have eroded the character of these terraces. Untidy aerials. Sash windows remain to no. 87 only.	C
Trinity Methodist Church	526, 527, 528	Late 19th century church. Random stone walls with carved stone dressings to door surrounds, windows and entrance porch gables. Slate roof with fishscale slate bands. Bellcote to gable of roadside elevation. Stone boundary walls and gateposts.	Generally in good, original, condition. Clear plastic sheeting over the stained glass windows. One large pane missing.	B
101 - 109	517	Two storey, 19th century terrace, rendered on a painted stone plinth. Concrete pantiled roof.	Almost complete replacement of windows in UPVC	C

NO. / NAME	INTERNAL PHOTO SURVEY REFERENCE NUMBER (2006)	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Main Street (Odd numbers - South / West Side)				
111	500	Early to mid 19th century 2 storey building. Rendered with concrete pantile roof. Dog-toothed eaves detail. Attractive timber shop front (established 1891).	Shop front in need of repair and maintenance. UPVC windows to first floor.	B
113 (?)	500	Early to mid 19th century 2 storey building. Rendered with concrete pantile roof. Dog-toothed eaves detail.	Little evidence of original materials or building character. Windows replaced with slim top hung casements. Paint colours of both the render and the windows distract from the character of the building.	C
113 - 115 (?)	499	A pair of 2 storey nineteenth century houses. Brick with painted stone window and door surrounds. The door surrounds are of a semi-circular arch with simple (matching) boarded doors. The windows to the ground floor have a shallow arched head. Slate roof.	Buildings appear to be in good condition. Relatively few alterations therefore the character of the buildings is very apparent and therefore they contribute strongly to the conservation area. Windows unlikely to be original, although are timber in good condition.	B
117 - 123	497, 498	Simple 2 storey houses dating from the mid nineteenth century. Brick on sandstone plinth. Roofs originally with large slates.	Very little detail. Windows replacements. No.s 117 and 123 painted. No. 121 concrete pantiled roof. No. 117 has slightly different proportions indicating it was built separately.	B
125 - 127	496	Grade II listed early 17th century cottages. Rendered with timber framing to the first floor. Small timber casement windows. Plain clay tile roof.	Attractive building, which appears in good condition. Split ownership has lead to windows of different colours on the first floor. Insertion of detrimental UPVC door on r/h side.	A
129 - 131	459, 460	Semi-detached houses, c. 1910. Brick. Stone front walls.	Later additions and changes (e.g. to roof materials and windows) give each half a different character.	C
133	459, 460	Detached, single storey house, 20th century. Red brick, plain clay-tiled roof.	Plain in character.	C
137 - 141	458	Recently built housing. Small cul-de-sac behind.	Little architectural character. Old stone wall retained to no. 141.	D
149 - The Rookery	457	Mid-nineteenth century detached house. Ashlar walls with slated roof. Stone boundary walls.	Fair condition. Sash windows.	B
151 - 157	456, 452	Semi-detached early 20th century houses. Red brick. Stone boundary walls.	Windows generally replaced. 1 original door.	C
159	450	Detached, single storey house, early 20th century. Red brick, plain clay-tiled roof. Stone boundary wall.	Plain in character.	C
161	N/A	Detached house, early 20th century	N/A	C

NO. / NAME	INTERNAL PHOTO SURVEY REFERENCE NUMBER (2006)	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Pump Lane (East Side)				
2-12	N/A	Semi-detached houses c. 1920s / 30s.	Quite altered, often untidy and in need of repair.	D
St Mary's C of E Primary School	N/A	Modern (c. 1970s) school building. Flat roof.	N/A	D
Pump Lane (West Side)				
'The Common'	N/A	Housing c. 1960s / 70s. Brown brick. Low pitched concrete pantiled roofs. Some bungalows, others 2 storeys.	Relatively concealed from views by trees. Little architectural merit.	D
Halton Common				
The Old Hall	479	Grade II* listed hall c. 1693. Ashlar with a steeply pitched slate roof. High stone wall with some very large stones.	Poor quality timber windows to north extension. Cementitious patch repairs to stonework.	A
The Gate	468	Simple 2 storey stone cottage. Slated roof. 19th century or earlier.	Hard ribbon pointing detrimental to condition and appearance. Otherwise condition fair.	A
The Bungalow		1 story modern bungalow building, pitched tiled roof.	Majority of building hidden behind stone wall boundaries.	D
The Nook	471, 472	Rendered detached house. 19th century or earlier. Stone boundary wall and gate piers.	More recent porch and alterations obscure much of its character. Crude timber windows. Stone boundary wall repaired with brick in places. Vehicles and other objects outside on lane are detrimental to the building's setting.	B
Tudor House	473, 474, 475	Detached stone building with small timber framed elements c. 1880. Slate roof. Possibly built as the Grammar School.	Many recent alterations, which are very detrimental to the buildings character, including extensions, addition of rooflights and replacement 'timber effect' UPVC windows. A pile of carved stone adjacent to the building indicates possible loss of historic fabric.	B

NO. / NAME	INTERNAL PHOTO SURVEY REFERENCE NUMBER (2006)	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Holt Lane (East Side – odd numbers)				
1 - 3	508	2 storey cottages with a modern textured render finish.	Additional window inserted into l/h house. All windows replaced in UPVC. Little character left. R/h chimney reduced in height.	C
5	N/A	Modern bungalow	N/A	D

NO. / NAME	INTERNAL PHOTO SURVEY REFERENCE NUMBER (2006)	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Holt Lane (West Side – even numbers)				
2 - 10	N/A	2 storey brick terrace.	Overall form of the original group still remains although details such as windows and doors are lost. Roof and chimneys in fair condition and in original materials.	C
12 - 14	513, 515	2 storey 19th century building. Rendered. Stone details such as quoins and door surround appear to be later 'make-over', although further, more recent, alterations are also evident.	Timber sash windows to l/h, UPVC replacements to r/h. Concrete tiles to roofs of both dwellings. Numerous alterations have largely eroded this building's character.	C
16	512	20th century detached house. Very plain. Brick and render. Pantile roof.	Little architectural character	C
18 - 32	510, 511	Plain terraced housing. Red brick with slate roof. Dated c. 1900. Stone boundary wall.	Little architectural detail or historic interest.	C
NO. / NAME	INTERNAL PHOTO SURVEY REFERENCE NUMBER (2006)	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Castle Road				
2	492	Probably late nineteenth century. Pebbledashed. Brick boundary wall.	Poor quality timber barge boards. UPVC windows and door. Relatively little visual interest.	B
6, 8, 10	4845	Grade II listed stone cottages dated early 18th century. Broad stone surrounds to doors together with window cills and lintels now painted. Stained timber windows and doors.	Cementitious strap pointing adversely affecting the condition of the stone. Rendered gable wall and un-dressed stone at corner evidence that a further unit (no. 4) has been removed. Gables fixed to façade.	A
12, 14, 16	4843, 4844	Grade II listed early 19th century cottages. Red / brown brick with a slate roof. Timber casement windows and doors. Painted stone quoins and string course at first floor level,	Lack of unity along terrace caused by uncoordinated paint colours. Untidy cables on front façade.	A
Hill House	4824	Brick building with timber framed elements. Slate roof. Casement windows with an unusual and characteristic arrangement of glazing panes. Stone boundary wall.	Strong architectural character and generally in good original condition. Chimneys reduced in height. Central chimney missing.	A
Hill House North	4826	Single storey annex to Hill House. Very much of the same character and likely to be contemporary. Same materials.	Also generally in good original condition, although has less architectural presence.	B
The Castle Hotel	4848, 727	Grade II* listed former court house, now a public house, c. 1837. Stone with a slated roof.	Many poor quality cementitious repairs to stonework affecting the appearance and condition. Generally dirty and unkempt appearance. Windows casement sash replicas.	A
The Vicarage	4846, 4847	Grade II* listed stone building, c. 1739. Two storeyed with 5 bays. Rusticated quoins and central projecting bay with central doorway with Doric columns to porch. Heavy cornice below high parapet wall at eaves level. Perimeter wall constructed from vertical stone slabs.	Well proportioned historic building in relatively good condition.	A

