

6.0 The Masterplan

6.0.1 The Full Component Masterplan Roof Plan

Your Prestwich. A New Vision For Prestwich.

As shown opposite a site-wide Masterplan will be submitted with the hybrid planning application which shows the layout of the full component and a potential (illustrative) configuration for the outline component. The illustrative component of the Masterplan will not be for approval and is shown in grey.

Bury Council set a vision to deliver a regenerative programme of change in Prestwich Village, bringing forward a new centre that is inclusive to the local community, facilitating business growth, delivering new homes whilst injecting economic resilience.

From our early Masterplan Design Principles shown earlier in this document, the vision and key design moves have been delivered with regenerative placemaking, community focused uses & amenity at the core of the proposal.

The masterplan has been designed to create new spaces to help people and businesses to thrive, with a mix of high-quality homes and family-friendly spaces, as well as a new community hub that promotes health and wellbeing.

The Regeneration Scheme has the potential to attract circa £100m worth of investment and development, which will help to deliver regeneration, economic growth and environmental improvements in Prestwich.

- The redevelopment of the Longfield Shopping Centre (LSC) will replace outdated, inefficient buildings (that are beyond their design life and no longer fit for purpose) with modern, flexible and energy-efficient commercial and community spaces that will create a vibrant and resilient Village Centre and diversify the evening economy.
- The consolidation of public sector occupiers (library, community spaces and potentially health facilities) into a modern community hub building will enhance community service provision in Prestwich. The community hub will provide spaces for local community groups/organisations to curate and utilise for various events.
- The consolidation of the Village car parking into a travel



Key
Outline Component

Full Application Masterplan. Roof Plan

6.1 Plot A

Community Hub

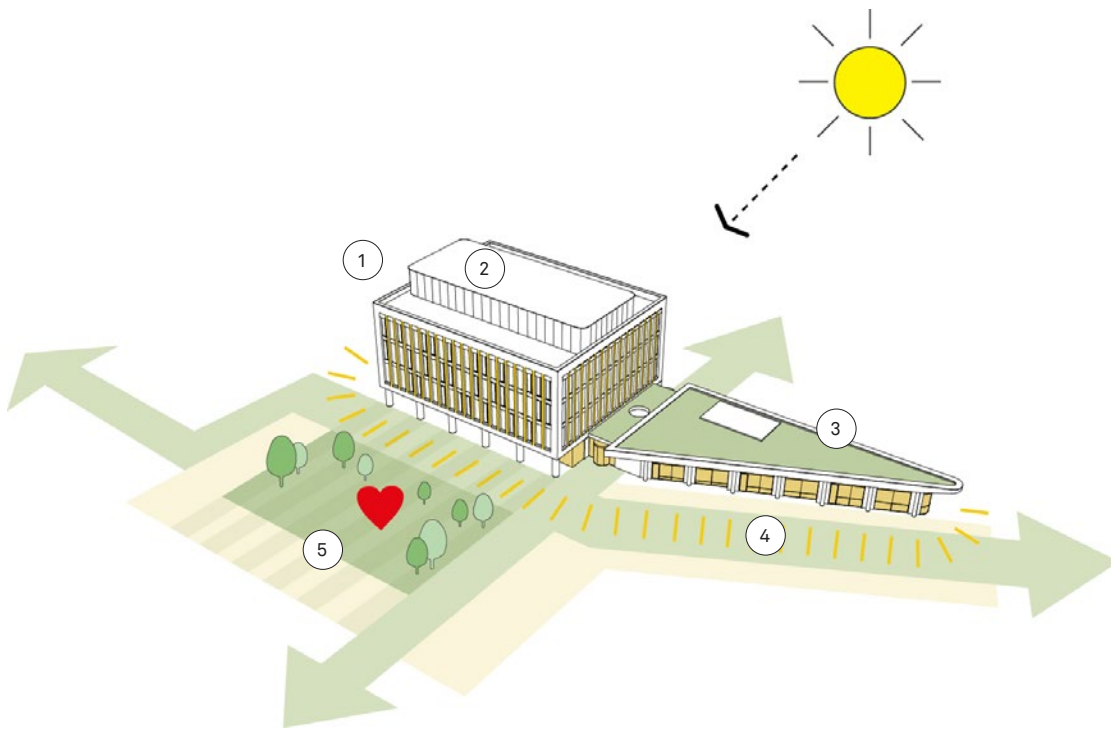
6.1.1 Plot A - Community Hub Concept Diagram

The concept of the Community Hub is of a restrained and elegant pavilion sitting within the village square. The building also forms a positive backdrop to the re-purposed Rectory Lane. The building has a civic duty and has been designed to reflect its public use.

The elevations have a tripartite separation of bottom, middle and top. The ground floor to Village Square is set back behind exposed load bearing and pigmented circular precast concrete columns. The middle is formed by a brick building with a strong vertical emphasis and vertical fenestration. Window reveals and soffits are brick. The top is formed by an aluminium plant room enclosure set back from the building's edge.

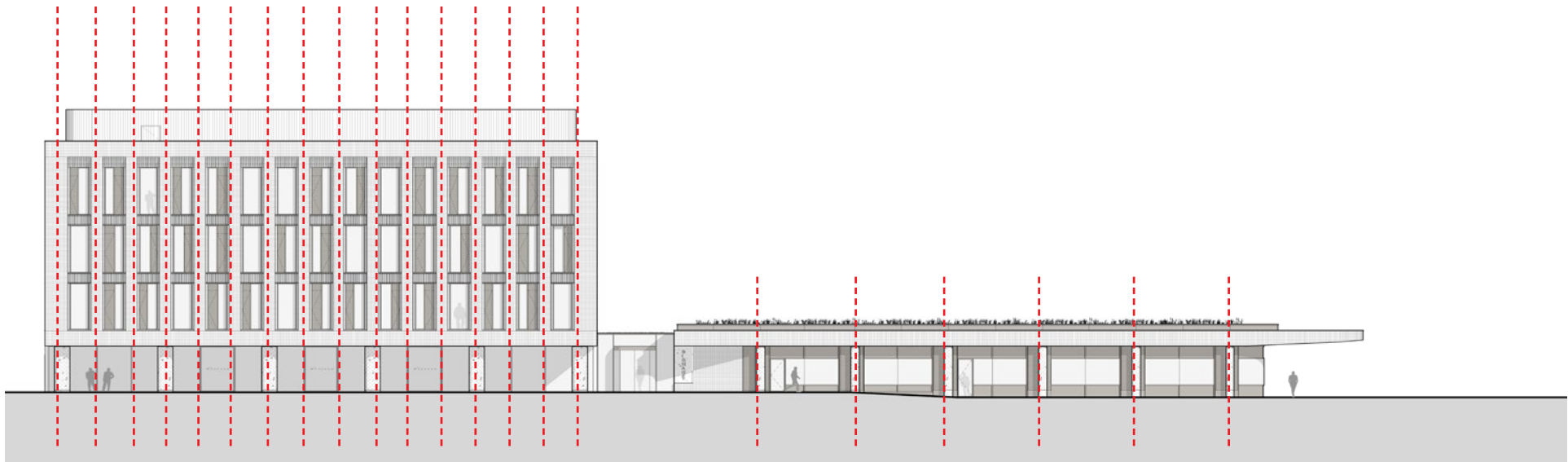
The building aims to be as carbon friendly as possible and great care has been spent mitigating solar gain into the interior of the building as part of a fabric-first sustainable approach.

The glazed entrance acts as both a link between Rectory Lane and the new Village Square, as well as a physical link between the two main functions of the building, the community hub and the single storey retail pavilion. The retail pavilion is a simple structure with precast concrete columns, decorative perforated metal panels and glazed shop fronts with aluminium spandrel panels. A grass living roof completes the retail building. This low building's roof is treated as a 5th elevation as it will be overlooks and is designed to form part of the positive sustainable response to the development.

