



Hallwood Park & Palace Fields Regeneration



**Your Consultation
Document**

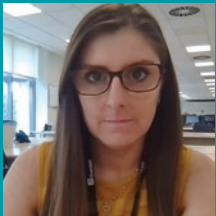
*Revitalising your
neighbourhood*

Your Regeneration Team

To ensure Riverside design and deliver the best regeneration for your area, we have a team of people who are supporting on the project. You will see these people out and about in the area and at consultation events over the coming years, so please say hi when you do and feel free to ask them questions about the regeneration



Leonie Parkes
Regeneration Engagement Officer



Hannah Fleming
Regeneration Manager



Nick Jones
Director of Development and Regeneration

Contact Your Riverside team:

Email: hp.pf.enquiry@riverside.org.uk

Phone: 0345 111 0000

Online: www.riverside.org.uk/haltonlea

To learn more about the roles of each person for the regeneration, please visit the website.



CONTENTS

Introduction	4
Consultation Update	5
Your Hallwood Park	6 – 7
Your Halton Lea Local Centre	8 – 11
The Uplands, Palace Fields	2 – 15
Your Projects At A Glance	16
Selective Demolition	17
Your Questions Answered	18
Drop-In Events To Discuss Your Projects	19

Welcome from Carol Matthews

Revitalising Your Neighbourhood

Hello,

Riverside have been working with the residents of Hallwood Park and Palace Fields to develop proposals that we believe will improve the quality of housing and help create a stronger community that everyone can be proud to be part of.

We have now reached an important milestone in the regeneration of your neighbourhood, where we are able to share more details of the projects we believe will successfully transform the area. We are also informing some residents that their home is in a key location that is essential to support the regeneration.

Regeneration on the scale required here means that we need to purchase some properties for demolition and replacement elsewhere to deliver the full outcomes. Our consultation with residents this summer will provide everyone with a chance to put forward their views and have any questions or concerns answered. We are expecting lots of questions as we know change on this scale can cause concern, which is why we have a team of people including Housing Officers and a Regeneration Team to support you on this journey.

Our aim is to regenerate your community to create a neighbourhood with high quality homes that you will want to live in for many years to come, a place where you can build new and lasting memories. We want to create new homes that are fit for the future, provide safety and security, are spacious and are more energy efficient.

Tackling anti-social behaviour in the neighbourhood is also at the forefront of our thinking. We aim to tackle this through partnership working and lowering crime by removing crime hotspot areas, such as the subway by the local centre.

One of the significant changes we want to deliver is making it easier and safer to move about within and between the neighbourhoods, enhance the landscaping

and environment and create community spaces that all can enjoy.

We remain committed to talking and listening to you throughout this process. Your views and opinions to date have been vital to creating the plans and designs and we are extremely grateful for your continued interest and enthusiasm.

Please take some time to study your consultation pack of information and refer to your letter for further information on how to get involved in this stage of the consultation.

Thank you,

Carol Matthews

Carol Matthews

Riverside Group
Chief Executive



People at our heart



Places to thrive



Homes fit for the future

Consultation Update: Your Projects

Thank you to everyone that has spoken to us so far about the changes you would like to see happen in your neighbourhood. We appreciate the time people have spent filling in surveys, attending the in person events, contacting us by e-mail and through our facebook group.

We have taken all the information since we started exploring the regeneration, an amazing 3 years of discussion and can confirm you have asked for the below projects to revitalise your neighbourhood.



“Better Housing Choices and Local Centre”

- Demolishing The Knoll flats and replacing with something else.
- Better housing choices across Halton Lea for families, individuals, veterans and older people.
- Bringing the Tricorn land to life.
- Creating a new local centre that is the centre of the community.

“A Safe Community”

- Tackling safety issues across the housing estate.

“Better and Safe Travel”

- Closing the subways and replacing with safe pedestrian crossings.
- Enhancing existing walking and cycling routes and delivering new routes.
- New signage to support travel across the neighbourhoods.



“Community Activities”

- Delivering community projects to support residents into education, training and employment.
- Improving the community projects to deliver community cohesion.

“Climate Change Responsibility”

- Focusing on climate change across the projects.
- Improvements to the environment including Palace Fields Moat and Woodland.