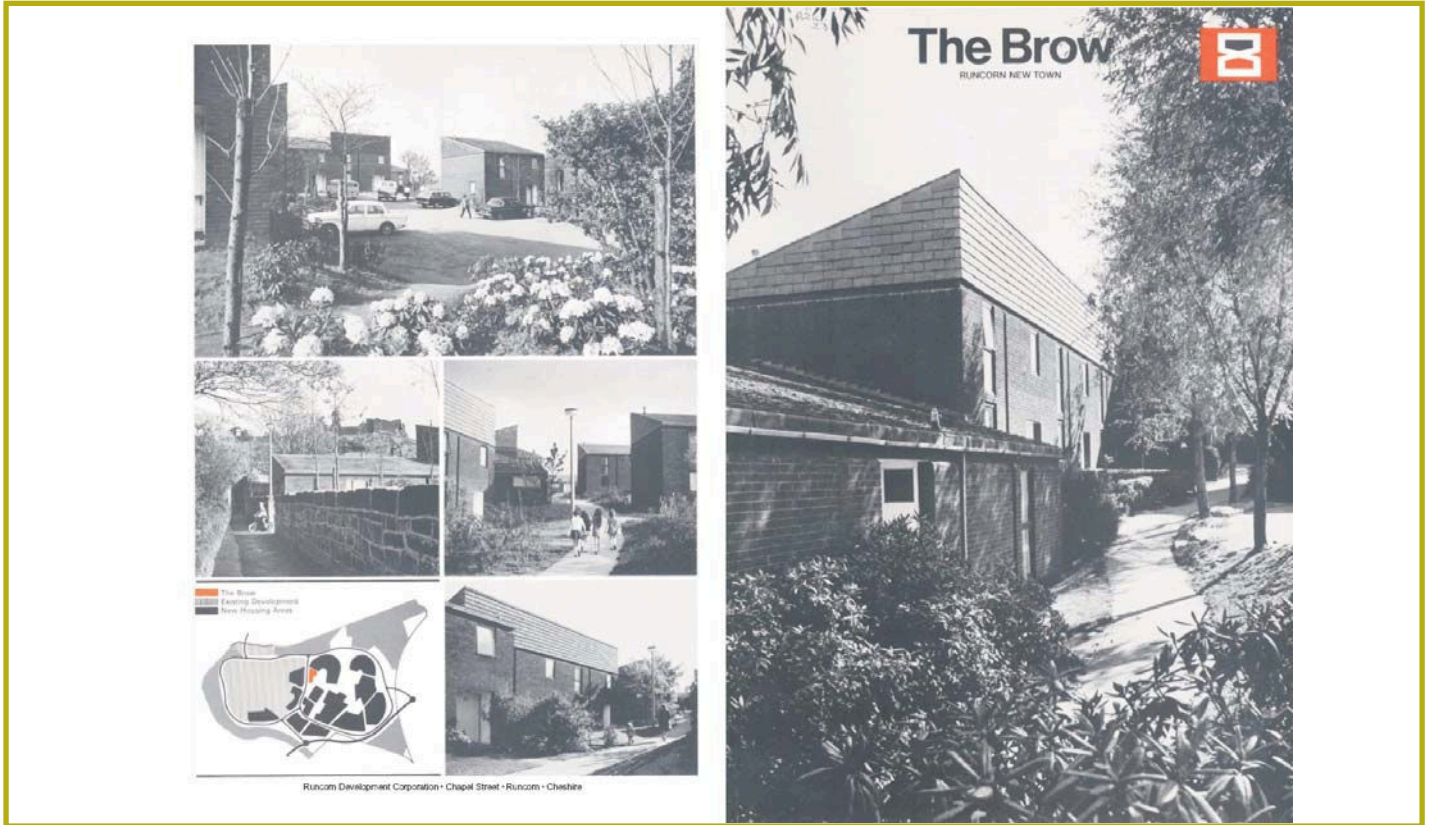
NO. / NAME	INTERNAL PHOTO SURVEY REFERENCE NUMBER (2006)	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Castle Road				
St Mary's Church	4827, 4839	Grade II listed church by Sir G. G. Scott, c. 1851. Red sandstone with slate roof. Gothic form and detailing with a bell-turret on the nave east gable.	In need of some repair in particular to the windows.	A
The Parish Library	4841, 4842	Grade II* listed stone building built in 1730 for Sir John Chesshyre. Now used as part of the new church hall. Simple, robust but well proportioned form. Ionic pilasters and triangular pediment to entrance. Slate roof behind deep parapet with cornice.	Condition appears fair with some natural weathering.	A
Church Hall	4940	Single storey building linked to the library, built c. 1970. Monolithic, unapologetically modern form. Brown brick with concealed flat roof.	Very much at odds with the general character of buildings within the conservation area, although its form is clearly influenced by the adjacent library building. Setting and relationship with church could be improved.	D
Scout Hall	N / A	Low-key building, set back from the road.	Limited quality and character, but barely visible therefore not detrimental.	D
Panorama Hotel	490, 491	Probably mid to late 19th century rendered building. Three storeys with painted quoins and a number of gables forming a varied roofscape...	Windows not original, but building still has a strong form and presence.	B
NO. / NAME	INTERNAL PHOTO SURVEY REFERENCE NUMBER (2006)	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
The Underway				
1-3 Gorse Cottages	482	Terrace of 3 two -storey brick houses. Houses are high above the road, behind a large (probably much older) sandstone wall.	L/h house rendered. All windows replaced, with no continuity along the terrace. Visual interest largely lost as a result of these changes.	C
52	4818	Modern two-storey brick building with a concrete tiled roof.	Little architectural character.	D
Building opposite no. 54	4822	Single storey painted brick building.	Corrugated metal roof and boarded windows detract from this old building that features on the 1845 tithe map.	C
54	4821	Modern single storey house built using elements of an earlier building. Brick and render with a concrete tiled roof	Character of a modern building.	C

NO. / NAME	INTERNAL PHOTO SURVEY REFERENCE NUMBER (2006)	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
The Green				
I - 3	4804	Terrace of 3 two-storey houses. Stone walls with a slate roof. Large sections of stone used for door surrounds. Brick boundary wall with stone steps. Prominent position.	L/h gable wall bulging badly. Strap pointing to r/h house. Sash windows replaced with timber casements. Alterations to brick chimneys.	B
NO. / NAME	INTERNAL PHOTO SURVEY REFERENCE NUMBER (2006)	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Spark Lane				
No. 75	4817	Two storey rendered detached house. Stained timber windows. 19th century.	Little architectural character.	C
Fletcher's Buildings	4816	Two-storey brick terrace. Slate roof. Dual aspect, with gardens to front or to the rear.	No sash windows remain. Some additional window openings. Some rooflights inserted into the roof, protruding above the level of the slates – visual continuity of roofscape broken.	B
Fletcher's Row (7-12)	4814, 4815	Two-storey terrace, originally brick, now with some parts painted or rendered. Concrete pantiled roof. Unusual arrangement of long, thin gardens across communal pathway.	East chimney lowered. All windows replaced.	B
Haywood / Pen-y-Bryn / Camdon / High Hopes	N / A	Modern bungalows behind older stone wall.	No architectural character, but generally well kept.	D
No. 74	4813	Two storeyed stone cottage. Clay tiles to roof. Old brick outbuilding to north, apparently modern stone extension to east.	Timber windows. Strap pointing to walls.	B
Spark Cottage / Hurwyn	N / A	Brick semi-detached houses	Little architectural character. Set back from road.	D
No 72(?)	4812	Single storey stone building, converted later into a dwelling. Slate roof.	Cementitious strap pointing to walls. Modern chimney. UPVC windows into more recent openings.	B
No. 70 - Windy Cottage	4811	Two storey stone cottage with a slate roof. Stone boundary wall.	UPVC replacement windows.	B
Long Hope / Hillcot /Iona / Jesmond Cottage / High Beach	N / A	Modern bungalows and low-level houses.	No architectural character, although the buildings generally have well kept gardens.	D

NO. / NAME	INTERNAL PHOTO SURVEY REFERENCE NUMBER (2006)	DESCRIPTION	CONDITION / COMMENT	CONTRIBUTION
Summer Lane				
2	4807	Stone two-storey cottage. Positioned high above the road, with the garden built up behind a stone retaining wall.	A modern brick garage built into the hill is prominent in the foreground. Attractive greenery to garden.	B
4	4806	Large two-storey red brick house. Late Victorian. Stone garden wall.	Sash windows generally remain, but with some replaced with picture windows.	B
6 / 8	4806	Probably 19th century, two-storeyed semi-detached house. Textured render to walls. Stone garden wall.	UPVC windows. Rendering and other changes conceal character.	B
10	4909	White rendered bungalow. Stone boundary wall.	Original brick detailed painted black together with UPVC windows. Character changed.	C
12 / 14	4810	Brick / render detached houses c. 1900.	Changes to windows and chimneys.	C
16 / 18	N / A	Semi detached houses c. 1960s	Architectural character not consistent with that of the conservation area.	D
1 - 11	4805	Detached houses from early 20th century	Many are fairly attractive, although do not have a character that is consistent with the conservation area.	C
13	4810	Red brick detached house c. 1900. Slate roof. Stone wall around garden.	Attractively positioned. Building generally in good condition and is important to the overall appearance of the road.	B
15	N / A	Bungalow	Extensively altered	C

APPENDIX K

THE BROW, RUNCORN NEW TOWN PROMOTION PAMPHLET



The Brow estate is situated on the steep westerly slope of Halton Hill dominated by the Castle ruins on its summit, and has extensive views to the west over the Mersey Estuary. The dwellings are designed and the material chosen, to integrate with the existing village of Halton and the out-cropping sandstone of Halton Rock. The site covers 26.5 acres (10.6 hectares) and contains 370 dwellings at an average density of 31 persons per acre (122 persons per hectare). Parker Morris standards are maintained in the houses and the construction is of load bearing brickwork with monopitched roofs clad in concrete slates.

A degree of traffic segregation is achieved by the use of culs-de-sac serving courtyards around which the houses are grouped. Traffic speeds and the character of the culs-de-sac are controlled by using minimum width roads - 10' 3" (3 m.) wide with laybys for passing, and by introducing curves using granite sets for road edges. Landscaping, earth banking and planting play a large part in producing a desirable residential environment.

The Busway runs through the site and all the dwellings are within a five minutes' walking distance of the bus stop, which is located adjacent to the Local Centre with its Primary School, Public House and shop, and to the pedestrian underpass which links the footpath system on either side of the Busway.

Plan of the Estate

5 person, 3 bedroom house

Appendix B: Schedule for Future Conservation Area Appraisal and Management Plan Production

- 1.0 This appendix details the schedule for the production of Conservation Area Appraisals and Management Plans for the Borough's Conservation Areas, along with explanatory notes as to the rationale behind the schedule, and implications for resources.
- 1.1 While Halton Village is the first of Halton's Conservation Areas to have a draft Conservation Area Appraisal and Management Plan, there are a further nine designated Conservation Areas in the Borough. Details on their respective years of designation, area, number of buildings, including listed buildings, and number of recent planning applications are given in the table below. The top three values in each of the main categories are highlighted.

Conservation Area	Designated	Area (ha)	No. Buildings (Registered Addresses)	No. Listed Buildings	Grade I	Grade II*	Grade II	Applications 2003-2007 inclusive	Planning Permission	Listed Building Consent	Conservation Area Consent
Hale Village	Nov 1969	10.36	96	10	1	1	8	44	38	5	1
Daresbury	Dec 1969	10.75	29	3	0	1	2	21	20	0	1
Halton Village	Sep 1970	16.85	201	19	1	5	13	51	36	10	5
Higher Runcorn	Jul 1975	5.91	39	5	0	0	5	10	6	4	0
Moore	Apr 1976	17.00	74	12	0	1	11	59	44	14	1
West Bank	Oct 1978	2.10	15	3	0	1	2	5	5	0	0
Hale Road	Apr 1983	16.60	29	0	0	0	0	18	15	1	2
Halebank	Oct 1984	3.47	24	0	0	0	0	4	4	0	0
Victoria Square	Nov 1990	4.53	65	1	0	0	1	34	31	2	1
Weston Village	Feb 1991	5.18	28	7	0	1	6	13	10	2	1

Table 1: Conservation Area Characteristics

- 1.2 Broadly, the Conservation Areas with the largest area and the largest number of buildings would benefit most from having an Appraisal and Management Plan. This is because these areas would be at proportionately more risk of change due to the number of heritage and other assets, including open spaces, contained within them. It is also possible to briefly assess Conservation Areas on the basis of the number of listed designations; the implication being that a large number of listings would mean that the area has an historic environment of superior quality. The inclusion of an assessment of the number of recent planning applications received by the Council allows a comparison of the levels of development and change in each area; the implication here being that a larger number of applications presents a greater risk of potentially detrimental change.

