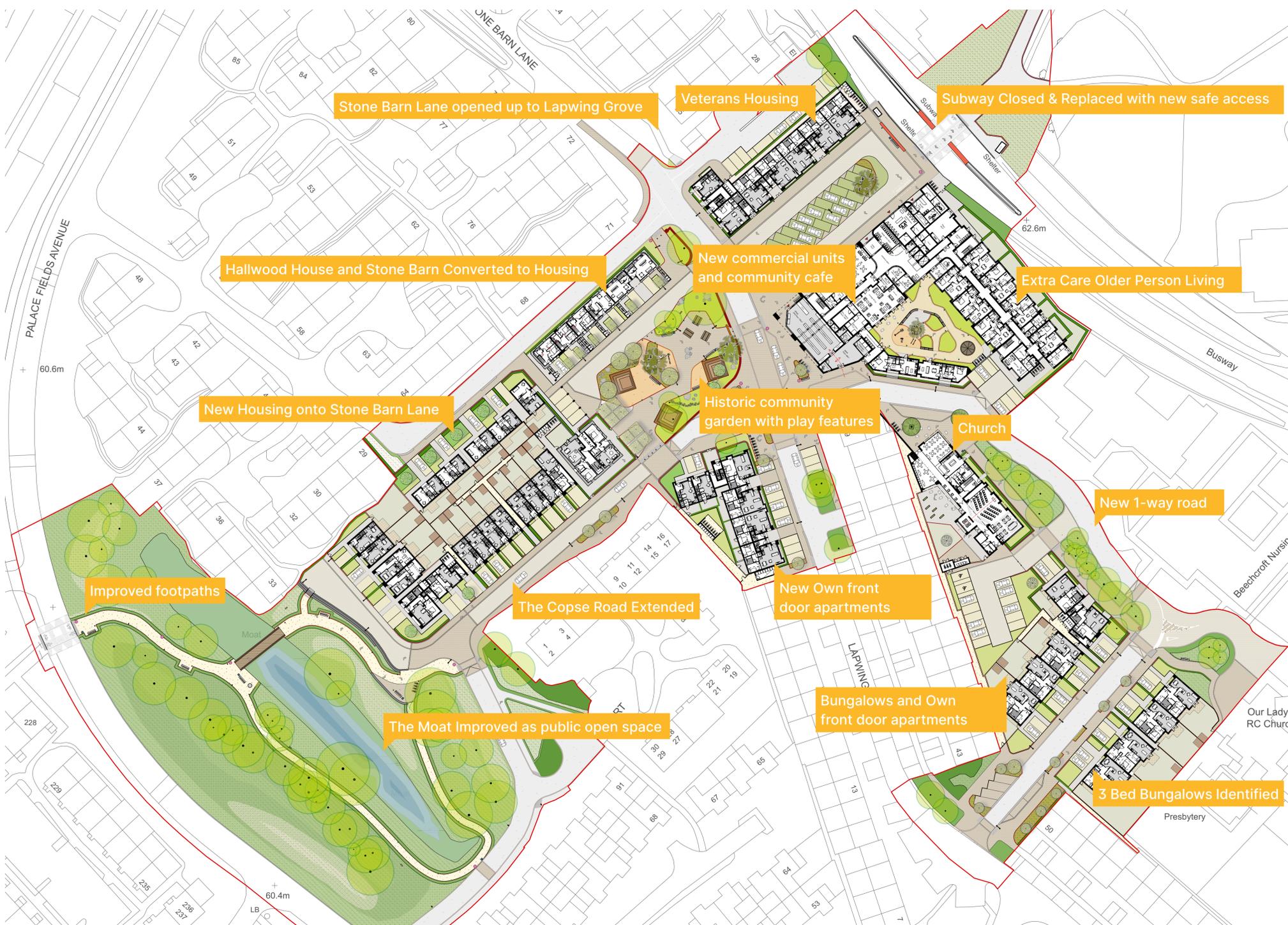




A Vision for Halton Lea Local Centre



Safer landscaped sustainable routes and improved connections across and beyond the Local Centre