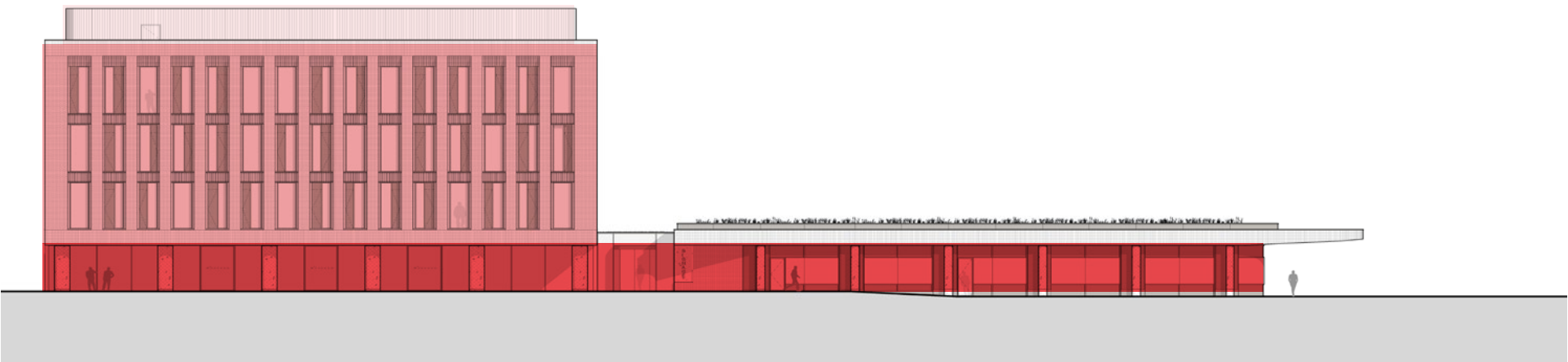


Key

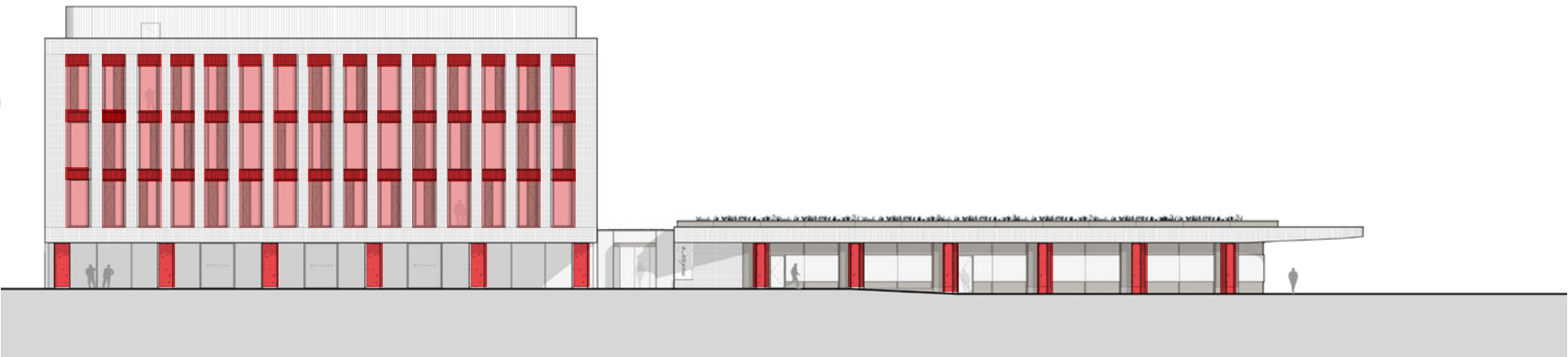
- 1. Plot A Community Hub
- 2. Plant Enclosure
- 3. Green roof
- 4. Active frontages
- 5. New village square