Your Hallwood Park

During our consultation, you told us you like the homes in Hallwood Park and don't feel these need to substantially change. You said you would like to see some other changes and projects in Hallwood Park as part of the regeneration over the next 8 years.

So far you have told us:

- Fly tipping and littering is an issue.
- You would like better walking routes to shopping city and the local centre shops in Palace Fields.
- The landscaping and environment could be improved.
- You would like to see community safety projects.
- Dog fouling is causing a blight in your area.
- You would like to see more community projects to bring the neighbourhoods of Hallwood Park and Palace Fields together.
- You would like more support for people looking to access education, training and employment.



Let's Design These Projects Together

We want to start designing these projects with you and to see if there are any more you think have been missed.

Come and talk to us:

Where: Grassed Area, Plaistow Close

When: Monday 3rd October 1pm-3pm

Wednesday 12th October 3pm-6pm

Where: Outside Hallwood Park School

When: Wednesday 5th October 10am-1pm

Friday 14th October 2pm-5pm



Could you be a Hallwood Park Regeneration Volunteer?

Are you enthusiastic about:

- Gardening and green space?
- Starting an activity or group in the neighbourhood?
- Helping spread the word about the regeneration?
- Connecting with your local community?

Get in touch with Leonie, your
Regeneration Engagement Officer at
hp.pf.enquiry@riverside.org.uk
to discuss how you could get involved.

Your Halton Lea Local Centre - Now

You told us your existing local centre has the following challenges you would like to see improved...



Local centre

1. Poor public realm - this is the space between the buildings e.g. paths, roads, grass verges etc
2. Poor placemaking outside houses
3. Crime hotspot in the subway
4. Crime hotspot around the Moat
5. Tricorn buildings are causing crime and blight
6. Tricorn garden area is a visual mess
7. Safety of Tricorn buildings a concern
8. Landscaping around the Moat is poor
9. The water in the Moat needs clearing out
10. Fly tipping area
11. Car parking issues
12. Fly tipping area
13. Poor outside space by shops
14. Shops don't feel safe when visiting alone or in the dark
15. Service area of the shops very poor
16. Travel routes to shopping city poor
17. Vehicle movement issues
18. Reoccurring repairs issues
19. Movement issues at the turning circle of Lapwing
20. Community safety issues around empty buildings
21. Safety issue crossing busway

Your Halton Lea Local Centre – Vision



Is there anything that has been missed?

If so turn to page 19 to get involved and have your say.



How do we achieve your new Local Centre together?

Demolish Bethesda church and replace with a more community focused church facility

“Have older persons housing close to the shops” by building a new extra care scheme

“Close the subway” by filling it in and closing it off from access

Move the shops to the ground floor of the extra care so we can close the subway to **“stop anti-social behaviour and crime”** in this area

Deliver open spaces that are overlooked by occupied buildings to stop the feeling of being unsafe in certain parts of the local centre

Deliver projects to **“stop people fly tipping”**

Have a safe pedestrian crossing over the busway, instead of the subway

Have the community facilities in the local centre

“Have more walking and cycling friendly travel routes”

Review the pathways and travel routes to ensure they are suitable for wheelchair users

Deliver a woodland project so **“the space is used more”**

Demolish the non-listed buildings on the Tricorn

Improving street lighting to make sure areas feel safe

“Have veterans housing by the community facilities”

Refurbish the listed tricorn buildings and **“fix the garden area so people can use it”**

“Have more community groups and activities indoors and outdoors”

Be energy conscious across the regeneration

What your new Local Centre could look like



An example of safe travel routes with shared surfaces in a local centre, this is in Fishergate.



An example of a listed building being brought back in to use, this is Salford Town Hall.



Here is what stables converted into housing could look like. This is a private development at Oak Farm.



This is an artist's impression of what the moat area could look like with safe travel routes and a focus on biodiversity.



An example of an Extra Care scheme, Joseph William Mews.



An artist's impression of an extra care scheme with shop and community space, that utilises shared surfaces.

The Uplands, Palace Fields – Now

You told us The Uplands has the following challenges you would like to see improved...