New public open space community garden and play-space as a spectacular centre-piece in the Local Centre

New local shops and community facilities with improved accessibility, visibility, flexibility and servicing



The Moat upgraded with new landscaping and new pedestrian & cycle paths that provide improved access

The Tricorn converted to provide a long term sustainable use for the historic buildings

A diverse housing mix to support community of apartments, bungalows, houses, older person and veteran's housing



Riverside

Revitalising Neighbourhoods

A Vision for Halton Lea Local Centre

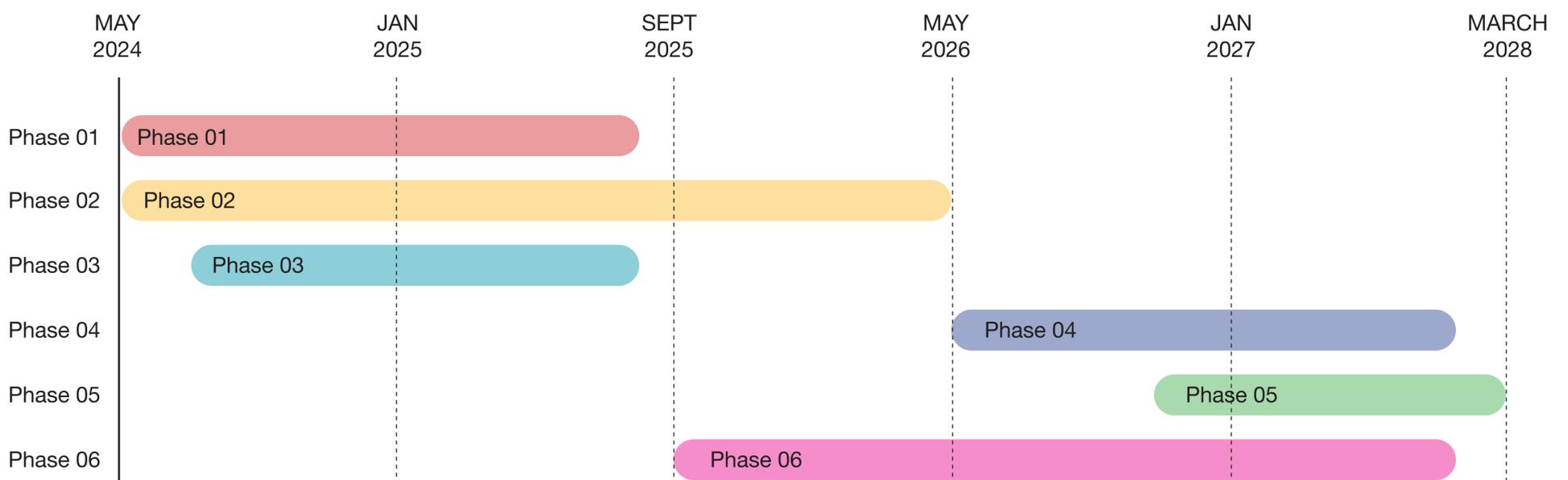


A Considerate Phased Approach

134 new homes, new church, new commercial units and improved landscape and connectivity



<p>Phase 01 Lapwing Homes & Bethesda Church</p> <p>Church & 11 homes</p>	<p>Phase 02 Extra Care, Busway & Moat improvements</p> <p>65 Extra-care homes Commercial units</p>	<p>Phase 03 Lapwing Apartments</p> <p>11 new homes</p>	<p>Phase 04 Veterans Housing</p> <p>15 Veteran homes</p>	<p>Phase 05 Tricorn New Homes</p> <p>22 homes</p>	<p>Phase 06 Tricorn Conversion</p> <p>10 homes</p>
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Phase 01 : Lapwing Homes and Bethesda Church

with new landscape and street connections



New Bethesda Church

11 new Homes (comprising)

