

3.0 Masterplan Design Principles

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The following diagrams illustrate the key masterplan design principles that have been informed through extensive site analysis, our understanding of Prestwich Village and its opportunities and challenges.

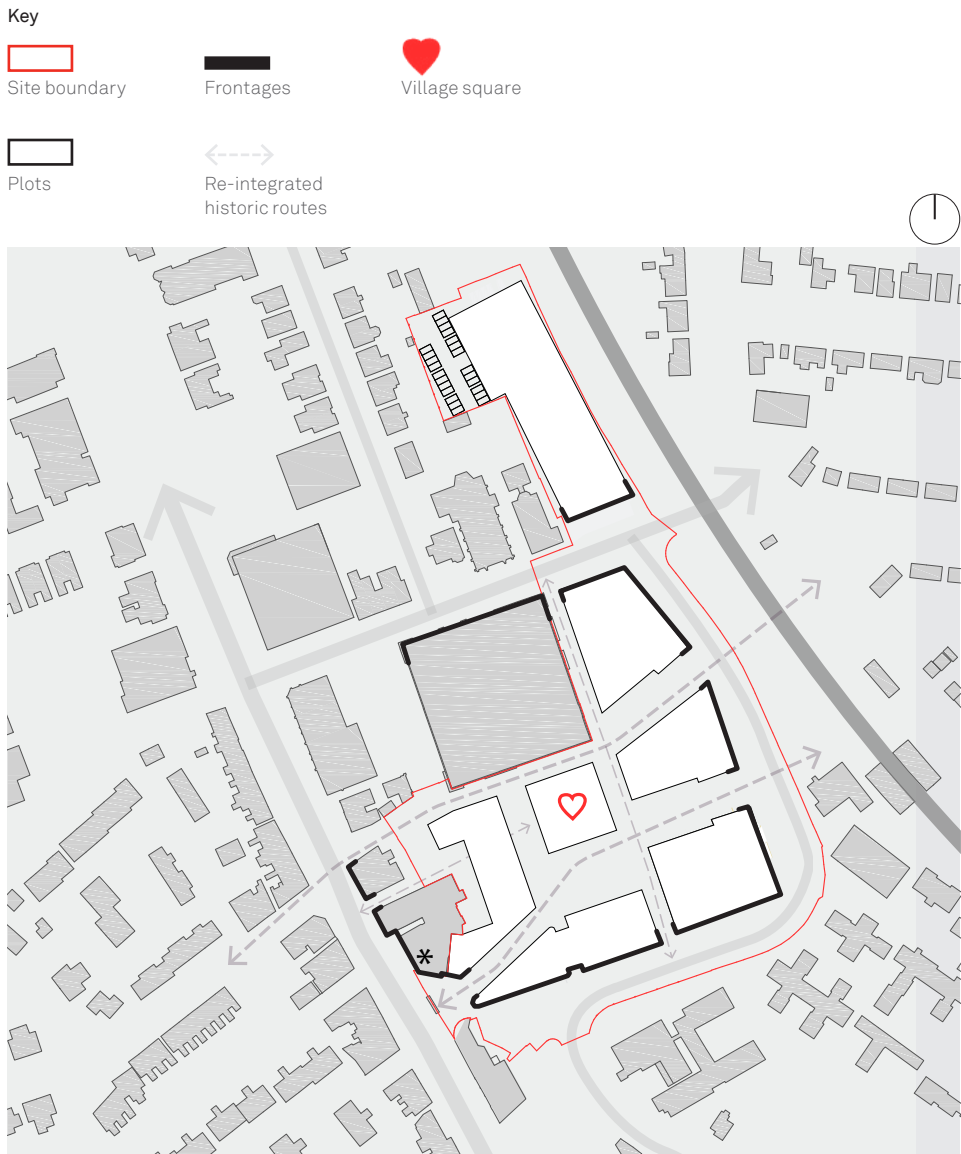
Working together these principles bring forward a new spatial framework for the regeneration of the masterplan area whilst looking beyond the redline to work with the wider community.

Later in this document the design proposals will demonstrate how these key masterplanning design principles have shaped the design and our proposals for the regeneration of Prestwich Village.