Vertical Order

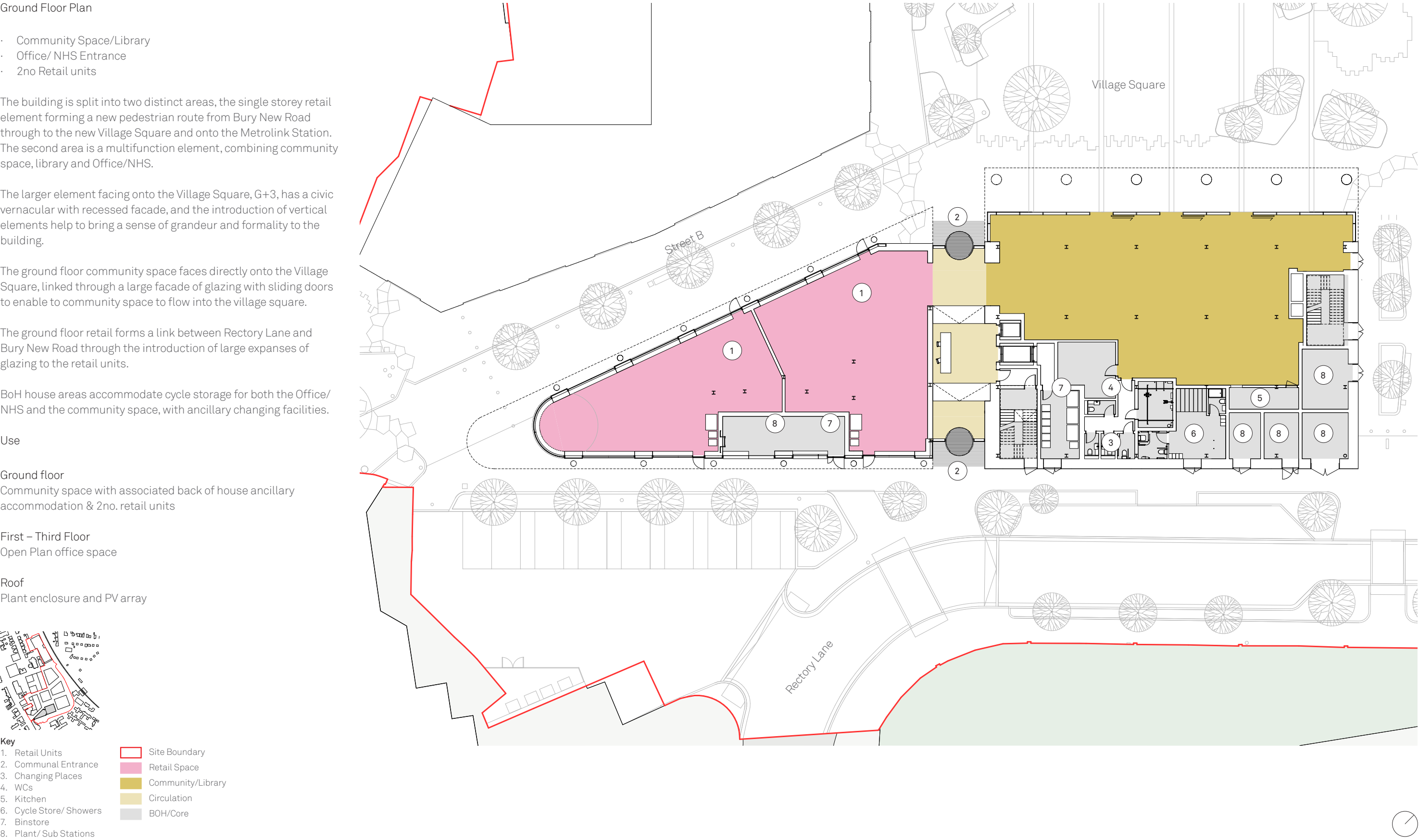


Classical Order - Bottom, Middle, Top



Craft, Detail & Joy

6.1.2 Plot A - Community Hub
Ground Floor Plan



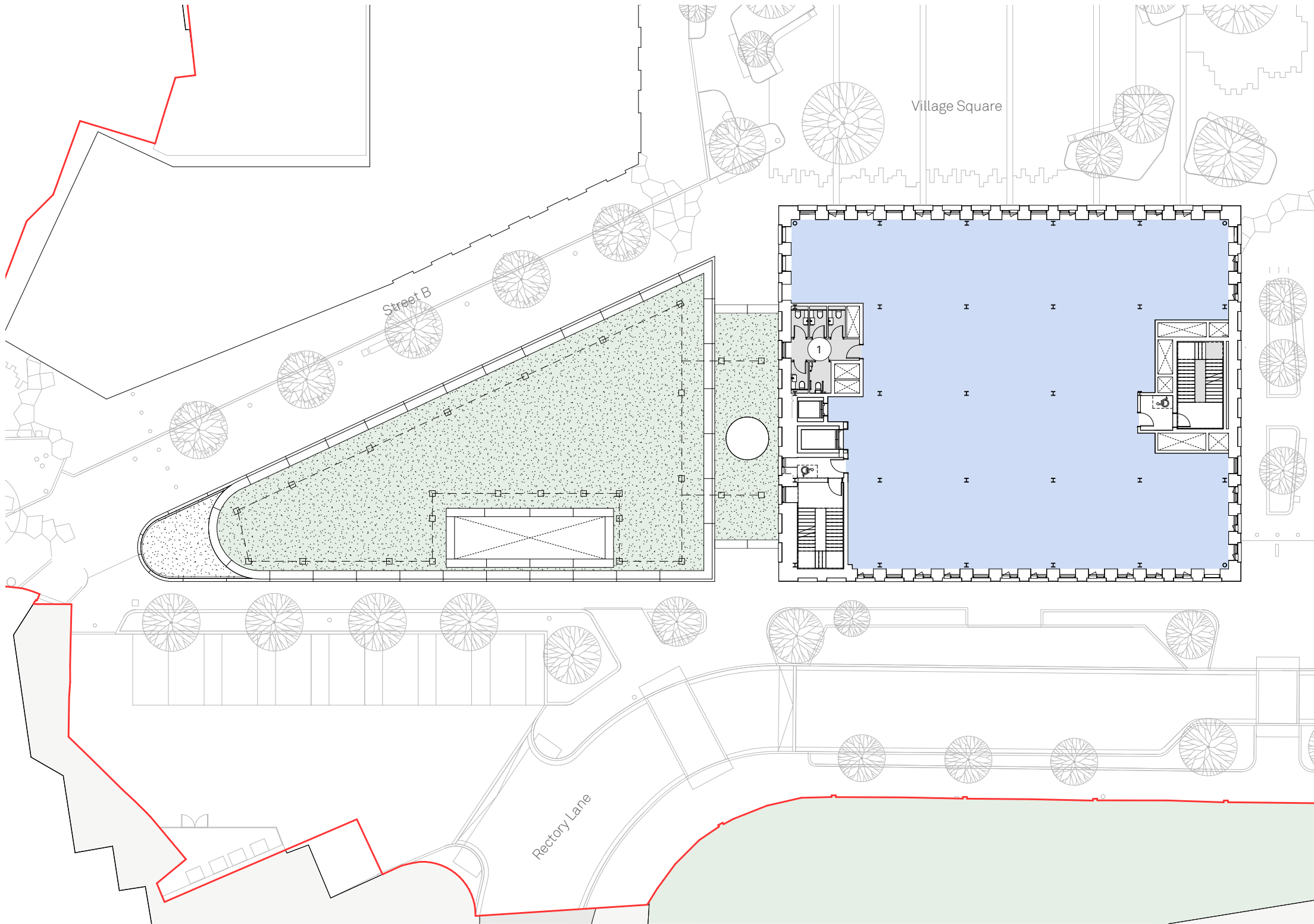
6.1.3 Plot A - Community Hub Typical Floor Plan

Typical Floor Plan

· Office/ NHS use

The top three floors of Plot A contain an open plan Office/ NHS Facility. The current plan indicates a large open plan office, however the design allows for the flexibility of this to be subdivided into up to 4no. smaller office units.

Openable windows are proposed to allow a mix mode ventilation strategy to be adopted if required at a later date.



- Key**
- 1. WCs
 - Site Boundary
 - Office / NHS
 - BOH/Core



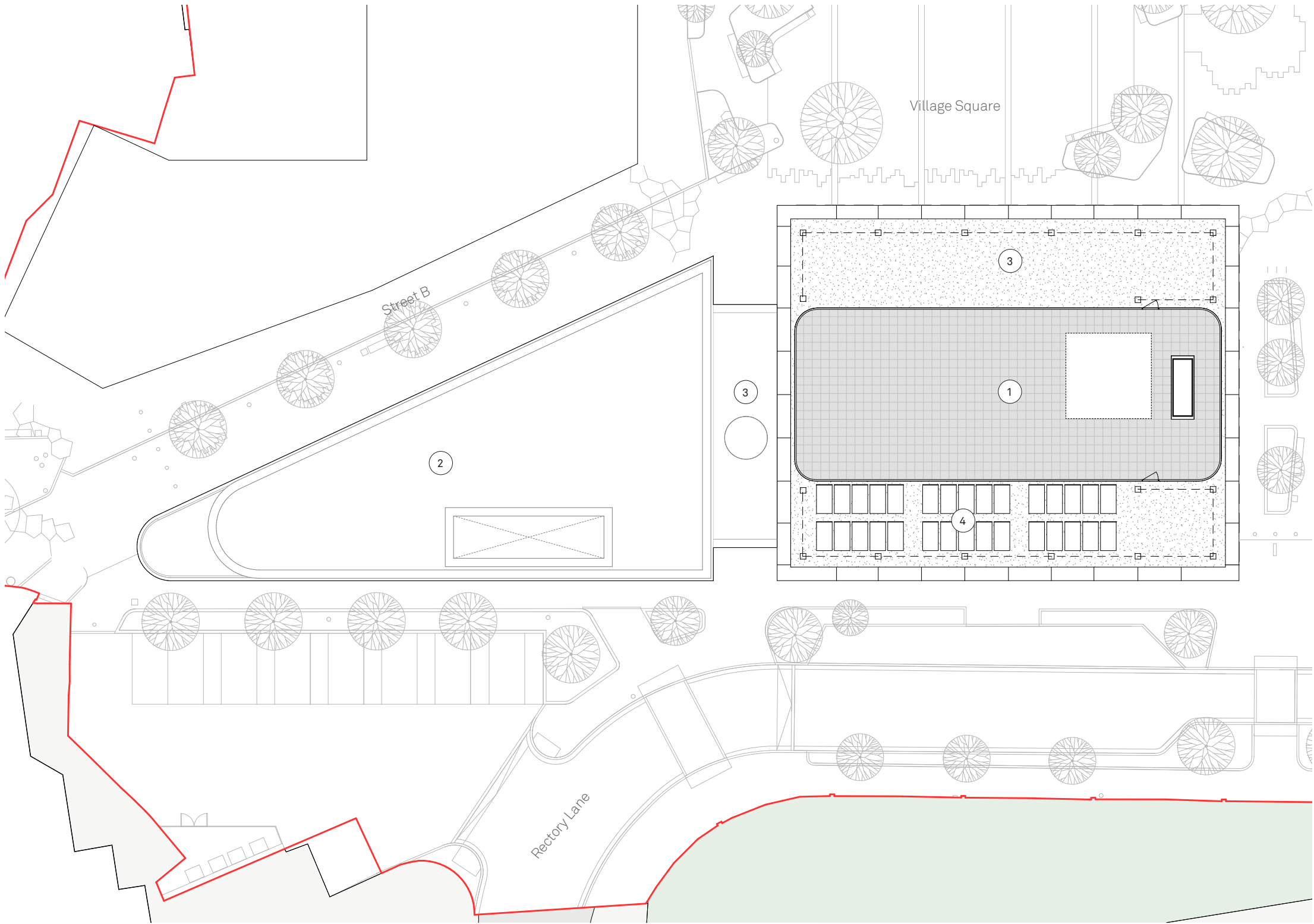
6.1.4 Plot A - Community Hub
Roof Plan

Roof Plan

The roof plan of Plot A contains as much of the MEP plant kit to keep the floor plan as free as possible. The plant equipment is to be screened by a decorative screen that will tie into the design of the building facade.