- 1.3 As a secondary consideration, English Heritage’s “Guidance on Conservation Area Appraisals” explains that where a local authority has many Conservation Areas, priority should be given to areas where pressure for change is greatest. The guidance suggests that such areas may be those in historic retail (high street) or commercial centres, areas where significant development proposals are anticipated, areas where pressure for residential development is high, or in areas of economic decline in need of regeneration. Some weight has been given to this guidance in the assessment of Halton’s Conservation Areas which follows.
- 1.4 Table 1 indicates that with a relatively large area, number of planning applications and with by far the largest number of listed buildings, Halton Village was a clear choice for the Borough’s first Conservation Area Appraisal and Management Plan. In terms of relative size, number of heritage assets and number of recent planning applications, two areas stand out as priorities for Appraisals and Management Plans to be drafted. These are Moore and Hale Village. These and the other areas are listed in terms of their priority for Conservation Area Appraisals and Management Plans to be undertaken in Table 2.

Conservation Area	Priority Number	Date for production / adoption of CAA&MP	First Review
Halton Village	N/A	2008	2018
Moore	1	2009	2019
Hale Village	2=	2010	2020
Hale Road	2=	2010	2020
Daresbury	3	2011	2021
Weston Village	4	2012	2022
Victoria Square	5	2013	2023
Higher Runcorn	6	2014	2024
West Bank	7	2015	2025
Halebank	8	2016	2026
Potential New Conservation Area	Priority Number	Date for production of assessment and options materials	Potential Year of Consideration
Halton Brow	N/A	Within Halton Village CAA&MP	2009
Runcorn Old Town	9	2017	2018
Preston On-The-Hill	10	2018	2019

Table 2: Schedule for the Production of Conservation Area Appraisals and Management Plans

- 1.5 The order of priority, given in Table 2, for the remaining Appraisals and Managements Plans is based on the data from Table 1, and is also broadly based on the English Heritage guidance summarised earlier. It is proposed that Hale Village and Hale Road Conservation Areas have their Appraisals and Management Plans produced together due to the

close proximity of the areas, and the ease of conducting site visits and collecting survey data for the areas simultaneously.

- 1.6 The schedule given in Table 2 has been reviewed and agreed with the Council's retained Conservation advisor, who is familiar with some of the challenges faced by Halton's Conservation Areas, particularly in terms of recent change from planning applications.
- 1.7 Ideally, the schedule for the production of Conservation Area Appraisals and Management Plans would allow for a quicker turnaround of documents and a shorter review period. For example, English Heritage guidance suggests that Appraisals should be revisited every five years. Due to a lack of resources, these ideals have had to be curtailed and it is proposed that one document will be produced annually, with a longer-term management plan and will be reviewed ten years from its adoption.
- 1.8 Attached to the schedule in Table 2 is a list of potential new Conservation Areas, as suggested variously by Council members and members of the public. These include Preston on the Hill, Runcorn Old Town (Bridge Street and High Street) and Halton Brow. While the issue of Halton Brow is dealt with in the draft Halton Village Conservation Area Appraisal and Management Plan, the other two areas require work to ascertain the extent of their special character and the preparation of other materials prior to any designation. Work relating to these areas will not take priority over existing designated Conservation Areas, however, if a material threat to their historic environment became evident, it would be possible for steps towards designation to be taken.
- 1.9 The schedule for production of Conservation Area Appraisals and Management Plans is subject to alteration due to potential changes of staffing and funding at the Council. It may be possible that if an immediate and material threat becomes known, the relevant Conservation Area will receive a priority Appraisal and Management Plan. It may also be possible for local organisations such as Parish Councils or interest groups to provide the funding and/or expertise to produce background materials and studies, which could then easily be translated into an Appraisal or Management Plan format.
- 1.10 It is proposed that the schedule will be reviewed after five years, when any diversions from or delays to the schedule will be reported.

REPORT TO: Executive Board Sub Committee

DATE: 11th September 2008

REPORTING OFFICER: Strategic Director – Children and Young People’s Directorate

SUBJECT: The Setting up of Service Level Agreements with Key Stage 4 Pupil Referral Unit Providers Kid’s First and Riverside College

WARDS: Boroughwide

1.0 PURPOSE OF THE REPORT

- 1.1 To seek authority to set up Service Level Agreements with the following providers who make up part of Halton’s Key Stage 4 Pupil Referral Unit.
- Kid’s First
 - Riverside College

2.0 RECOMMENDATION: That the Strategic Director – Children and Young People be authorised to enter into Service Level Agreements with Key Stage 4 Pupil Referral Unit Providers Kid’s First and Riverside College.

3.0 SUPPORTING INFORMATION

- 3.1 There is a statutory duty on Local Authorities to provide education for pupils who are permanently excluded from school. This is undertaken in most Councils through the provision of Pupil Referral Units.
- 3.2 The Key Stage 4 Pupil Referral Unit in Halton employs a model of service delivery whereby the provision for pupils is made via external providers, who are coordinated, supported and quality assured by the Council.
- 3.3 Halton’s Key Stage 4 Pupil Referral Unit (PRU) was created four years ago for students aged 14 to 16 excluded from mainstream schools because of significant behavioral problems. Most pupils have significant barriers to their learning, including high levels of social and economic disadvantage. A proportion of the pupils in the KS 4 PRU have statements of Special Educational Need and have had their places withdrawn by Independent Special Schools
- 3.4 The structure of Halton’s Key Stage 4 Pupil Referral Unit is innovative in that external providers, supported by a Headteacher and support staff employed by the Local Authority, provide all of the teaching.

- 3.5 The KS4 PRU was inspected by OfSTED in February 2006 and their overall finding was that this is a Good (Grade 2) PRU. The following extract from the OfSTED team's report summarises their findings.

"The effectiveness of the unit is good. This judgment, as with most of the main inspection judgments, is better than the views of the staff, who have been modest in their self-evaluation. The views of the inspection team and the staff match in relation to the quality of care, support and guidance, and capacity to improve.

As a result of significant improvements to provision in the 18 months since the appointment of the current teacher-in-charge, most students achieve well in their personal and academic development, though standards in subjects are low. Most students become motivated to take a real interest in learning basic and vocational skills because of the good levels of care, support and guidance.

Because of the poor attendance of a small minority, attendance overall is unsatisfactory. Relationships between staff at the unit, the independent providers and students are good and as a result, the behaviour of most students is satisfactory. The quality of teaching and learning is good and excellent use is made of the independent providers to enhance learning. Because of the increase in the range of these providers, the curriculum is good but there are insufficient opportunities for work experience. Leadership and management of the unit are good.

Recent developments by the local authority in the strategic management of the unit are intended to make it more accountable, but this needs time to have greater impact. The unit has good capacity to improve. Parents are very positive about the way the unit helps their children; students similarly value what they learn. The unit provides good value for money."

- 3.6 Student timetables work in the KS4 PRU by students spending Monday to Wednesday with their 'base' provider. On Thursday and Friday they attend either one or two of the other providers in order to ensure a breadth of curriculum. As well as providing in their core area of specialism, the providers also deliver teaching in the core subjects at levels appropriate to the young people.
- 3.7 This model was endorsed when OfSTED inspected this provision in February 2006 and the subsequent report give the provision a Grade 2 judgment - "Good with potential to be outstanding". This is in a national context where a high proportion of Pupil Referral Units have attracted unsatisfactory inspection reports. There is therefore confidence in this approach to PRU delivery.
- 3.8 At the end of last academic year tenders were invited for provision in the following areas:
- Support and Emotional Literacy
 - Academic – GCSE
- 3.9 The specifications for these tenders were widely distributed to organisations in the region that provide in these areas and expressions of interest were requested. However this year only single tenders were received in each of these areas of provision. This reflects the limited number of organisations who are willing and

equipped to work with some of the most demanding and challenging young people that we have within the Borough.

3.10 Tenders were received from:-

Riverside College who are currently contracted to provide a curriculum for the more academically able of the KS4 PRU students that leads to GCSE's in Maths, English, Science, ICT and Citizenship. We currently contract with them for 8 places at a cost of £68,400.per annum.

Kids First who currently provide additional support for pupils whose needs or challenging behaviour means that they require support to access the other PRU providers. Kids First is a local faith based charity based in Runcorn Old Town. Their role is particularly important as in some instances the KS 4 PRU is required to meet the needs of some very challenging young people who have been placed in out of authority emotional, behavioural difficulty special schools when these schools are unable to manage their behaviour. At this point these pupils become the Council's responsibility to place. The cost of this provision is £80,000 per annum.

3.11 These tenders are from existing providers who were part of the successful OfSTED inspection and who have met the quality assurance processes administered by the Head of Key Stage 4 PRU.

4.0 POLICY IMPLICATIONS

4.1 The KS4 PRU has been running a successful 'virtual' model of provision for four years. The recent Government White Paper on Alternative Education, "Back on Track", proposes that PRU's nationally ally themselves with private enterprises and national charitable organisations very much along the lines that our provision has developed over the last four years. This means that Halton is seen very much as a pathfinder in the development of alternative provision nationally, and is externally recognised as so.

5.0 OTHER IMPLICATIONS

None.

6.0 RISK ANALYSIS

6.1 Failure to award contracts to deliver this provision will result in the authority not meeting statutory duties.

7.0 EQUALITY AND DIVERSITY ISSUES

7.1 The purpose of this provision is to include pupils whose behaviour has meant that they have not been able to succeed in mainstream schools. A key objective of this provision is to ensure that these young people are retained in education, employment and training post 16.