Mending the grain

Responding to the movement framework that looks beyond the redline, the development plots are informed by a sequence of streets and spaces that flow through the masterplan.

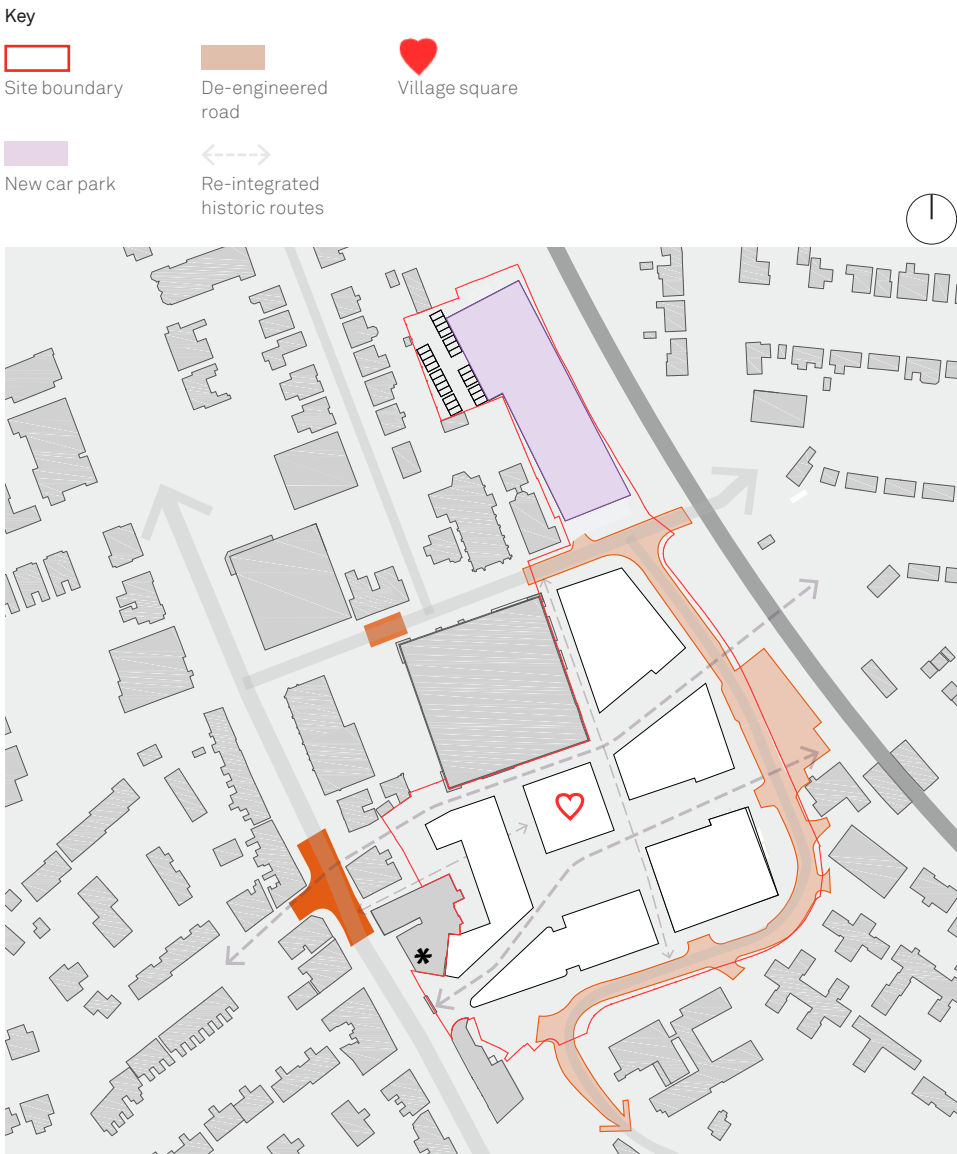
- The grain of the masterplan establishes street frontages and a strong edge with strategically placed gateways into the heart of the village.
- Mend the existing back edge conditions and create new active frontage to all 4 sides of the existing village block.



A people first place

Consolidate existing surface parking and reposition car parking outside of the village core into a new car park off Fairfax Road.