The remaining free area of flat roof to the south will be utilised for PV Panels to take advantage of Southern building orientation.

The single storey retail pavilion will have a green wildflower roof.



- Key**
- 1. External Plant Area
 - 2. Wildflower meadow
 - 3. Single ply membrane roof
 - 4. PV Array
- Site Boundary
- BOH/Core



6.1.5 Plot A - Community Hub

North and East Elevations

North Elevation

The North elevation faces both the new pedestrian link from Bury New Road to the village square and the Village Square.

The single storey retail element on the new pedestrian link maximises glazing to form an inviting shop frontage. The concrete columns support the brick roof overhang that forms a continuous datum with the Hub element of the building.

Decorative metal panels will help break up the elevation and be utilised for any future mechanical ventilation requirements.

The large overhang to Bury New Road creates an architectural feature at the entrance to the proposed Masterplan.

The G+3 Element of the Hub takes reference from the surrounding context in Prestwich in materiality and detailing. The Ground floor forms a colonnade with precast polished & textured columns facing onto the Village Square. The glazed frontage of the Library/Community Hub is recessed behind this colonnade and has large openable sections of the curtain walling give the library the ability to open and engage with the Village Square.

The upper floors create a rhythm of brick piers with recessed windows, dogtooth spandrel panels between floors and brick corbelling to the top floor take direct reference from the surrounding vernacular.

A mixture in window sizes, either fully glazed or with decorative vent panels help break down the elevation further and allow for a future mix mode ventilation strategy to be implemented.

Both elements of Plot A (Community Hub & retail) are linked by a glazed link creating a pedestrian route from Rectory Lane to the Village Square.

East Elevation

The East Elevation continues the language and rhythm of the North Elevation on the upper floors. The Ground Floor has a mixture of precast concrete piers and GRC infill panels helping to ground the building and create a base. Back of house doors are to be clad in the GRC panels to help hide these and create a continuous façade.

View Location



Key

- | | |
|---|--|
| 1. Textured precast column with polished concrete base | 8. Staggered header corbelling |
| 2. Glassfibre Reinforced Concrete (GRC) cassette panels | 9. Decorative perforated PPC aluminium panel. Contextual pattern TBC |
| 3. Curtain Wall System | 10. PPC aluminium rainscreen cladding |
| 4. Decorative Dog tooth infill | 11. Glazed circular sliding door |
| 5. Soldier course stacked | 12. GRC clad back of house doors |
| 6. English bond | 13. Glazed sliding doors integrated into curtain walling system |
| 7. Header courses stacked | |

North Elevation



East Elevation



6.1.6 Plot A - Community Hub
South and West Elevations

South Elevation

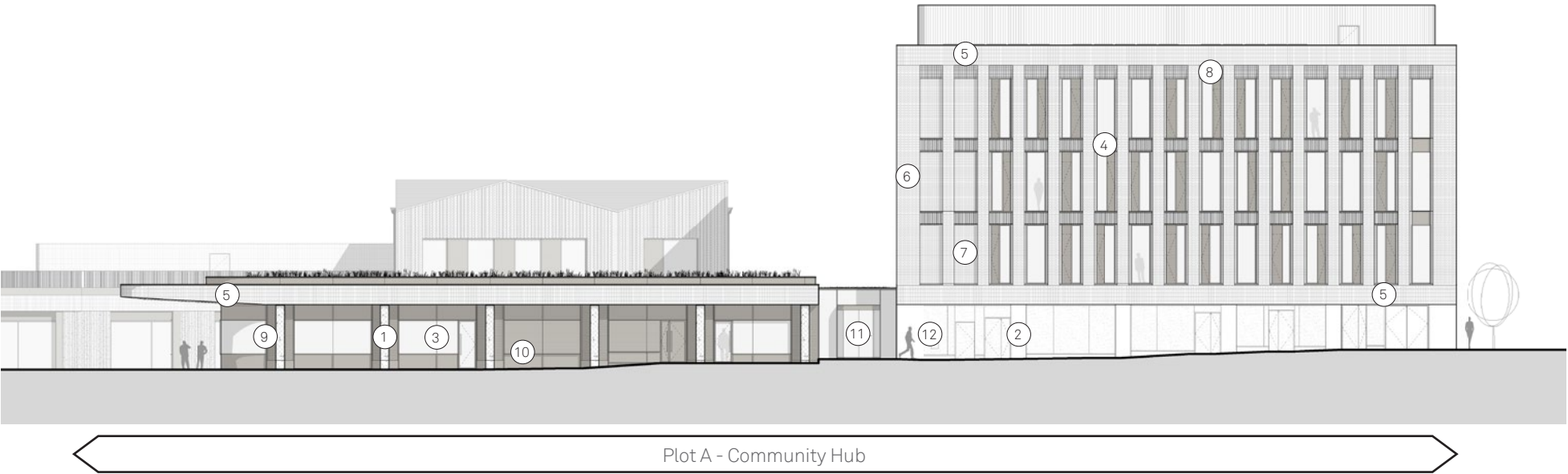
The south elevation follows the same language as the north in the Retail Unit and the upper floors of the Hub element. Again both are joined by the glazed link providing a pedestrian route between Rectory Lane and the Village Square.

The upper floors reflect the language on the east elevation with the precast piers and GRC infill panels between.

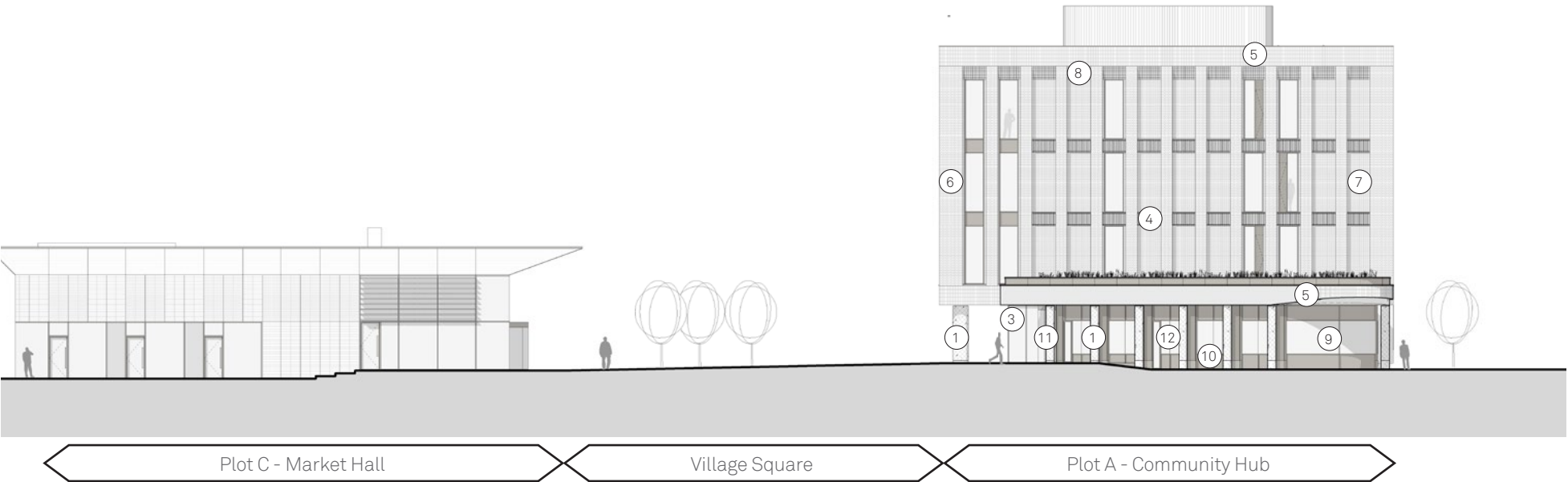
West Elevation

The West elevation follows the same language of the North Elevation in both the single storey element and the Hub.