4no 1Bedroom 2Person
Own-Front-Door
Apartments

2no 3Bedroom 4Person
Bungalows

5no 2Bedroom 3Person
Bungalows

and

New Road Connections
to Lapwing Grove





Riverside

Revitalising Neighbourhoods

Phase 01 : Lapwing Homes and Bethesda Church

Pre-commencement : October 2023 to November 2023



Planning Permission for Local Centre granted 21.09.2023

Construction information progressed by Riverside's consultant team

Pre-commencement planning conditions being progressed for submission

Additional survey works required for construction being progressed

Lovell preparing construction health and safety plan



Phase 01 : Lapwing Homes and Bethesda Church

Stage 01 : November 2023 to January 2024



- 01 Herras fencing erected around Tricorn to secure building and grounds
- 02 Site area cleared to create working area for demolition of 44 to 49 Lapwing Grove
- 03 Site area cleared to create working area for demolition of 1 to 3 Local Centre
- 04 Careful demolition of 44 to 49 Lapwing Grove and creation of new gable end
- 05 Careful demolition of 1 to 3 Local Centre and creation of new gable end



Phase 01 : Lapwing Homes and Bethesda Church

Stage 02 : February 2024 to April 2024



- 06 Existing drain diverted from green space into new road layout
- 07 New road layout formed up to base course to realign Lapwing Grove
- 08 New road layout formed up to base course to connect roundabout to Lapwing
- 09 Solid hoarding around area identified for the temporary Bethesda Church building
- 10 Potential demolition of later extensions to Tricorn (subject to heritage approval)