Uplands

1. Crime hotspot - Knoll / Shopping City subway
2. Crime hotspot - Knoll / NHS subway
3. House entrance is also an alleyway
4. Parking issues
5. No pavement
6. Confusing housing numbers
7. Town Park is not open or visible
8. No safe crossing to the woodland
9. Unused green space
10. Pavements are the same as road
11. Poor placemaking
12. Poor public realm - this is the space between the buildings e.g. paths, roads, grass verges etc.
13. Safety issue crossing busway
14. Bungalows that are not level access
15. Poor walking and cycling connection to shopping city
16. Poor travel routes to the local centre
17. Too many flats in one location
18. Gable ends of houses causing anti-social behaviour
19. Some trees but no green in keeping with the wider area
20. Confusing pathways and routes for travel
21. Flooding issues when heavy rainfall

The Uplands, Palace Fields – Vision



How do we achieve your new Uplands area together?

“Less confusing layout of house numbers (way-finding)”

Opening up the connection to Town Park

Selective demolition of some homes to enable the vision to be delivered

Homes for sale

“Improving street lighting to make sure areas feel safe”

A green corridor through the Uplands connecting the busway to town park

“Close the subways to stop crime in these areas”

Homes for affordable rent (with Riverside)

More family housing available

Entrances to town park opened up and improved

Closing crime hotspot subways and replacing with safe pedestrian crossings

“Building better homes” that are fit for the future

Building on the cycle paths Halton Borough Council are delivering on the busway to make access to these easier from The Uplands

Improve travel routes to the new local centre so people can access the community facilities easier and safer

“I don’t like the uneven pavements around the estate” Improved place-making (what you see outside your front door – pavement, trees, grass)

Delivering energy improvements to stock that is not demolished and re-built (both Riverside and private, if people want to join in)

Better signage across the area to help way-finding (getting from one place to another). Options to get onto the property ladder e.g. shared ownership

“Apartments spread out across the area”

Be energy conscious across the regeneration

What your new Uplands could look like



An example of clear directional signage to help people navigate.



Artist's impression of a lineal park to promote safe travel and active travel for pedestrians.



An artists impression of homes for the future that will help people on to the property ladder and be more fit to provide family housing.



An example of a bright and spacious home for a family, designed by DK-A.



An example of Family homes fit for the future in Warburton Hey, Rainhill, a project from DK-A and Torus Housing Association.



An example of new homes integrated with flats to spread the type of housing across an area, image from Warburton Hey a project from DK-A and Torus Housing Association.

Your Projects At A Glance



Hallwood Park

What: Community and people based projects and activities, landscaping and environment improvements, travel improvements to connect to Palace Fields and the wider area alongside community safety projects.

Why: To create a stronger, more resilient, safer community that brings Hallwood Park and Palace Fields together.

When: Some projects have already started or been completed with more to come across the regeneration programme from now to approximately 2030.



Local Centre

What: Re-designing the local centre to provide the right community space, facilities and services for residents, with clear and safe travel routes.

Why: To create a local centre to the communities of Halton Lea bringing them together to create a strong, safe and resilient community for the future.

When: As the first phase of the regeneration this would start once planning permission has been approved. This could be late in 2023, depending on this stage of consultation and the timescales for planning applications.



The Uplands

What: Selective demolition of some housing to make way for better housing, of different types and tenures (rent, sale, shared ownership). Significant place-making and travel improvements alongside community and people based projects and safety initiatives.

Why: To improve the housing offer, providing greater housing choice to residents accompanied with significant place-making activities to improve the area as a place to live. Combined with supporting residents to create a stronger, more resilient community.

When: Likely to start as the regeneration of the local centre area is nearing completion, so approximately from 2025.

Please note:

The timescales are all dependent on the outcomes of this stage of engagement with residents and the community so are indicative at this stage to give you an idea of our current thinking.

Selective Demolition

Demolition can sound scary, however we want you to know that we are here to support you during the regeneration. Whether your home is identified for demolition or not, we know that change can impact people in different ways and we have a team of people to support you. You can find more information on page 2. We have also answered some questions you might have on demolition below.

“Why can’t Riverside just improve the gardening and outdoor maintenance services? Surely this would be enough to make the area feel better?”

Increasing these services would mean we are just continuing to do quick fixes on things which need to have a big change to make a big improvement for the area. It also wouldn’t solve the issues of crime hotspots, poor travel routes, lots of space that feels isolated and dark or anti-social behaviour areas.

“Can Riverside just improve the quality of the existing housing rather than demolishing homes?”

This would not solve the challenges of where the housing is, the type of housing and the safety issues which come from the current housing locations.