South Elevation



West Elevation



Key

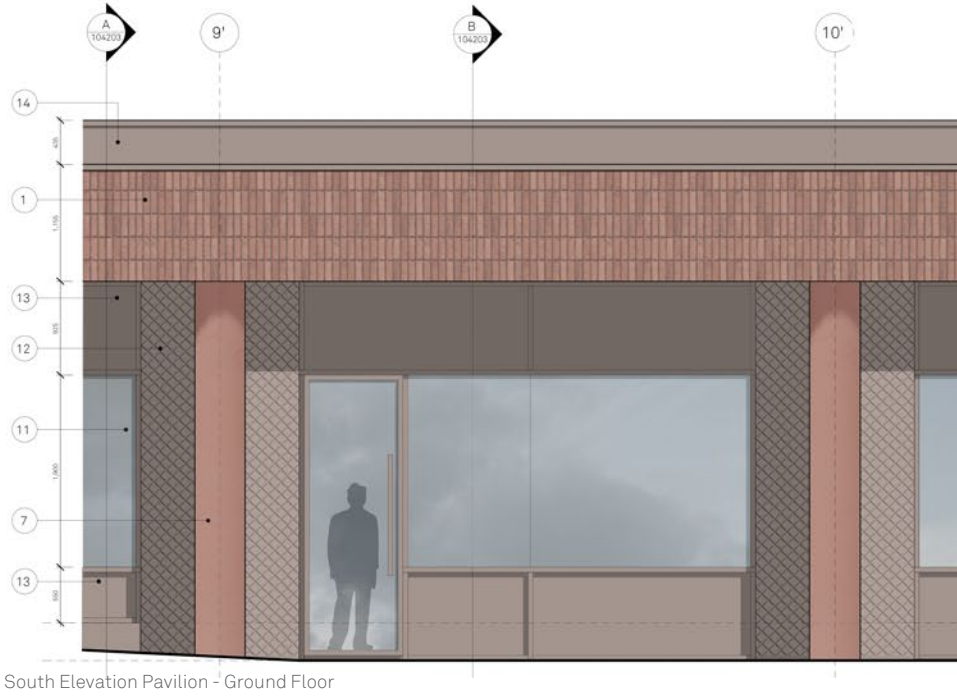
- | | |
|---|--|
| 1. Textured precast column with polished concrete base | 8. Staggered header corbelling |
| 2. Glassfibre Reinforced Concrete (GRC) cassette panels | 9. Decorative perforated PPC aluminium panel. Contextual pattern TBC |
| 3. Curtain Wall System | 10. PPC aluminium rainscreen cladding |
| 4. Decorative Dog tooth infill | 11. Glazed circular sliding door |
| 5. Soldier course stacked | 12. GRC clad back of house doors |
| 6. English bond | 13. Glazed sliding doors integrated into curtain walling system |
| 7. Header courses stacked | |

6.1.7 Plot A - Community Hub Bay Study



Key

1. Soldier stacked-bonded red brickwork.
2. Horizontal English-bonded red brickwork.
3. Header stack-bonded red brickwork.
4. Horizontal dogtooth stretcher-bonded red brickwork.
5. Staggered header stack-bonded corbelling brickwork.
6. Concrete appearance panels.
7. Pigmented and textured concrete appearance columns.
8. PPC composite window system.
9. PPC composite CWall system.
10. Decorative PPC metal perforated panel with vent.
11. PPC composite CWall system to library / shop-fronts with integrated sliding/ entrance doors.
12. Decorative PPC metal perforated panel to shop-front (to provide connection to extract/intake ductwork).
13. Decorative PPC metal panels as part of CWall system.
14. PPC metal upstand to flat roof edges.
15. PPC metal plant screen.
16. PPC metal flashing/ coping.
17. Glazed circular sliding doors.



6.2 Plot B

Retail & Commercial Hub

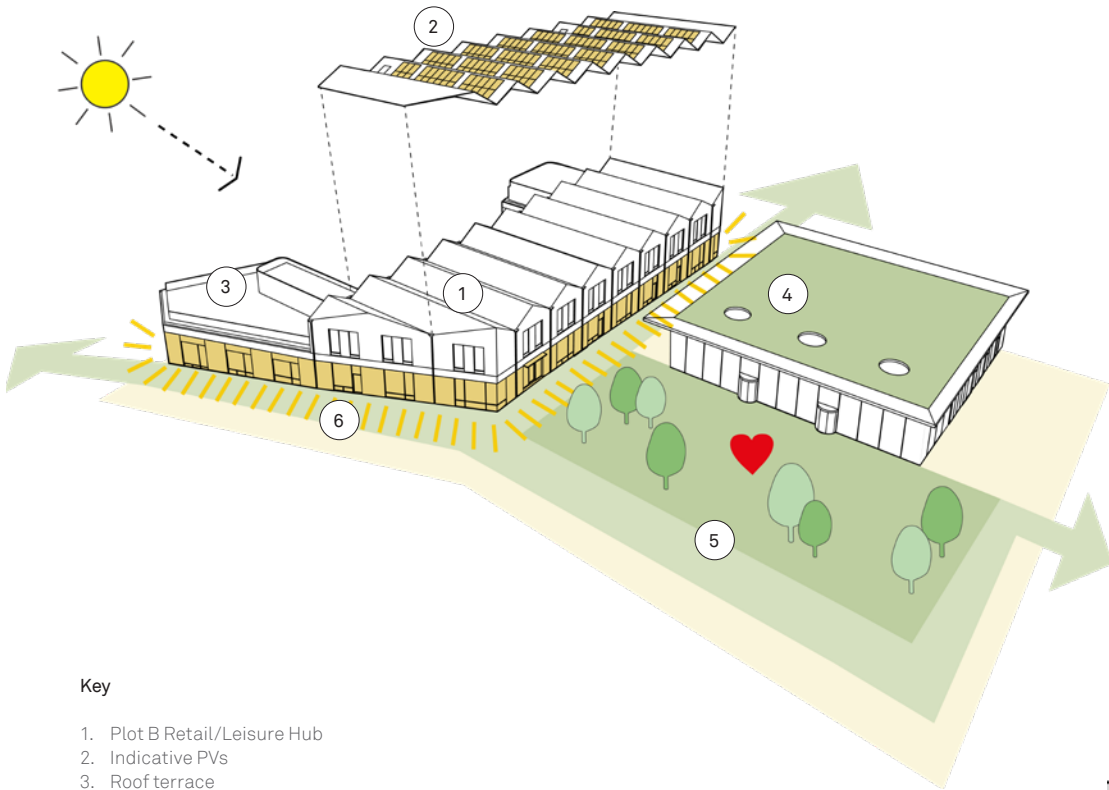
6.2.1 Plot B - Retail Hub Concept Diagram

The commercial building plays deference to the other buildings within the Village Square. The building is designed to act as a backdrop to the square. It does this by being a modern interpretation of the traditional pitched roof 2 storey terrace buildings common within Prestwich. Pitched slate roofs are aligned with the square but the building form chamfers the roofs at the corners creating a dynamic roof form.

Although Plot B is designed with restraint, this does not mean the craft and texture understood within our character study of Prestwich is not present in the building. Fluted brickwork, modern detailing and perforated metal panels add craft and delight to the elevations.