Phase 01 : Lapwing Homes and Bethesda Church

Stage 03 : May 2024 to July 2024

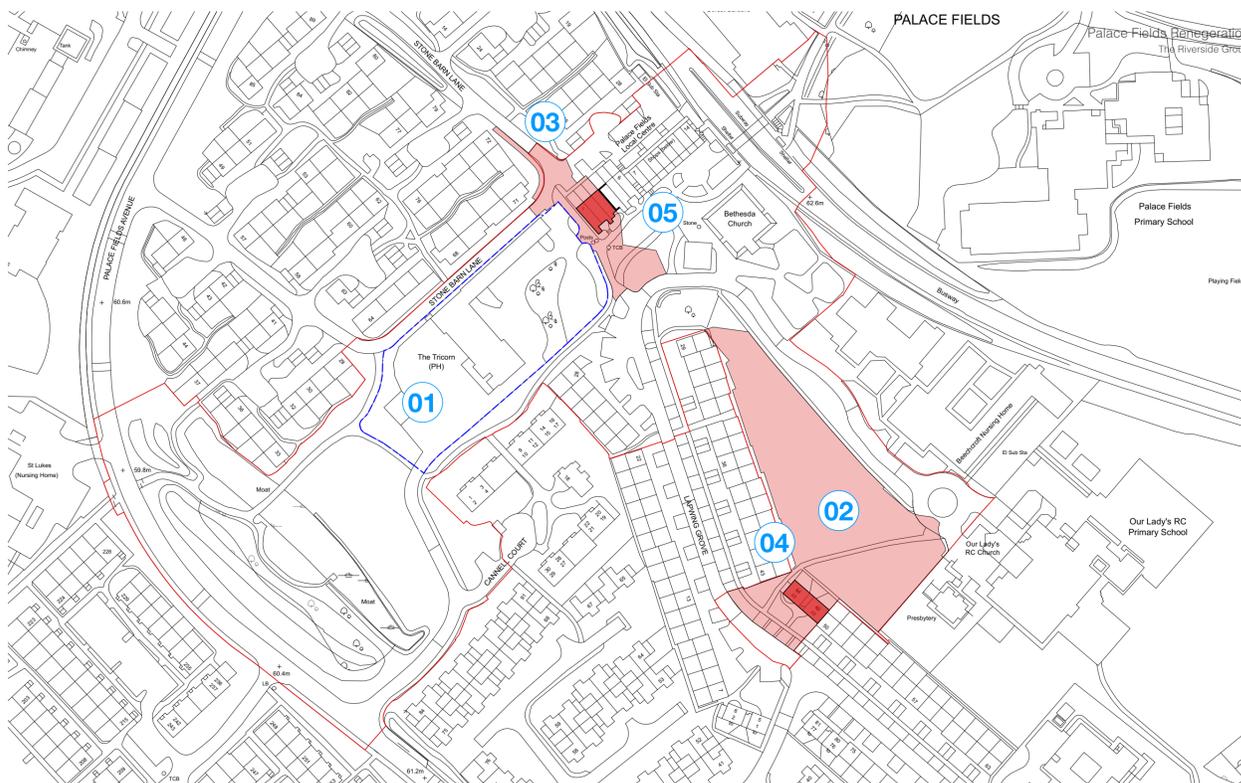


- 11 Site area cleared and secured for construction of new church and housing
- 12 Site area cleared and secured for construction of bungalows
- 13 Temporary building for Bethesda Church & parking off Stone Barn Lane
- 14 Contractors compound set up within area of bookmakers and car park
- 15 Demolition of Bethesda Church buildings following relocation to new temporary church building



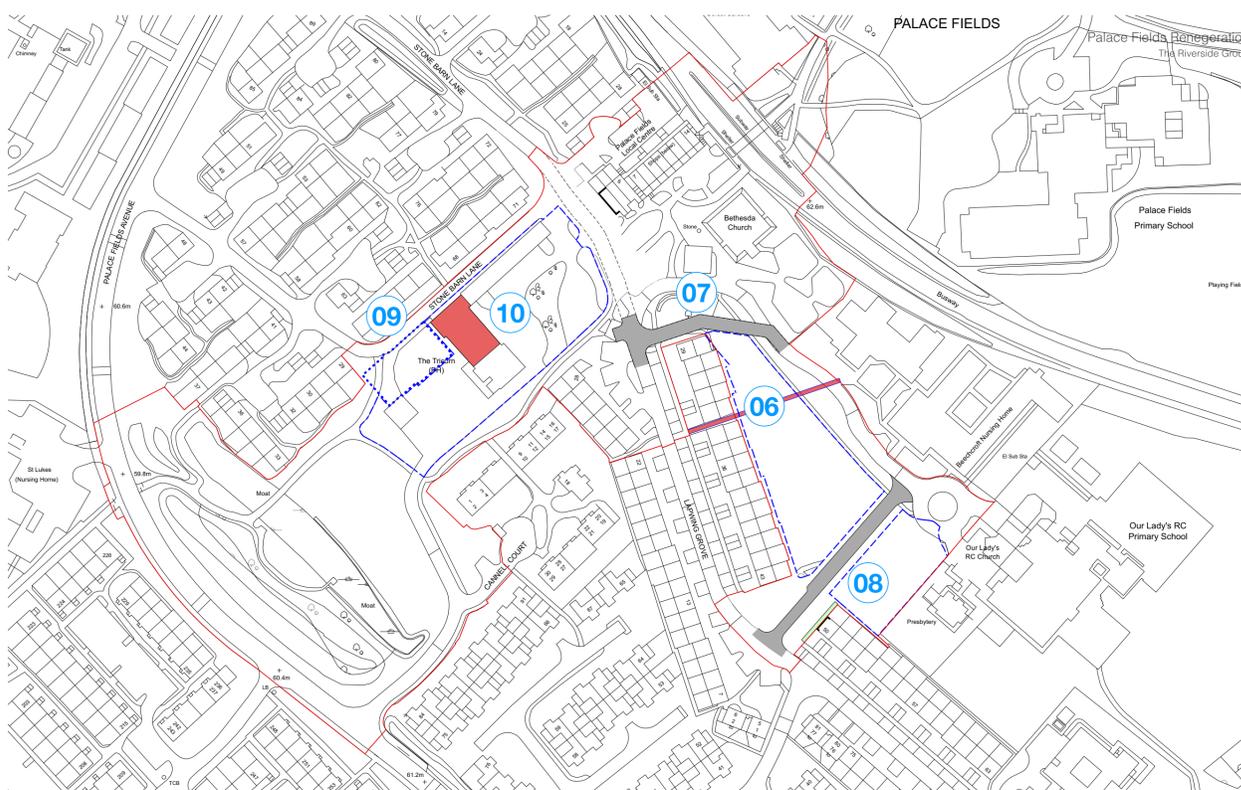
Phase 01 : Lapwing Homes and Bethesda Church