8.0 REASON(S) FOR DECISION

N/A.

9.0 ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

To use internally sourced provision – neither practicable nor effective.
To not commission the service – this is a statutory requirement.

10.0 IMPLEMENTATION DATE

N/A.

11.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
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REPORT TO: Executive Board Sub Committee

DATE: 11th September 2008

REPORTING OFFICER: Operational Director – Financial Services

SUBJECT: Spending as at 30th June 2008

WARD(S): Borough-wide

1.0 PURPOSE OF REPORT

1.1 To report the Council's overall revenue and capital spending position as at 30th June 2008.

2.0 RECOMMENDED: That the report be noted.

3.0 SUPPORTING INFORMATION

Revenue Spending

- 3.1 Appendix 1 presents a summary of spending against the revenue budget for each Department, up to 30th June 2008. In overall terms, revenue expenditure is below the budget profile.
- 3.2 However, the budget profile is only a guide to eventual spending. As yet the 2008 Pay Award has not yet been settled and some elements of the Pay and Grading Review have not yet been finalised. Furthermore, spending is historically higher in the latter part of the financial year, therefore, it is important that budget managers continue to closely monitor and control spending to ensure that overall spending remains in line with budget by year-end.
- 3.3 Within the overall position there are a number of vacant posts across Departments. However, some areas are already showing signs of budget pressures, where inflationary and economic pressures are beginning to have an effect as a result of the global "credit crunch", particularly in terms of fuel, energy and food costs.
- 3.4 Expenditure on Foster Carers and Childrens' Agency Placements is currently in line with the budget profile. However, these are heavily demand led budgets and current projections indicate that expenditure will significantly exceed budget by year-end. Spending on Community Care and the Adults with Learning Difficulties pooled budget is currently higher than the budget profile and is expected to come under increasing pressure during the year as more elderly people are being supported at home and with increasing levels of need.

- 3.5 Income is already below budget profile in a number of areas including; Trade and Bulky Waste Collection, Planning Fees, Building Control Fees, School Meals, Land Search Fees, Market Rents and Industrial Estate Rents.
- 3.6 Investment returns are currently better than expected despite the volatility in the financial markets. As a result investment income is expected to exceed the budget target by year-end.
- 3.7 There have been a considerable number of equal pay claims as part of the national single status agreement. These are being considered by our legal advisers and will result in a significant cost falling on the Council.

Capital Spending

- 3.8 A summary of capital spending is shown in Appendix 2. Capital spending to 30th June 2008 totalled £7.3m, which is 87% of the planned spending of £8.4m at this stage. However, this only represents 15% the total capital programme of £49.0m.
- 3.9 Although historically capital expenditure is significantly higher in the latter part of the financial year, it is important that project managers maintain pressure to keep projects and spending on schedule and in particular to ensure that all external funding is maximised.

4.0 POLICY AND OTHER IMPLICATIONS

- 4.1 None.

5.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

- 5.1 There are no direct implications, however, the revenue budget and capital programme support the delivery and achievement of all the Council's priorities.

6.0 RISK ANALYSIS

- 6.1 The Council must have internal controls and processes in place to ensure that spending remains in line with budget.

7.0 EQUALITY AND DIVERSITY ISSUES

- 7.1 None.

8.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1072

- 8.1 There are no background papers under the meaning of the Act.

APPENDIX 1

Revenue Expenditure to 30th June 2008

	Annual Budget	Budget To Date	Actual Spend	Variance To Date	Actual Including Committed
	£'000	£'000	£'000	£'000	£'000
Specialist Services	12,253	2,319	2,218	101	2,720
Business Planning & Resources	5,265	-2,026	-2,072	46	-1,992
Universal & Learning Services	2,362	193	152	41	156
Preventative Services	7,691	1,488	1,436	52	1,453
Children and Young People Directorate	27,571	1,974	1,734	240	2,337
Environmental Health & Regulatory	12,248	3,243	3,111	132	3,162
Highways & Transportation	13,774	1,846	1,639	207	3,585
Major Projects	796	54	47	7	48
Regeneration	1,504	349	317	32	338
Stadium, Catering & Cleaning	1,773	412	508	(96)	508
Environment Directorate	30,095	5,904	5,622	282	7,641
Legal, HR & Organisation Development	1,941	1,042	1,039	3	1,039
Policy & Performance	3,432	430	340	90	340
Exchequer & Customer Services	4,899	10,196	10,164	32	10,175
Financial Services	0	331	321	10	321
ICT Services	0	769	782	(13)	782
Property Services	71	1,861	2,170	(309)	2,170
Financial Arrangements	-9,604	-313	-553	240	-553
Corporate and Policy Directorate	739	14,316	14,263	53	14,274
Culture & Leisure Services	13,274	1,733	1,677	56	2,665
Adult Services	13,802	2,174	2,516	(342)	2,788
Health & Partnerships	2,063	210	149	61	178
Older People	14,351	2,482	2,271	211	2,449
Health and Community Directorate	43,490	6,599	6,613	(14)	8,080
	101,895	28,793	28,232	561	32,332

APPENDIX 2

Capital Expenditure to 30th June 2008

	Capital Allocation	Allocation Profile To Date	Actual Expenditure	Total Remaining Allocation
	£'000	£'000	£'000	£'000
Children & Young People Directorate				
Universal & Learning Services	5,313	582	582	4,731
Environment Directorate				
Environmental & Regulatory	905	49	49	856
Highways & Transportation	20,774	3,554	4,084	16,690
Major Projects	12,992	2,454	1,011	11,981
Stadium	58	0	0	58
Health & Community Directorate				
Culture & Leisure	1,874	68	76	1,798
Health and Partnerships	2,856	318	175	2,681
Older People	172	0	0	172
Adult Services	59	0	0	59
Corporate & Policy Directorate				
Policy & Performance	120	0	0	120
ICT Services	2,323	800	709	1,614
Property Services	1,532	551	614	918
	48,978	8,376	7,300	41,678

REPORT TO: Executive Board Sub-Committee
DATE: 11th September 2008
REPORTING OFFICER: Operational Director – Financial Services
SUBJECT: Treasury Management 2007/08
WARD(S): Borough-wide

1.0 PURPOSE OF REPORT

1.1 To review treasury management during 2007/08 in accordance with the Council's Treasury Management Policy Statement.

2.0 RECOMMENDED: That the report be noted.

3.0 SUPPORTING INFORMATION

3.1 The annual review is attached in the Appendix.

4.0 POLICY IMPLICATIONS

4.1 None.

5.0 OTHER IMPLICATIONS

5.1 None.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children and Young People in Halton

None.

6.2 Employment, Learning and Skills in Halton

None.

6.3 A Healthy Halton

None.

6.4 A Safer Halton

None.

6.5 Halton's Urban Renewal

None.

7.0 RISK ANALYSIS

7.1 The main risks associated with Treasury Management are security of investment and volatility of return. To combat this, the Authority operates within a clearly defined Treasury Management Policy and an annual borrowing and investment strategy which sets out the control framework.

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 There are no issues under this heading.

9.0 REASON(S) FOR DECISION

9.1 Requirement of the Treasury Management function.

10.0 ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

10.1 None.

11.0 IMPLEMENTATION DATE

11.1 Not applicable.

12.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
Working papers	Accountancy Office	J. Viggers

TREASURY MANAGEMENT – ANNUAL REVIEW 2007/08

1.0 INTRODUCTION AND BACKGROUND

1.1 Treasury management in local government is regulated by the 1996 CIPFA Code of Practice on Treasury Management in Local Authorities (the Code). This Council has adopted the Code and fully complies with its requirements. The primary requirement of the Code is the formulation and agreement by full Council of a Treasury Policy Statement which sets out Council, Committee and Operational Director – Financial Services' responsibilities, and delegation and reporting arrangements. (A revision of the Code was published in December 2001 which was adopted in March 2002 for the 2002/03 year onwards.)

1.2 A requirement of the Council's Treasury Policy Statement is the reporting to the Executive Board Sub-Committee of both the expected treasury activity for the forthcoming financial year (the annual treasury strategy statement) and subsequently the results of the Council's treasury management activities in that year (this annual treasury report). Treasury management in this context is defined as:

“The management of the local authority's cash flows, its borrowings and its investments, the management of the associated risks, and the pursuit of the optimum performance or return consistent with those risks”.

1.3 This annual report covers:

- the Council's current treasury position;
- performance measurement;
- the borrowing strategy for 2007/08 (Appendix A & B);
- the borrowing outturn for 2007/08;
- compliance with treasury limits;
- investments strategy for 2007/08 (Appendix C);
- investments outturn for 2007/08;
- debt rescheduling;
- other issues.

2.0 CURRENT PORTFOLIO POSITION

2.1 The Council's debt position at the beginning and end of year was as follows:

	31st March 2008				31st March 2007		
	Principal £m	£m	Rate %	Life Yrs	Principal	Rate %	Life Yrs
Fixed Rate Funding							
– PWLB	10.00		3.70	48	10.00	3.70	49
– Market	10.00	20.00	4.42	0-58	10.00	4.42	0-59
Variable Rate Funding							
– PWLB	0.00				0.00	0.00	
– Market	6.00	6.00	5.48		2.00	5.34	
Total Debt		26.00	4.38		22.000	4.18	
Investments							
– In-house	41.00		5.93		27.30	5.15	
– With Managers	0.00				0.00		
Total Investments		41.00	5.93		27.30	5.15	

3.0 PERFORMANCE MEASUREMENT

- 3.1 One of the key changes in the revision of the Code was the formal introduction of performance measurement relating to investments, debt and capital financing activities. Whilst investment performance criteria have been well developed and universally accepted, debt performance indicators continue to be a more problematic area with the traditional average portfolio rate of interest acting as the main guide (as incorporated in the table in section 2). CIPFA has however issued draft indicators, although accompanied by a cautionary note. In effect these represent a potential range of statistics which will not give a definitive set of indicators, but will rather aid comparison with neighbouring authorities treasury structures.