The building has a double programme. The ground floor is retail-led and the upper floor is office space but designed to accommodate a gym or leisure facility.

2 roof gardens are created at first floor. This reduces the scale of the building whilst also allowing a generous outside amenity space for the office occupiers enhancing well-being through access to fresh air.



Key

- 1. Plot B Retail/Leisure Hub
- 2. Indicative PVs
- 3. Roof terrace
- 4. Plot C Market hall
- 5. New village square
- 6. Retail frontages



Contextual Scale - Local Shop Fronts



Classical Order - Bottom, Middle, Top



Craft, Detail & Joy

6.2.2 Plot B - Retail Hub
Ground Floor Plan

Ground Floor Plan

- 9no Retail units c.11,945 sqft
- Separate Gym or Office entrance c.750 sqft

The proposal for the Retail/ Leisure hub is to create a building responding to the surrounding context though a series of pitch roof profiles, reflecting the varied nature of the roofscapes in Prestwich.

The building addresses the new Village Square, will be broken down into smaller blocks to reduce the overall massing and form. The single storey element to the south forms one edge of the new pedestrian route through the masterplan, with retail active frontages and enhanced public realm, helps to create an inviting new public route into the Village Square from Bury New Road.

There is an amenity roof terrace provided on the single storey blocks along Poppythorn Lane and Street B which can be accessed from the gym.

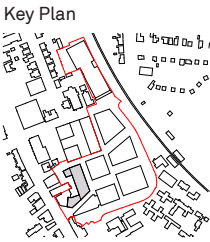
Servicing and plant is all located to the rear of the building in a controlled service yard to enable as much active frontage to the 3 sides as possible.

Use

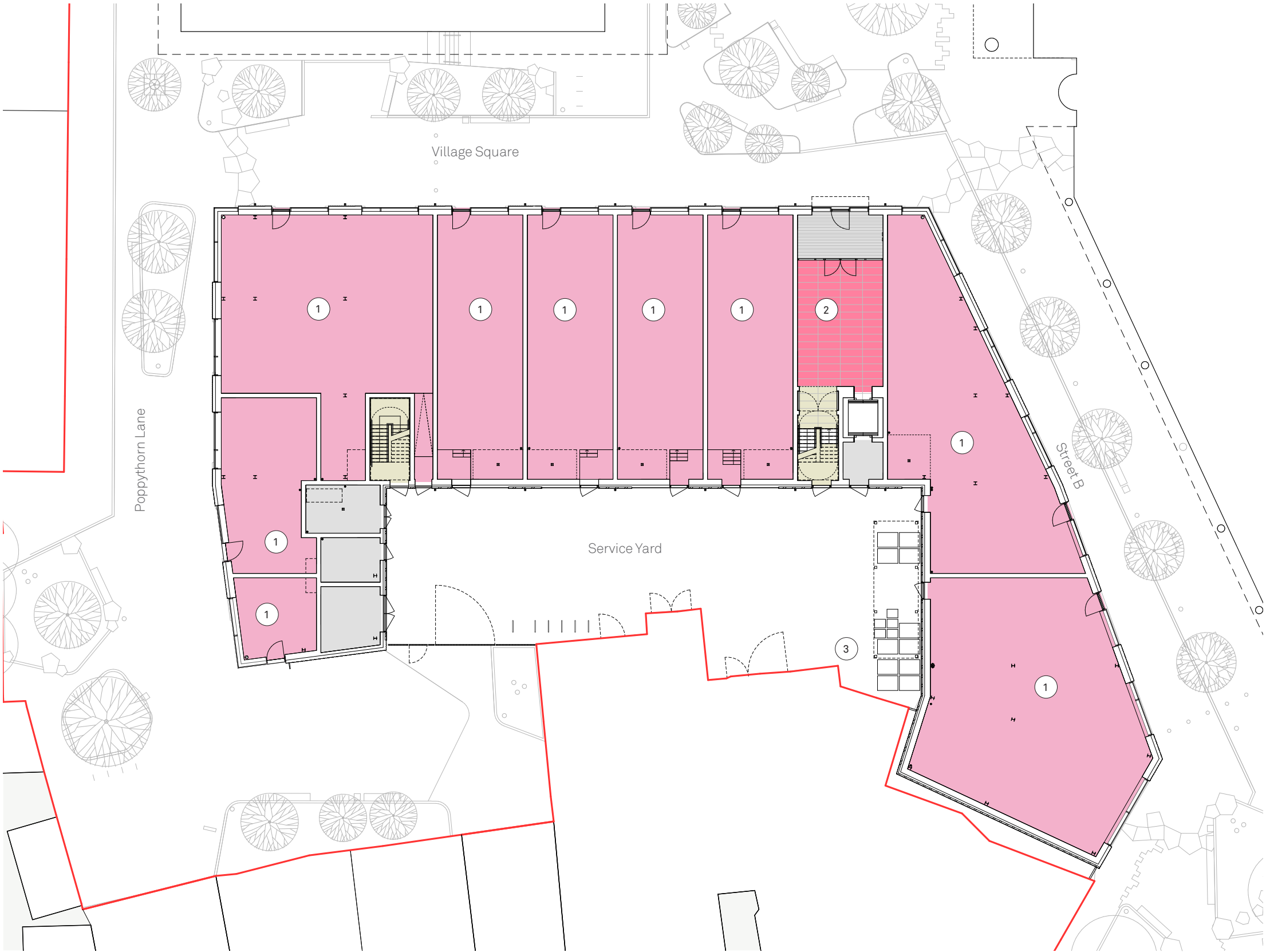
Ground floor
Reception to Gym or Office and 9no. Retail units.

First Floor
Gym or Office space with access to external terrace and plant enclosure.

Pitch Roof
PV array / roof lights to assist with natural light penetration into deep plan space.



- Key**
- 1. Retail Units
 - 2. Gym Entrance
 - 3. External Bins
 - Site Boundary
 - Gym Entrance
 - Retail Space
 - Circulation
 - BOH/Core