Stages 01 to 03 : November 2023 to July 2024



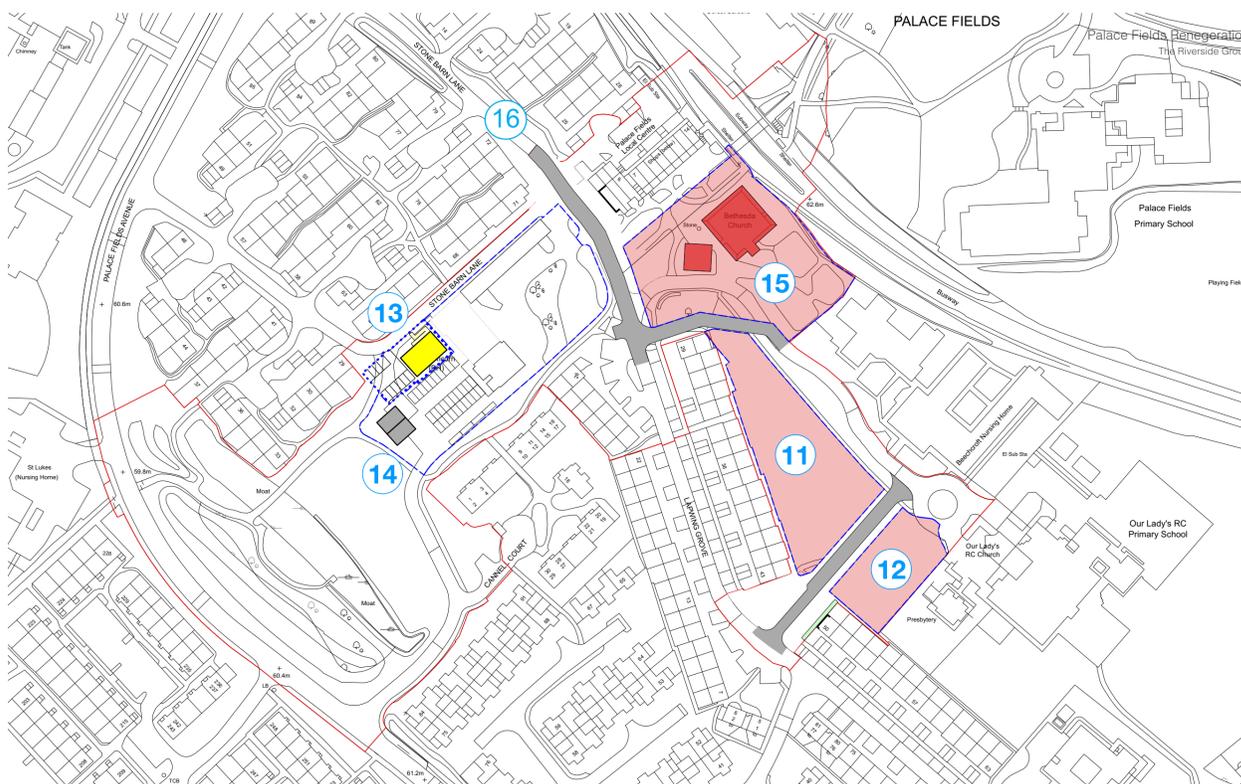
Stage 01 : November 2023 to January 2024