The use of benchmarks for investments may be inappropriate for those Local Authorities with small cash balances as they may only be able to put money out for short periods and often at weaker rates.

4.0 THE STRATEGY FOR 2007/08

Section 4.0 is reproduced from the Treasury Management Strategy approved by the Executive Board Sub-Committee on 15th March 2007.

See Appendix A

5.0 CAPITAL BORROWINGS AND THE BORROWING PORTFOLIO STRATEGY

Section 5.0 is reproduced from the Treasury Management Strategy approved by the Executive Board Sub-Committee on 15th March 2007.

See Appendix B

6.0 OUTTURN FOR 2007/08

Shorter-term interest rates – Bank Rate started 2007/08 at 5.25% with expectations that there would be further increases in rates. This was reflected in a positive interbank money market curve. A further increase in rates to 5.5% duly occurred on 10th May 2007 but not before the Governor of the Bank of England had written a letter to the Chancellor in April explaining why CPI had risen to 1% or more above the official CPI inflation target of 2%. The Bank of England's Inflation Report issued in May showed inflation would be above target at the two year horizon. Another rise was delivered on 5th July when Bank Rate rose to 5.75% and the markets, including Sector, fully expected Bank Rate to increase again. One year interbank was priced at over 6%, GDP growth was continuing to strengthen and the housing market was still robust. The August Inflation Report showed Bank Rate needed to rise to 6% to keep inflation at target in two years time.

August, as it turned out, was the peak of interest rates as what has become known as 'the credit crunch' hit the markets and the global economy. The crunch originated in the US through the sub-prime housing market. Although originating in the US, world wide investors, particularly banks, had invested in packages of sub-prime loans, attracted by the higher yields offered. Fears arose that a large number of these investments would turn out to be worthless and this in turn would lead to bankruptcies amongst the banking sector. As a result of these fears, and the ensuing reluctance of banks to lend to each other, the Federal Reserve Bank injected \$38bn of liquidity into the markets on 9th August. The ECB followed suit but the Bank of England stood on the sidelines only making cash available at a penal rate of 1% above Bank Rate. On 17th August the Federal Reserve cut interest rates by 50 bp to 5.25%. On 20th August Sector revised its interest rate view to reflect a downside risk to its forecast. The dislocation in the markets continued throughout the summer until on 14th September it was announced that the Bank of England had provided billions of pounds of financial support to Northern Rock. Northern Rock had been affected by the drying up of the wholesale money markets which provided 80% of its funding. On 17th September the Chancellor announced a Government guarantee for all deposits held at the stricken bank. A day later the Federal Reserve cut US rates by a further 50bp although oil rose to \$80 a barrel and continued to climb reaching a peak, briefly, of \$100pb in November. On 24th September Sector revised its interest rate forecast with 5.75% now the peak in rates. At its October meeting the MPC declined to cut Bank Rate, being concerned about the inflation outlook. UK data continued to be robust during the autumn although CPI dropped to 1.8% in September. 3 month LIBID still remained well above Bank Rate. On 31st October the Federal Reserve cut rates yet again to 4.50% and the following day they added \$41bn of reserves in an attempt to free up the markets. The MPC eventually cut Bank Rate on 6th December to 5.50% as concerns about the economy and the credit crunch mounted. On 10th December both UBS and Capital Economics revised their interest rate forecasts down sharply. A day later the Federal Reserve cut rates again, this time by 25 bp.

2008 was ushered in with major fears about the global economy. Stock markets fell sharply and government bond yields fell. On 22nd January the Federal Reserve cut rates, this time by a massive 0.75bp to 3.5%, and once more on 30th January to 3%. The MPC followed suit in February cutting Bank Rate by 25 bp to 5.25%. On 18th February it was announced that the Government would nationalize Northern Rock. In late February and March the markets seized up again, forcing concerted liquidity intervention by the world's central banks, initially to little avail. The UK budget brought increased debt issuance, but little else, pushing gilt yields up sharply at the front end and driving PWLB rates up. On 14th March US investment bank Bear Stearns had to be bailed out by the Federal Reserve, culminating in a takeover by JP Morgan. The year ended with the money markets anxious and nervous and 3 month cash 75bp above bank rate.

Longer-term interest rates – The PWLB 45-50 year rate started the year at 4.45 and fell to a low of 4.38% in March 2008. The high point, of which there were several, for 45-50 year was 4.90% before finishing the year at 4.42%. The volatility in yields was a direct reflection of the massive turnaround in interest rate sentiment brought about by the sub-prime crisis in the US. A radical change to the PWLB rate structure was introduced by the DMO on 1st November when they moved to single basis point moves in their rates and introduced a separate repayment rate at the same time, at a level significantly below the rate at which they would lend new money.

7.0 BORROWING OUTTURN FOR 2007/08

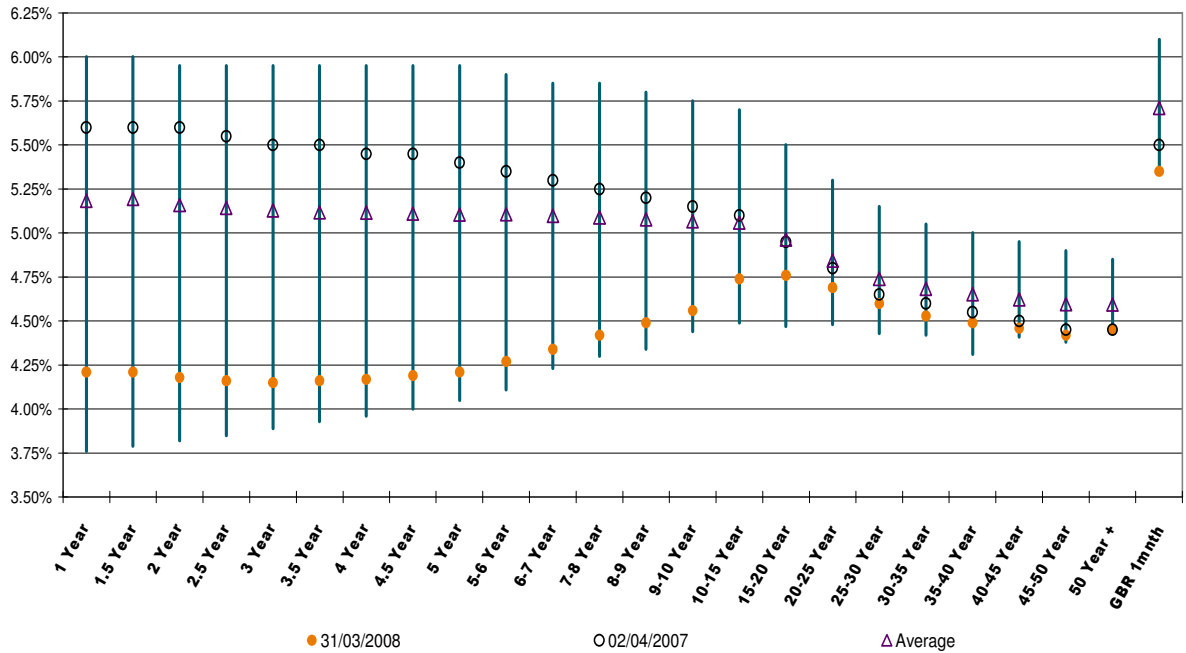
7.1 As comparative performance indicators, average PWLB maturity loan interest rates for 2007/08 were:

1 year	5.18%
9.5 - 10 year	5.07%*
25 - 30 year	4.74%*
49.5 - 50 year	4.60%*
1 month GBR variable	5.71%

* due to the change in banding of PWLB rates as from 1.11.07, some interpolation has had to be used to calculate some average figures for 2007/08 and to produce the graph on the next page.

7.2 The graph below shows the range (high and low points) in rates for each maturity period during the year, and individual rates at the start and end of the financial year:

PWLB Rates 2007-8



7.3 Debt Performance

As highlighted in section 2.1, above the average debt portfolio interest rate has moved over the course of the year from 4.18% to 4.38% (although the long term core rate stayed the same at 4.06%). The approach during the year was to fund borrowing from surplus cash unless rates were particularly attractive when the Council would draw longer term fixed rate debt to take advantage of low long term rates and reduce exposure to fluctuations in short term interest rates.

7.4 There was no new long term borrowing transactions in the year. The possibility of undertaking new long term borrowing was looked at several times during the year, but a combination of relatively high interest rates and the arrival of a major capital receipt producing a higher than usual level of investments, meant that the increased exposure to interest rate movements created by further borrowing had the potential to introduce too high a risk if interest rates fell unexpectedly.

8.0 COMPLIANCE WITH TREASURY LIMITS

8.1 During the financial year the Council operated within the treasury limits set out in the Council's Treasury Policy Statement and Treasury Strategy Statement.

9.0 TEMPORARY INVESTMENTS STRATEGY

Section 9.0 is reproduced from the Treasury Management Strategy approved by the Executive Board Sub-Committee on 15th March 2007.

See Appendix C

10.0 INVESTMENTS OUTTURN FOR 2007/08

10.1 Internally Managed Investments – The authority manages its investments in-house and invests within the institutions listed in the authority's approved lending list. The authority invests for a range of periods from overnight to 3 years, dependent on the authority's cash flows and the interest rates on offer.

10.2 Investment Outturn – Detailed below is the result of the investment strategy undertaken by the Council.

	Average Investment Level	Rate of Return (gross of fees)	Rate of Return (net of fees)	Benchmark Return*
Internally Managed	£43.346m	5.72%	5.72%	5.58%

*The benchmark for internally managed funds is the average 7-day LIBID rate (uncompounded) sourced from the Financial Times. The benchmark for externally managed funds is the 7 day LIBID rate, averaged for the week, and compounded weekly.

NB: The 3 month LIBID benchmark rate was 5.92%.

10.3 No institutions in which investments were made showed any difficulty in repaying investments and interest in full during the year.

11.0 DEBT RESCHEDULING

11.1 The post housing stock transfer debt situation has left the council in a unique situation. It has a low level of external debt at £20m, £10m of which is locked into an excellent rate of 3.70% for a long period. It is unlikely that this debt would be rescheduled as it provides a cornerstone of the debt portfolio for future years.