- Screen the car park positively with a sustainable transport hub.
- De-engineer Rectory Lane to promote permeability into the village from beyond the redline and create active streets with front doors and positive animation.
- Rectory Lane becomes a new residential street with front doors.
- Remove the tram car park and create a new positive sense of arrival into a public park.



Give everything back to the street

Maximise active frontages within and around the masterplan with retail, community and residential addresses.

- Retail and community uses focused to the village core.

Key

Site boundary

Residential frontages

Retail frontages

Community frontages

Re-integrated historic routes

Village square



A sequence of streets & spaces

Create a sense of community place within the village centre realised through the positioning of a community space / market hall in the heart of the site

- A series of spaces, streets and squares that are spaces to dwell, to play, set up views into and out of the masterplan that reach out and draw you through a sequence spaces into the heart of the village.

Key

Site boundary

Village square

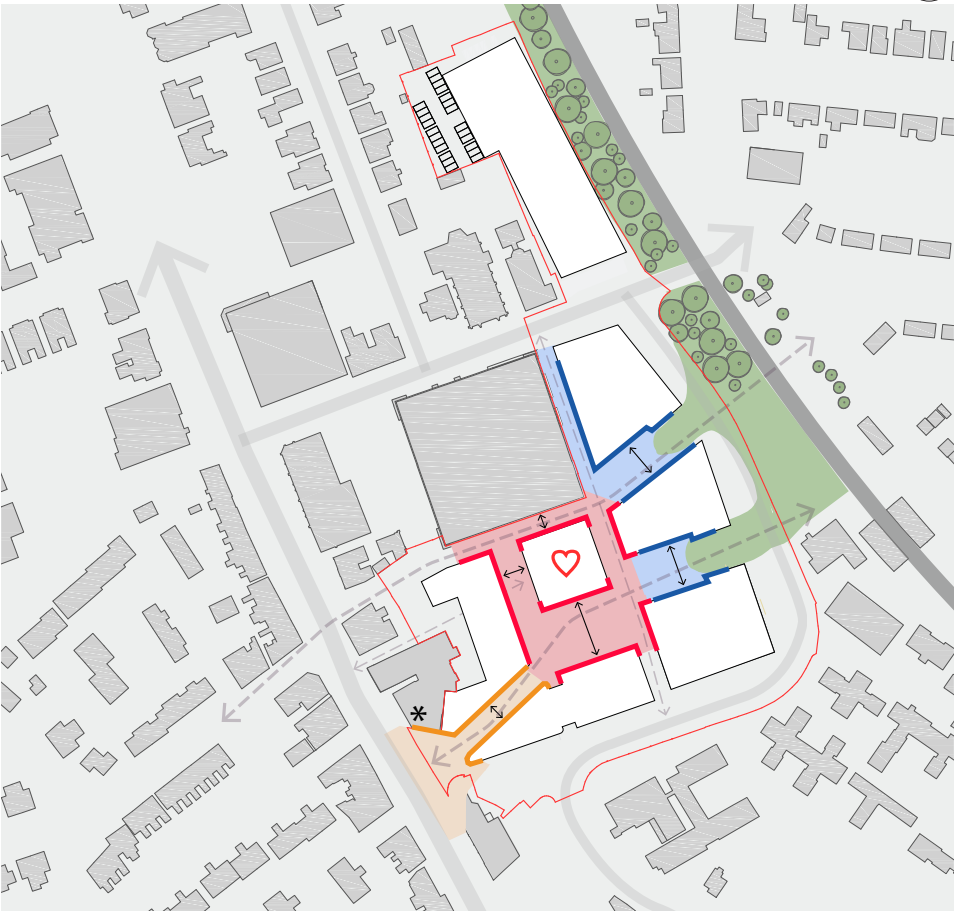
Re-integrated historic routes

Village square

Reach out & Draw in

Residential street

Street interaction



Appropriate scale

The existing scale and massing is relatively low scale.

- The proposal to position a community focus in the heart of the plan provides an opportunity for strategically placed buildings of scale to draw you into the masterplan.
- Responding to orientation, mid-rise buildings are focused to the northern edge to mitigate overshadowing into the village square whilst defining a strong edge to the new arrival sequence by tram.

Key

Site boundary

Mid-rise

Re-integrated historic routes

Village square

Low

Landmarks

Sun path