01. Herras fencing erected around the Tricorn to secure the building and grounds until work commences.
02. Site area cleared to create working area for demolition of 44 to 49 Lapwing Grove.
03. Site area cleared to create working area for demolition of 1 to 3 Local Centre.
04. Careful demolition of 44 to 49 Lapwing Grove with materials carefully dismantled by hand in places to allow for reuse in forming a new permanent gable to 50 Lapwing Grove.
05. Careful demolition of 1 to 3 Local Centre with a new gable formed to 4 Local Centre to provide a temporary condition until later demolition work.



Stage 02 : February 2024 to April 2024

06. Existing drain diverted from green space into new road.
07. New road layout formed up to base course to realign Lapwing Grove around new Extra Care and new Church.
08. New road connection formed from roundabout to Lapwing Grove. The roundabout is retained during construction for segregated safe access to the school and care home.
09. Solid hoarding erected around an area for the temporary Bethesda Church building. Note the exact position is subject to further discussion and agreement with Bethesda.
10. Potential demolition of extensions to the Tricorn subject to heritage and conservation approval.



Stage 03 : May 2024 to July 2024

11. Site area cleared and secured to allow for construction of new church and housing.
12. Site area cleared and securely hoarded to allow for construction of bungalows.
13. New temporary church building for Bethesda located alongside a dedicated parking area and safe access from Stone Barn Lane. Note the building size is illustrative only and subject to further discussion with Bethesda Church to meet their needs for services and activities.
14. Contractors compound set up.
15. Demolition of Bethesda Church buildings following relocation of the church to the new temporary building.
16. Completion of road connection.

Building Safely and Sensitively

Riverside, Compendium Living and Lovell Partnerships

Compendium Living will be delivering The Local Centre redevelopment, using Lovell Partnerships as the main building contractor.

Both companies are dedicated to making a positive impact in communities we work with and do this by following five important principles:

- Keeping People Safe
- Helping People Learn
- Taking Care of Nature
- Supporting the Community
- Working Together

Steve Edgar, Councillor at Weston & Basford Parish Council said of our approach:

“As a ward councillor I have seen more than 20 new developments commence within my area of responsibility and none of them remotely match the experience of having Lovell in the village. My house and garden backs onto the new estate and I dreaded the houses being built due to past negative experiences with other developers in the area. “However, Lovell as a company is vastly different; little disturbance, any problems being swiftly dealt with, community projects have been supported and overall, the friendly contact with all members of staff has been appreciated.”

Keeping People Safe

- Use only subcontractors that have been through our rigorous approvals process, which checks their experience, their health & safety policies and history, and their trade qualifications;
- Hold pre-start meetings with every trade to ensure they understand our Health & Safety procedures and what we expect from them - this is followed up with weekly on-site meetings;
- Make sure that access to the development is done safely with reduced speed limits;
- Try to schedule deliveries at times that minimise disruption to the surrounding community;
- Keep working hours on site to 8am to 6pm Monday to Friday, and 8am to 2pm on Saturday (if weekend working is needed);
- Try to prevent mud, dust, waste etc. from leaving site, and where that isn't possible, use road sweepers at whatever frequency is needed (every day if necessary);
- Display the site manager's contact details and an out of hours number at the site entrance, so any problems can be reported and dealt with;
- Work with local schools and children about staying safe around construction areas;
- Update local residents and businesses about the works and what is happening –keeping the wider community informed via letter drops, newsletters or information events.
- Produce a detailed traffic management plan based on your area. This will include information on access restrictions and routes, resident parking and access, time restrictions, storage areas, surrounding uses and sensitive delivery methods including holding areas away from the site.