6.2.3 Plot B - Retail Hub

First Floor Plan

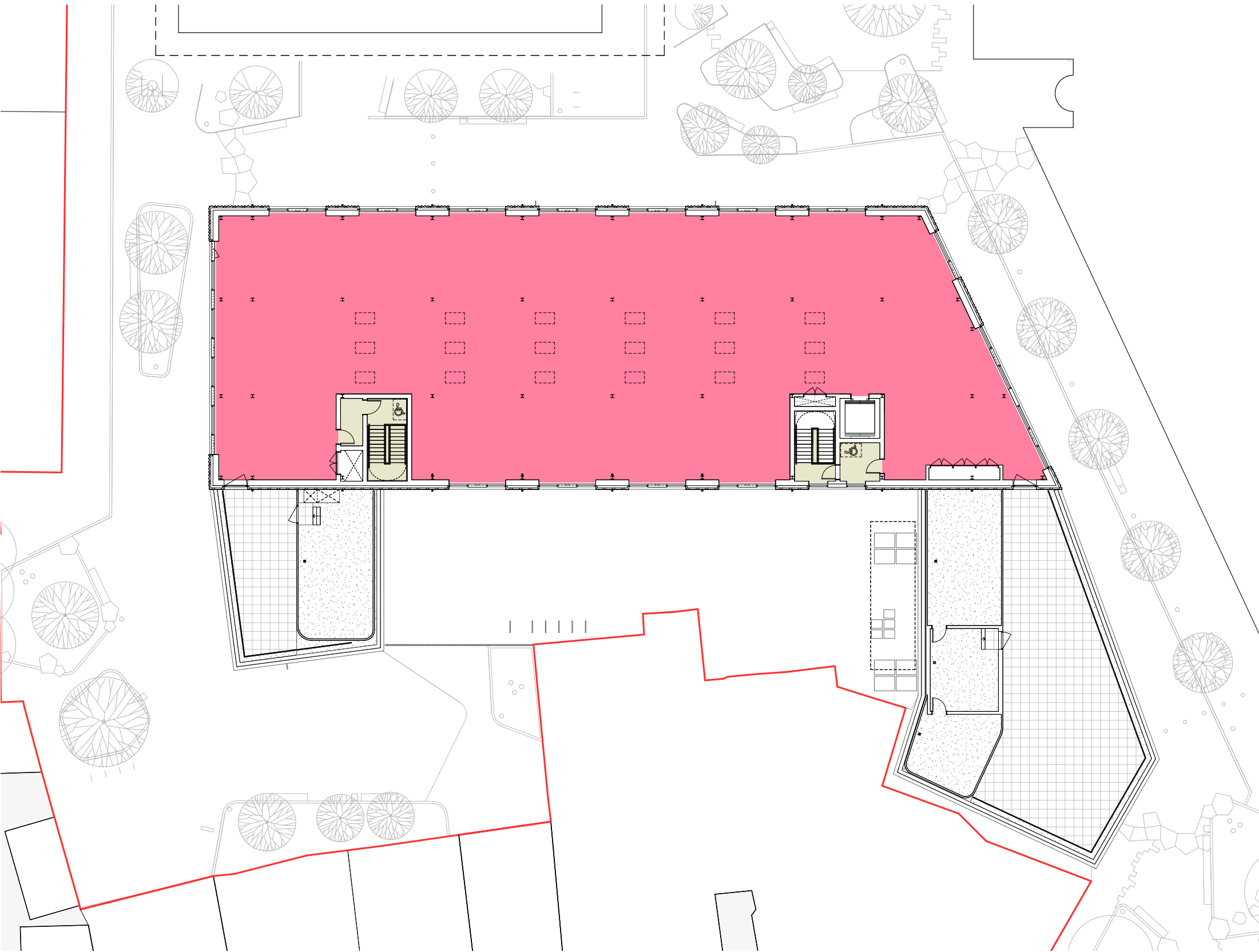
First Floor Plan

The first floor of the Retail & Leisure hub is an open floor plate to be occupied by a Gym or Office. The building has been designed to be flexible and support either a Gym or Office use. Openings to the facade have been carefully considered to allow flexibility in the floor plate ensuring its continuing use. Windows have been designed to support manual opening vents to provide natural ventilation.

The building internals have been designed as a shell to allow for gym or office use fit-out flexibility. Lifts, stairs and services have been designed to support either use and occupancy.

Internally the underside of the roof pitches will be celebrated, with visible decorative soffits, and the inclusion of roof lights at the apex of the roof will help to draw light into the centre of the building throughout the day.

Gym user / tenant only access is provided to 2 small roof terraces accessed from the first floor.



- Key**
- 1. Roof Terrace
 - 2. Plant
 - 3. Service Yard
 - Site Boundary
 - Gym or Office
 - Circulation



6.2.4 Plot B - Retail Hub
Roof Plan

Roof Plan

The roof scape of the Retail & Leisure Hub creates a series of pitched roofs to reflect the surrounding context of Prestwich.

The pitches have been oriented to the south to maximise the potential for photovoltaic panels to each pitch.

Roof-lights will be installed at the apex of the roof to help draw light into the deep plan floor plate.

There is an amenity roof terrace provided on the single storey blocks along Poppythorn Lane and Street B which can be accessed from the gym. Plant enclosure is also located on the flat roof.

Key

- 1. Pitched Roof
- 2. PVs
- 3. North Facing Roof Lights

Site Boundary



6.2.5 Plot B - Retail Hub

East and South Elevations

The Plot B Commercial Hub concept is to stitch together the neighbourhood buildings between Bury New Road and Poppythorn Lane. This creates a u-shaped building form.

A two-storey building is proposed in response to the surrounding lower context. A series of pitch roofs are proposed which take reference from the existing heritage context.

The facade is set up from an efficient grid relating to the programme within. The different use of the two floors drives the composition of the massing, where a trapezoidal first-floor brick volume sits on a plinth made of precast panels and shop-front glazed units.

The two storey mass addresses the Village Square, two single storey blocks wrap around the Bury New Road and Poppythorn Lane frontages to mediate between the scale and massing of the existing context. This provides the opportunity to create roof terraces access by the users of the gym. They also accommodate plant space hidden behind a terracotta screen

The lower volume proposes a series of shop-fronts set back behind the precast panel, bringing life and activity at street level across all the three main elevations.

The rear of the building looks onto a designated service yard, driving all the BOH uses, fire escaping and servicing off the primary elevations.