12.0 OTHER ISSUES

12.1 There were no other significant issues.

Appendix A

4.0 THE STRATEGY FOR 2007/08

4.1 The Council appointed Sector Treasury Services as a treasury adviser to the Council and part of their service is to assist the Council to formulate a view on interest rates. Appendix D draws together a number of current City forecasts for short term or variable (the base rate or repo rate) and longer fixed interest rates.

4.2 Sector View: Interest rate forecast – January 2007

	Q/E1 2007	Q/E2 2007	Q/E3 2007	Q/E4 2007	Q/E1 2008	Q/E2 2008	Q/E3 2008	Q/E4 2008	Q/E1 2009	Q/E2 2009	Q/E3 2009	Q/E4 2009	Q/E1 2010	Q/E2 2010	Q/E3 2010
	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%
Bank Rate	5.50	5.50	5.25	5.00	5.00	4.75	4.75	4.75	4.75	4.75	5.00	5.00	5.00	5.00	5.00
5 yr Gilt Yield	5.25	5.25	5.00	4.75	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50
10 yr PWLB Rate	5.00	5.00	4.75	4.75	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50
25 yr PWLB Rate	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50
50 yr PWLB Rate	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25

Sector's current interest rate view is that the Bank Rate will:

- peak at 5.50% in Q1 2007;
- fall to 5.00% in Q4 2007 and then to 4.75% in Q2 2008;
- before rising back to 5.00% in Q3 2009.

The risk to this forecast is to the downside in as much as the cuts in rates could occur earlier than our forecast suggests, although this will not necessarily affect the timing of the first upward move in Q1 2007.

4.3 Economic background

International

- The US, UK and EU economies have all been on the upswing of the economic cycle in 2005 and 2006 and so have been raising interest rates in order to cool their economies and to counter inflationary pressures stimulated by high oil, gas and electricity prices which could feed through into increases in wage inflation, producer prices etc.;
- The US is ahead of the UK and EU in the business cycle and it looks as if the Fed. rate has probably already peaked at 5.25% whereas there is still an expectation in the financial markets of further increases in the EU and UK;
- The major feature of the US economy is a still steepening downturn in the housing market which is likely to drag consumer spending, and so the wider economy, down with it (e.g. house building, employment etc.). Falling house prices will also

undermine household wealth and so lead to an increase in savings (which fell while house prices were rising healthily) and so conversely will lead to a fall in consumer expenditure;

- The Fed. may be reluctant and tardy to respond to the aforementioned downturn in the economy if inflationary pressures remain stubbornly high. This could exacerbate the downturn both in the US and the world economies;
- EU growth picked up strongly in the first half of 2006 and remained healthy in the second half. Growth to slow moderately in 2007 due to weaker US and global demand;
- Despite sharply increased energy prices, disinflationary pressures from falls in prices of manufactured goods from China and India have helped to keep headline inflation in the advanced economies to an average of around 3% and will fall as the energy effects go into reverse.

United Kingdom

- GDP: the UK is on the upswing of the economic cycle from a low point reached in June 2005. Robust growth is expected to continue for a little longer but a modest cooling is expected in 2007 (2006 2.7%, 2007 2.2%) and to continue at below the trend rate of 2.5% thereafter;
- Recovery in consumer spending and retail sales has underpinned this upswing in GDP;
- The housing market has proved more robust than expected; house price inflation over 8% p.a.;
- Higher than expected immigration from Eastern Europe has strengthened growth and dampened wage inflation;
- The MPC's decision to raise Bank Rate in November 2006 and January 2007 were needed to bring CPI inflation down to the 2% target level two years ahead. The MPC has been concerned that short term price increases (CPI has been significantly above target since June 2006) could feed through into wage settlements in the current pay round and anchor inflation expectations at a higher level;
- Household income growth to recover in 2007 as inflation falls and pay rises. But extra income likely to go into a recovery of the savings rate, pension saving and servicing debt costs (as rates rise) rather than consumer expenditure;

- Public sector real increase in expenditure per annum to weaken to 2.5% over the next few years from 3% average over 2000-2005;
- The three increases in Bank Rate in August and November 2006 and then January 2007, are expected to dampen the housing market and increases in unsecured borrowing although one more increase in Bank Rate is forecast;
- World slowdown in growth in 2007 will dampen UK exports;
- OUTLOOK: Once inflation is back under control, Bank Rate will switch to a falling trend in late 2007 to counter above negative effects on the economy and growth.

Appendix B

5.0 CAPITAL BORROWINGS AND THE BORROWING PORTFOLIO STRATEGY

5.1 The Sector forecast is as follows:

- The 50 year PWLB rate is expected to remain flat at 4.25%. As the Sector forecast is in 25bp segments there is obviously scope for the rate to move around the central forecast by +/- 25bp without affecting this overall forecast;
- The 25-30 year PWLB rate is expected to stay at 4.50%. for the foreseeable future;
- The 10 year PWLB rate will fall from 5.00% to 4.75.% in Q3 2007 and then fall again to 4.50% in Q1 2008 and remain at that rate for the foreseeable future;
- 5 year PWLB rate will fall from 5.25% to 5.0% in Q3 2007 and continue falling until reaching 4.5% in Q1 2008 when it will remain at that rate for the foreseeable future.

5.2 This forecast indicates, therefore, that the borrowing strategy for 2007/08 should be set to take very long dated borrowing at any time in the financial year. Variable rate borrowing and borrowing in the five year area are expected to be more expensive than long term borrowing and will therefore be unattractive throughout the financial year compared to taking long term borrowing.

5.3 For authorities wishing to minimise their debt interest costs, the main strategy is therefore as follows:

- With 50 year PWLB rate at 4.25%, borrowing should be made in this area of the market at any time in the financial year. This rate will be lower than the forecast rates for shorter maturities in the 5 year and 10 year area. A suitable trigger point for considering new fixed rate long term borrowing, therefore, would be 4.25%.

5.4 Against this background caution will be adopted with the 2007/08 treasury operations. The Operational Director – Financial Services will monitor the interest rate market and adopt a pragmatic approach to changing circumstances, reporting any decisions to Executive Board Sub-Committee at the next available opportunity.

5.5 Sensitivity of the forecast – The main sensitivities of the forecast are likely to be the two scenarios below. The Council officers, in conjunction with the treasury advisers, will continually monitor both the

prevailing interest rates and the market forecasts, adopting the following responses to a change of sentiment:

- if it were felt that there was a significant risk of a sharp rise in long and short term rates, perhaps arising from a greater than expected increase in world economic activity or further increases in inflation, then the portfolio position will be re-appraised with the likely action that fixed rate funding will be drawn whilst interest rates were still relatively cheap;
- if it were felt that there was a significant risk of a sharp fall in long and short term rates, due to e.g. growth rates weakening, then long term borrowings will be postponed, and potential rescheduling from fixed rate funding into short term funding will be considered.

Appendix C

9.0 TEMPORARY INVESTMENTS STRATEGY**9.1 Investment Policy**

The Council will have regard to the ODPM's Guidance on Local Government Investments ("the Guidance") issued in March 2004 and CIPFA's Treasury Management in Public Services Code of Practice and Cross Sectoral Guidance Notes ("the CIPFA TM Code"). The Council's investment priorities are:

- (a) the security of capital; and
- (b) the liquidity of its investments.

The Council will also aim to achieve the optimum return on its investments commensurate with proper levels of security and liquidity.

The borrowing of monies purely to invest or on-lend and make a return is unlawful and this Council will not engage in such activity.

Investment instruments identified for use in the financial year are listed below under the 'Specified' and 'Non-Specified' Investments categories. Counterparty limits will be as set through the approved lending list.

Specified Investments:

(All such investments will be sterling denominated, with maturities up to maximum of 1 year, meeting the minimum 'high' rating criteria where applicable)

	Minimum 'High' Credit Criteria	Use
Debt Management Agency Deposit Facility	--	In-house
Term Deposits – UK Government	--	In-house
Term Deposits – Other LAs	--	In-house
Term Deposits – Banks and Building Societies	On Approved List	In-house

If forward deposits are to be made, the forward period plus the deal period should not exceed one year in aggregate.

Non-Specified Investments:

A maximum of 30% will be held in aggregate in non-specified investments for 2-3 years and 60% in 1 to 2 years.

	Minimum Credit Criteria	Use	Max % of Total Investments	Max. Maturity Period
Term deposits – UK government (with maturities in excess of 1 year)		In-house	30% 60%	2-3 years 1-2 years
Term deposits – other LAs (with maturities in excess of 1 year)		In-house	30% 50%	2-3 years 1-2 years
Term deposits – banks and building societies (with maturities in excess of 1 year)	On Approved List	In-house	30% 60%	2-3 years 1-2 years

The Council uses Moody's ratings to derive its criteria. Where a counterparty does not have a Moody's rating, the equivalent Fitch rating will be used. All credit ratings will be monitored on a regular basis. The Council is alerted to changes in credit ratings through its use of the Sector creditworthiness service. If a downgrade results in the counterparty/investment scheme no longer meeting the Council's minimum criteria, its further use as a new investment will be withdrawn immediately.

9.2 Investment Strategy

In-house funds: The Council's in-house managed funds have during the past twelve months been in the value range of £32.5m to £49.1m with a core balance of around £20m which is available for investment over a longer (say) 2-3 year period. Investments will accordingly be made with reference to the core balance and cash flow requirements and the outlook for short-term interest rates (i.e. rates for investments up to 12 months).

The Council already has investments that span the financial year e.g. longer-dated deposits including callable deposits, which were taken out at various peaks of the last rate cycles as shown below.

	Amount	Maturity	Rate
Chelsea BS	£2,500	22.07.07.	4.63
Stroud & Swindon BS	£2,500	23.07.07.	4.63
Northern Rock BS	£2,500	15.10.07.	5.33
Nationwide BS	£5,000	26.10.07.	5.30
Bristol & West BS	£2,500	05.12.07.	5.35
Nottingham BS	£2,000	21.01.08.	5.87
Chelsea BS	£2,500	22.01.08.	4.75
Newcastle BS	£2,500	05.06.08.	5.00
Northern Rock BS	£2,500	05.06.08.	5.13
Kent Reliance BS	£2,500	18.12.08.	5.53

It is unlikely therefore that further long dated investments will be undertaken until these investments mature.