Homes such as:

- bungalows that are targeted at older residents and those with limited movement being furthest from shops and services;
- the Knoll flats all being located in the same area;
- no opportunities for residents to get onto the property ladder or to build more family homes; and
- not solving safety issues.

“Why can’t Riverside find land to build the new homes and leave the existing homes?”

Available land for housing around The Uplands and the Local Centre has been explored and is limited so we need to look at the existing homes to achieve the change needed. The building of additional homes would still leave the challenges identified in this document for existing homes.

“Will my home be demolished?”

In this pack of documents you have received a letter, which will tell you if your home has been identified for potential demolition. If so, the Regeneration Team will meet with you to discuss your views on this and your future housing need. These discussions will provide us with the next level of information we need to develop the draft plans for each project, which we can share with you in the coming months.



Your Questions Answered

What does regeneration look like?

Each regeneration programme is unique and different factors make them so. They include making improvements to houses, buildings, shops, community space, landscape, transport links and community projects. They all have the aim to improve an area for those that live there now and for those that will live there in the future.

Riverside has been involved in regeneration for many years. One of our recent projects not far from Runcorn was Lee Valley in Liverpool where we built new high quality housing and worked hard to turn swathes of poorly designed greenspace into spaces residents of all ages can use.

Before we were called Riverside, when we were Merseyside Improved Homes, many of you will remember the regeneration of Southgate into Hallwood Park. Riverside are also delivering regeneration schemes in London where we have a number of homes.

How long does regeneration take?

Each project is different depending on the size, location and changes needed. For this regeneration so far we have undertaken 3 years of engagement and planning to ensure the schemes we share in the coming months are achievable.

We expect it will take 7 or 8 years of on the ground delivery to implement the changes needed. We anticipate the delivery would start in the local centre area, which would then move over to The Uplands at a later stage.

This is a similar timeframe to the Castlefield's regeneration, which lasted for over a decade, starting in 2002 and finishing in 2016.

Once building work starts will there still be engagement?

Yes, the Regeneration Team will support you through the delivery of the regeneration and beyond, ensuring the community are settling into the new neighbourhood. We won't be able to successfully regenerate your community without your involvement.

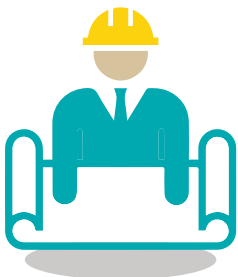
Also, even after the final masterplan has been submitted for planning submission, it does not mean the plans won't change. As the community grows and naturally changes the plans will adapt and change in small ways to still align with the community's wants and needs. We will continue to run drop-in sessions and work with the community as we go to look at those finer details. We also want you to join us in developing community projects that will have a great impact on individual residents and households.



Drop-in Events To Discuss Your Projects

These drop-in sessions are available for anyone to attend. Whilst some households have received a letter asking for a chat about your home you may also have questions about changes across the wider neighbourhood. For those, and all other residents you can get involved by popping along to one of the below sessions.

Riverside want you to get to know the project team that will be supporting your regeneration so at each event we will have a spotlight on one part of the team. There will even be interactive activities to join in



Meet The Architects

20th September 1 pm – 3 pm
Bethesda Church, Lapwing Grove

In Attendance:

- DK-Architects
- Riverside Regeneration Team
- Compendium Living



Meet Riverside Regeneration team

27th September 3 pm – 6 pm
Bethesda Church, Lapwing Grove

In attendance:

- DK-Architects
- Riverside Regeneration Team
- Compendium Living



Meet Your Builder

24th September 1 pm – 4 pm
Palace Fields Community Centre, The Uplands

In attendance:

- DK-Architects
- Riverside Regeneration Team
- Compendium Living



Meet the Team

30th September 3 pm – 5 pm
Palace Fields Community Centre, The Uplands

In attendance:

- DK-Architects
- Housing officers
- Riverside Regeneration Team

Can't attend the specialist drop in for who you wanted to talk to?

Don't worry, just check the attendance list, and attend one of the events that your chosen representative is at and they will be able to answer your questions, or contact us via the methods on page 2. There will also be more of the specialist drop ins in the future as well.

If you require this document in another format or language, please contact hp.pf.enquiry@riverside.org.uk or call **0345 111 0000**.



Transforming **lives**
Revitalising **neighbourhoods**

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