- Key
1. Dogtooth stretcher bond

2. Soldier course stacked

3. Stretcher bond

4. Pigmented precast concrete with textured relief

5. PPC metallic bespoke perforated panel

6. PPC metallic window system

7. PPC metallic shopfront cw with

integrated door

8. PPC metallic cassette

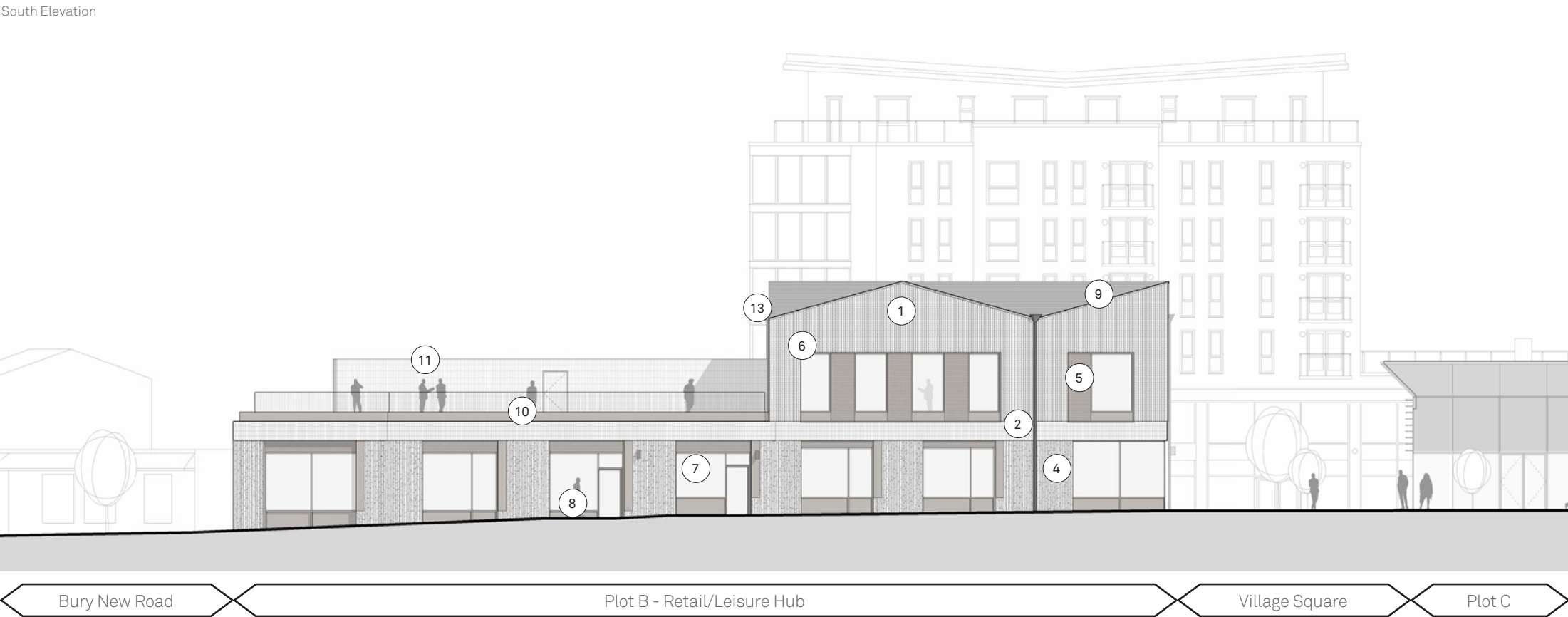
9. Slate roof with integrated PV

10. PPC metallic upstand to flat roof edges

11. PPC metallic plant screen

12. PPC Metallic canopy

13. Stainless steel hopper and rwp

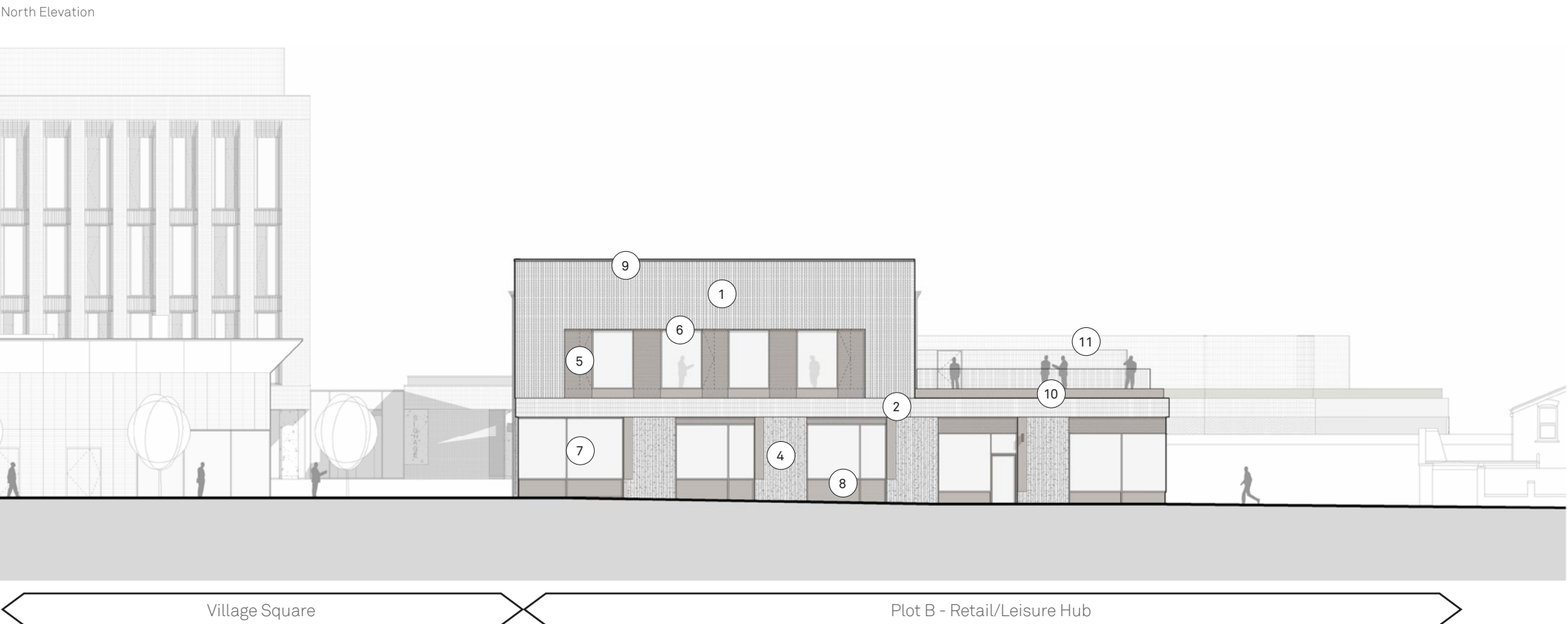


6.2.6 Plot B - Retail Hub
West and North Elevations

The rear of the building looks onto a designated service yard, driving all the BOH uses, fire escaping and servicing off the primary elevations.

The ground floor Poppythorn elevation provides addition retail frontage to the existing retail street.

The 1st floor massing steps back toward Bury New Road and provides an external amenity terrace access via the gym / office.



View Location



Key

- | | |
|--|---|
| 1. Dogtooth stretcher bond | integrated door |
| 2. Soldier course stacked | 8. PPC metallic cassette |
| 3. Stretcher bond | 9. Slate roof with integrated PV |
| 4. Pigmented precast concrete with textured relief | 10. PPC metallic upstand to flat roof edges |
| 5. PPC metallic bespoke perforated panel | 11. PPC metallic plant screen |
| 6. PPC metallic window system | 12. PPC Metallic canopy |
| 7. PPC metallic shopfront cw with | 13. Stainless steel hopper and rwp |

6.2.7 Plot B - Retail Hub East and South Elevations



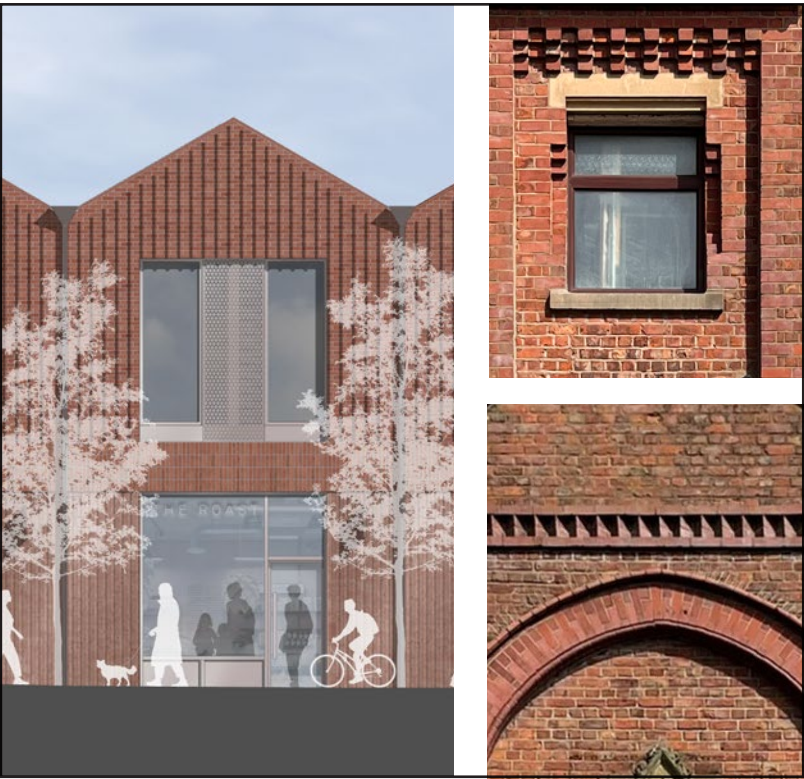
East Elevation - 1st Floor



West Elevation - Ground Floor

Key

1. Horizontal dogtooth stretcher-bonded red brickwork.
2. Horizontal English-bonded red brickwork.
3. Soldier stacked-bonded red brickwork.
4. Stretcher bond red brickwork to service yard.
5. Decorative PPC metal perforated panel with vent doors behind (integrated into window system).
6. PPC metal window system.
7. PPC metal CWall system to shop-fronts with integrated glazed door where shown.
8. PPC metal cassette (integrated into CWall system).
9. Decorative PPC metal perforated panel at high level to shop-front (to provide connection to extract/intake ductwork).
10. Slate roof with integrated PV panels
11. Rooflights and AOVs as shown.
12. PPC metal upstand to flat roof edges. To match window system extended base.
13. Pigmented and textured concrete appearance.
14. PPC metal plant screen with mesh lid.
15. PPC metal panel with projecting retail signage.
16. Metal rainwater goods.
17. PPC metal railing
18. PPC metal panel system with single doorset and decorative perforated panels.



Plot B Elevation & Local Character Brockwork Details



Poppythorn Elevation - Ground Floor