Interest rate outlook: Sector is forecasting Bank Rate to peak at 5.5% in Q1 2007 before falling to 5.00% in Q4 2007 and then to trough at 4.75% in Q2 2008, remaining at that level before rising again to 5.00% in Q3 2009. Councils should, therefore, seek to lock in longer period investments at higher rates before this fall starts for some element of their investment portfolio which represents their core balances. For 2007/8 clients should budget for an investment return of 5.00%. The 'trigger points' will be kept under review and discussed with Sector so that investments can be made at the appropriate time.

The Council has identified 5.75% as an attractive trigger rate for 1-year lending and 5.65% for 2-3 year lending. The 'trigger points' will be kept under review and discussed with Sector so that investments can be made at the appropriate time.

For its cash flow generated balances, the Council will seek to utilise its business reserve accounts and short-dated deposits (1-3 months) in order to benefit from the compounding of interest.

End of year Investment Report

At the end of the financial year, the Council will report on its investment activity as part of its Annual Treasury Report.

Appendix D

INTEREST RATE FORECASTS 2007/8

The data below shows a variety of forecasts published by a number of institutions. The first three are individual forecasts including those of UBS and Capital Economics (an independent forecasting consultancy). The final one represents summarised figures drawn from the population of all major City banks and academic institutions.

The forecast within this strategy statement has been drawn from these diverse sources and officers' own views.

1. INDIVIDUAL FORECASTS**Sector interest rate forecast – 15.1.07.**

	Q/E1 2007	Q/E2 2007	Q/E3 2007	Q/E4 2007	Q/E1 2008	Q/E2 2008	Q/E3 2008	Q/E4 2008	Q/E1 2009	Q/E2 2009	Q/E3 2009	Q/E4 2009	Q/E1 2010	Q/E2 2010	Q/E3 2010
	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%
Bank Rate	5.50	5.50	5.25	5.00	5.00	4.75	4.75	4.75	4.75	4.75	5.00	5.00	5.00	5.00	5.00
5 yr Gilt Yield	5.25	5.25	5.00	4.75	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50
10 yr PWLB Rate	5.00	5.00	4.75	4.75	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50
25 yr PWLB Rate	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50
50 yr PWLB Rate	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25	4.25

Capital Economics interest rate forecast – 15.1.07.

	Q/E1 2007	Q/E2 2007	Q/E3 2007	Q/E4 2007	Q/E1 2008	Q/E2 2008	Q/E3 2008	Q/E4 2008
Base Rate	5.25%	5.50%	5.50%	5.25%	4.75%	4.50%	4.50%	4.50%
5 yr Gilt Yield	5.35%	5.05%	4.85%	4.65%	4.45%	4.55%	4.65%	4.75%
10 yr PWLB Rate	4.95%	4.75%	4.45%	4.45%	4.55%	4.65%	4.75%	4.85%
25 yr PWLB Rate	4.45%	4.35%	4.25%	4.25%	4.25%	4.35%	4.45%	4.55%
30 yr PWLB Rate	4.25%	4.15%	3.95%	4.05%	4.05%	4.15%	4.25%	4.35%
50 yr PWLB Rate	4.05%	3.95%	3.95%	4.05%	4.05%	4.15%	4.15%	4.25%

UBS Economic interest rate forecast (for quarter ends) - 12.2.07.

	Q/E1 2007	Q/E2 2007	Q/E3 2007	Q/E4 2007	Q/E1 2008	Q/E2 2008	Q/E3 2008	Q/E4 2008
Base Rate	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%
10 yr PWLB Rate	5.05%	5.00%	5.05%	5.15%	5.25%	5.25%	5.25%	5.30%
25 yr PWLB Rate	4.55%	4.55%	4.55%	4.70%	4.80%	4.85%	4.90%	5.00%
50 yr PWLB Rate	4.20%	4.25%	4.40%	4.40%	4.45%	4.50%	4.55%	4.65%

2. SURVEY OF ECONOMIC FORECASTS

HM Treasury – January 2007 (pre Bank Rate increase 15.1.07) summary of forecasts of 26 City and 14 academic analysts for Q4 2006 and 2007. (2008-2010 are as at November 2006 but are based on 18 forecasts)

	Bank Rate Actual	Quarter Ended		Annual Average Bank Rate		
		Q4 2006	Q4 2007	Average 2008	Average 2009	Average 2010
Indep. Forecasters BoE Base Rate	5.00%	4.96%	4.89%	4.86%	4.88%	4.85%
Highest Base Rate	5.00%	5.00%	6.00%	5.90%	5.60%	6.10%
Lowest Base Rate	5.00%	4.50%	4.00%	3.75%	4.00%	4.00%

Appendix E

INTEREST RATE MOVEMENTS DURING 2007/8

Date	Base Rate	7 Day Libid	1 Year	9-10 Year	20-25 Year	50 Year
	%	%	%	%	%	%
April 6, 2007	5.25	5.40	5.85	5.15	4.85	4.50
April 13, 2007	5.25	5.30	5.81	5.20	4.90	4.55
April 20, 2007	5.25	5.20	5.90	5.25	4.90	4.55
April 27, 2007	5.25	5.20	5.92	5.25	4.95	4.60
May 4, 2007	5.25	5.20	5.97	5.30	4.95	4.65
May 11, 2007	5.50	5.50	5.95	5.25	4.95	4.60
May 18, 2007	5.50	5.50	5.99	5.30	4.95	4.60
May 25, 2007	5.50	5.50	6.10	5.35	5.00	4.60
June 1, 2007	5.50	5.50	6.12	5.40	5.00	4.65
June 8, 2007	5.50	5.50	6.13	5.50	5.15	4.75
June 15, 2007	5.50	5.50	6.16	5.65	5.25	4.85
June 22, 2007	5.50	5.50	6.26	5.70	5.25	4.85
June 29, 2007	5.50	5.80	6.28	5.60	5.20	4.80
July 6, 2007	5.75	5.80	6.32	5.70	5.25	4.85
July 13, 2007	5.75	5.80	6.30	5.65	5.20	4.80
July 20, 2007	5.75	5.80	6.32	5.60	5.15	4.75
July 27, 2007	5.75	5.78	6.23	5.40	5.00	4.60
August 3, 2007	5.75	5.80	6.26	5.40	5.00	4.60
August 10, 2007	5.75	6.09	6.35	5.45	5.05	4.65
August 17, 2007	5.75	6.15	6.40	5.30	4.95	4.55
August 24, 2007	5.75	5.85	6.45	5.25	4.90	4.55
August 31, 2007	5.75	6.10	6.45	5.20	4.85	4.55
September 7, 2007	5.75	5.95	6.64	5.15	4.85	4.55
September 14, 2007	5.75	5.85	6.45	5.10	4.85	4.60
September 21, 2007	5.75	5.70	6.10	5.20	4.95	4.70
September 28, 2007	5.75	5.90	6.10	5.20	5.00	4.75
October 5, 2007	5.75	5.78	6.00	5.10	4.90	4.65
October 12, 2007	5.75	5.65	6.14	5.20	4.90	4.65
October 19, 2007	5.75	5.65	6.50	5.15	4.90	4.70
October 26, 2007	5.75	5.66	6.05	5.00	4.80	4.60
November 2, 2007	5.75	5.66	6.07	5.05	4.74	4.58
November 9, 2007	5.75	5.66	6.00	4.92	4.68	4.55
November 16, 2007	5.75	5.66	5.90	4.82	4.62	4.51
November 23, 2007	5.75	5.66	6.00	4.68	4.53	4.49
November 30, 2007	5.75	5.67	6.00	4.73	4.60	4.55
December 7, 2007	5.50	5.66	5.95	4.72	4.59	4.54
December 14, 2007	5.50	5.67	5.90	4.93	4.72	4.61
December 21, 2007	5.50	5.66	5.75	4.75	4.58	4.48
December 28, 2007	5.50	5.66	5.70	4.79	4.63	4.54

January 4, 2008	5.50	5.66	5.50	4.62	4.50	4.42
January 11, 2008	5.50	5.66	5.35	4.56	4.49	4.46
January 18, 2008	5.50	5.65	5.34	4.57	4.49	4.45
January 25, 2008	5.50	5.65	5.20	4.69	4.60	4.56
February 1, 2008	5.50	5.64	5.29	4.63	4.53	4.45
February 8, 2008	5.25	5.63	5.28	4.59	4.54	4.47
February 15, 2008	5.25	5.63	5.40	4.79	4.73	4.62
February 22, 2008	5.25	5.62	5.48	4.84	4.75	4.58
February 29, 2008	5.25	5.61	5.52	4.76	4.70	4.54
March 7, 2008	5.25	5.60	5.55	4.56	4.56	4.44
March 14, 2008	5.25	5.59	5.65	4.53	4.58	4.45
March 21, 2008	5.25	5.59	5.75	4.47	4.58	4.43
March 28, 2008	5.25	5.59	5.80	4.56	4.64	4.42

Maximum	5.75	6.15	6.64	5.70	5.25	4.85
Minimum	5.25	5.20	5.20	4.47	4.49	4.42
Spread	0.50	0.95	1.44	1.23	0.76	0.43
Average	5.54	5.65	5.96	5.07	4.83	4.59

Appendix F

PRUENTIAL INDICATORS FOR 2007/08

The following prudential indicators were set for the purposes of an integrated treasury management strategy.

No.	Prudential Indicator	2007/08 £	2008/09 £	2009/10 £
	(1) Extract from Budget			
3	Affordable Borrowing Increase in Council Tax B7 (Band D, per annum)	3.42	2.78	0.17
7	Capital Financing Requirement (as at 31 March) Non-HRA	£m 54.407	£m 64.181	£m 72.048

No.	Prudential Indicator	2007/08 £m	2008/09 £m	2009/10 £m
	(2) Treasury Management Prudential Indicators			
9	Authorised Limit for External Debt			
	Borrowing	55.06	65.43	74.93
	Other Long Term Liabilities	0.00	0.00	0.00
	TOTAL	55.06	65.43	74.93
10	Operational Boundary for External Debt			
	Borrowing	50.06	60.43	69.93
	Other Long Term Liabilities	0.00	0.00	0.00
	TOTAL	50.06	60.43	69.93
12	Upper Limit for Fixed Interest Rate Exposure Expressed as Net Principal re Fixed Borrowing/ Investments	37.54 (75%)	45.32 (75%)	52.44 (75%)
13	Upper Limit for Variable Rate Exposure Expressed as Net Principal re Variable Borrowing/ Investments Net Interest re Variable Rate Borrowing/ Investments	37.54 (75%)	45.32 (75%)	52.44 (75%)
14	Maturity Structure of New Fixed Rate Borrowing during 2006/07		Upper	Lower
	Under 12 months		50	0
	12 months and within 24 months		75	0
	24 months and within 5 years		50	0
	5 years and within 10 years		50	0
	10 years and above		75	0

No.	Prudential Indicator	2007/08		2008/09		2009/10	
		£m	%	£m	%	£m	%
15	Upper Limit for Total Principal Sums invested for over						
	Up to 1 year (per maturity date)	39.41	100	31.68	100	21.90	100
	Up to 2 years (per maturity date)	23.64	60	19.01	60	13.14	60
	2 Years+ (per maturity date)	21.90	30	13.14	30	6.57	30

REPORT TO: Executive Board Sub-Committee

DATE: 11th September 2008

REPORTING OFFICER: Strategic Director Health and Community

SUBJECT: Retrospective approval for the award of contract for the provision of services at Grangeway Court.

1.0 PURPOSE OF REPORT

1.1 To inform members of the outcome of the open tender process carried out to secure the provision of services for homeless families at Grangeway Court and to request retrospective approval be given to award the contract for the provision of services for homeless families at Grangeway Court.

2.0 RECOMMENDED THAT:

- (i) **Subsequent to consultation, retrospective approval is given for the award of the contract for the provision of services for homeless families at Grangeway Court to the contractor Arena Options Ltd, in the sum of £1,061,559 for a 5 year contract; and that in light of the exceptional circumstances detailed below, for the purpose of standing order 1.6, procurement orders 3.1 – 3.7 and 3.10 be waived on this occasion, as compliance with the tendering requirements of standing orders is not practicable for reasons of urgency, in that, delaying the award of contract would not leave sufficient time for the new provider to be operational before the existing provider ends the service on 1st October 2008 and the potential closure of this service would place vulnerable homeless families at risk of loss of service and would result in the Council having to forgo a clear financial benefit and bearing in mind that if Grangeway Court closed, the Council, in order to fulfil its statutory duty, would have to place families in more costly bed and breakfast accommodation.**
- ii) **In conjunction with the Portfolio Holder, Community the Operational Director Health and Partnerships be authorised to take such retrospective and future action as is necessary to implement the recommendation set out above.**

3.0 SUPPORTING INFORMATION

3.1 From 1st October 2008 Halton Housing Trust (HHT) will no longer deliver homeless services in Halton, this includes the provision of services at Grangeway Court hostel for homeless families.

3.2 As the Council has a Statutory duty under the Housing Act 1996 Part

VII (as amended by the Homelessness Act 2002) to provide temporary accommodation to homeless families, Executive Board gave approval in April 2008, to obtain a new service provider through an open tender process by September 2008.

- 3.3 Expressions of interest were invited through adverts in the following publications:
- The Guardian newspaper
 - Inside Housing magazine
 - Halton Borough Council website
 - Supporting People Knowledge website
 - Supply2 Gov website
- 3.4 25 provider organisations expressed an interest and were sent a pre-qualification questionnaire and an Invitation to Tender document for completion by the 28th July 2008. 6 tenders were submitted, out of which one was eliminated at stage 2.
- 3.5 Accepted tender prices ranged from the lowest at £940,942 up to the highest at £1,312,852. The tenders were evaluated on price and quality and the outcome of the evaluation is attached as appendix 1. The evaluation shows that whilst Arena options Ltd did not submit the lowest tender, their hourly rate for support to clients was lower than that submitted by the lowest tenderer. As the evaluation of cost was based on the tender price and the hourly rate, two organisations were scored equally on cost. However, 60% of the evaluation was based on quality and Arena Options Ltd scored higher on quality and therefore represents the most economically advantageous tender.
- 3.6 This report seeks retrospective approval for the waiver of standing order 1.6, procurement orders 3.1 – 3.7 and 3.10, as compliance with standing orders is not practicable for reasons of urgency in that delaying award of the contract would not leave sufficient time for the new provider to be operational before the existing provider ends the service on 1st October 2008. Homeless families placed at Grangeway Court are amongst the most vulnerable members of our community and failure to act in a timely manner would increase the risk of a temporary loss of service to this vulnerable group. In this event, as the Council has a duty to accommodate (as referenced in 3.2 of this report) the Council would be liable for increased costs to secure alternative bed and breakfast accommodation.
- 3.7 The final stage of the open tender process was completed on 5th August 2008 and following consultation, this report seeks retrospective approval for the Operational Director, Health and Partnerships in conjunction with the Portfolio Holder, Community to award the contract to Arena Options Ltd.
- 3.8 Timely award of the contract has maximised the time available to the

new provider to commence preparations for the transfer of operations such as the TUPE transfer of existing staff, the recruitment to vacant posts and the establishment of operational policies and procedures, all of which are essential to ensure that a quality service in operation that enables the Council to fulfil its statutory duty by 1st October 2008.

4.0 Business case for the Homeless Service at Grangeway Court

4.1 Value for money

Value for money of the tender was evaluated on cost and quality.

Appendix 1 to this report shows that whilst Arena Options Ltd did not submit the lowest tender price, their hourly rate for support to clients was lower than that submitted by the lowest tenderer. In addition Arena Options Ltd tender will provide more hours of direct support for vulnerable people.

However, Arena Options Ltd scored significantly higher on quality that included an evaluation of a track record delivering this type of service, competency in operational planning and delivering positive outcomes for service users. Judgements were made based on a combination of written submissions and verbal presentations.

When compared to the existing contract value for services at Grangeway Court, the tendered price submitted by Arena Options Ltd is competitive. However, the new service offers added value through the provision of an additional 39hrs per week direct support to service users. The additional hours proposed by Arena Options Ltd means that a support worker will now be on site at Grangeway Court on a 24-hour basis, 7days per week.

4.2 Transparency

In order to ensure transparency it is proposed the services will continue to submit performance reports to the Supporting People Team, the Statutory Homelessness Team and to Communities and Local Government.

This service will be closely monitored by the Supporting People Team against set standards within the specification for this service.

In addition, within the new Supporting People contract there are clauses that reference Freedom of Information Act, Data Protection, Equality & Diversity and Confidentiality, which ensure that Providers are obligated to work within the correct procedures.

4.3 Propriety

The process for the award of this contract, subject to the approval of

this Committee, complies with Halton Borough Council's standing orders in relation to procurement. The contract is liable to termination if any instances of corruption by this organisation or its staff members occur ensuring compliance with anti corruption practices.

Additionally if the service fails to meet the performance standards and targets set to the satisfaction of the Council, then the Council will have the option to terminate the contract, giving 3 months notice.

4.4 **Accountability**

The Operational Director, Health & Partnerships awarding the Contract has overall responsibility for this contract.

All Supporting People services in Halton are currently subject to scrutiny by the Urban Renewal Policy and Performance Board.

In common with other contracts this process will be open to both internal and external audit.

4.5 **Position of the contract under the Public Contracts Regulations 2006**

This is a part B exempt service under the Public Contracts Regulations 2006, and it means that there is no need to advertise in the OJEU although when the contract is awarded we have to give notice to OJEU of the award of contract within a specific period of time (48 days).

Expressions of interest for this contract were invited through public advertisements as identified in section 3.3 of this report.

5.0 **POLICY ISSUES**

5.1 Failure to make an award of contract to Arena Options Ltd could cause significant disruption to the statutory homeless service within Halton.

Continuity of this service is essential, and the timely award of this contract will ensure that Grangeway Court is fully operational on the specified date of October 1st 2008.

6.0 **FINANCIAL IMPLICATIONS**

6.1

Provider	Proposed costs over 5 yr period	Proposed hourly rate
Arena Options Ltd	£1,061,559	£16.82

The cost of the new contract value can be met within existing budgets.

7.0 RISK ANALYSIS

- 7.1 Financial risk is minimised by awarding the contract within confirmed budgets.
- 7.2 Halton Borough Council's Internal Audit Section have carried out a financial assessment on Arena Housing Group Ltd, the group includes Arena Options Ltd and have confirmed that they are a financially viable organisation.
- 7.3 By undertaking a comprehensive evaluation of the tenders, risks to the Council have been minimised by recommending the tender be awarded to a high quality provider with a proven track record in this area of work.

8.0 EQUALITY AND DIVERSITY ISSUES

- 8.1 The service Provider has substantial Equality & Diversity Policies & Procedures in place to ensure that all service users accessing this service will be treated equally.

The Supporting People Contract has a number of clauses that require the Service Provider to incorporate Equality & Diversity within all aspects of training, employment & policy.

9.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

- 9.1 None.

APPENDIX 1

STAGE 1ST & 2ND STAGE OF THE TENDER PROCESS

Organisati on	Price 40% marks	Implementation plan 30% marks	Outcomes 10% marks	Questions 20% marks	Total Score %	Rank
Adullam	Disqualified					
Arena	32% marks	26%	8%	16%	82%	1st
Calico	12% marks	14%	5%	8.3%	39.3%	5th
CIC	24% marks	17.5%	5%	8.3%	54.80%	4th
Nacro	20% marks	15.3%	5%	16%	56.5%	3rd
People First	32% marks	24.5%	10%	13.8%	79.3%	2nd

THIRD & FINAL STAGE OF THE TENDER PROCESS

Organisati on	Presentation 40% marks	Questions 30% marks	Scenarios 30% marks	Total Score %	Rank
Arena	31	21	22	74	1st
People First	15	14	16	45	2nd