

The Prestwich Regeneration LLP

Prestwich Village

Design & Access Statement

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1.0 Introduction

Introduction

This document has been prepared by Jon Matthews Architects in support of a hybrid planning application for the following:

Full Component:

Demolition of Longfield Centre and site preparation

- Plot A Community and retail Hub
- Plot B Retail and commercial Hub
- Plot C Market Hall
- Plot G Travel Hub
- Village Square.

Outline Component:

- Plots D-F which provide up to 210 residential units (a mix of sizes and types)
- Active ground floor uses including retail and commercial uses
- Other infrastructure such as temporary and permanent public realm works, car parking provision, cycle storage and other associated works.

Brief

Prestwich Village is located approximately 4 miles north of Manchester city centre.

The existing site comprises of retail units, The Longfield Centre, Prestwich Health Centre and two no. surface car parks. The site benefits from direct transport links to Manchester City Centre, with a Metrolink Tram Stop located to the east of the site, there are many city centre bus routes to the west.

Bury Council and Muse have formed a Joint Venture Partnership (JV) known as ‘Prestwich Regeneration LLP’ to deliver a mixed use masterplan to regenerate and renew Prestwich Village Centre.

The masterplan for Prestwich Village will provide an aspirational high-quality development that will emphasise the uniqueness of Prestwich and its heritage assets. The proposal will develop Prestwich's sustainable credentials and provide new a community led location for its residents.

Encouraging people into the Village centre, to provide the type of spaces that people want to enjoy, a positive experience for residents, visitors and workers alike, and provide a broader range of services, amenities and opportunities for people to enjoy.

Full Components A, B, C & G

Phase 1 of the masterplan begins with the demolition of the existing shopping centre, Library and Longfield Centre to improve the permeability through the site and the creation of 2 mixed use plots and a market hall forming the centrepiece of the masterplan.

Plot A - Community Hub and Retail Pavilion

A new Community Hub will comprise flexible uses including library, offices, medical or health services (Use Classes F1 (a-f), F2(b), E(c), E(e), E(g)) and retail uses (Use Classes E(a), E(b) F2(a)) and Sui Generis (hot food takeaway and bar). Floors 1 - 3 of the building will comprise flexible office and medical and health service uses which means that floors 1-3 can be occupied for either office or medical and health uses, or a combination. This will enable the NHS to occupy floorspace within the building should a commercial agreement be reached.

A single storey pavilion is also proposed for retail uses (Use Classes E(a), E(b) F2(a)) and Sui Generis (hot food takeaway and bar).

Plot B – Commercial Building

A Commercial Building is proposed which will provide flexible uses including retail, offices, gymnasium (Use Classes E(a), E(b), E(c), E(d), E(g), F2(a)). The unit layouts are flexible therefore allowing for different split arrangements / number of units. The ground floor will also include an entrance lobby to enable access to the first floor. The adaptability of the first floor means that it can be occupied for either office or gymnasium uses, or a combination.

Plot C - Market Hall

A Market Hall is proposed which will provide a ground floor seating area and bar (Sui Generis), 6no hot food takeaway units (Sui Generis), 6no retail units (Use Class E(a, b)). The ground floor will also include customer toilets and back of house facilities including a wash room, barrel store, bin store and staff facilities. The first floor of the building will comprise staff welfare facilities including a staff room, store rooms and toilets.

Plot G - Travel Hub

A Travel Hub is proposed which will provide vehicle (Sui Generis), and cycle parking for the development. The Travel Hub is 2 storeys and will comprise a total of 275 spaces including:

- 20 accessible spaces
- 26 EV charging spaces
- 2 spaces for City Car Club
- 76 secure cycle spaces.
- Amazon / other delivery lockers
- Local transport live update information screen.



Village Square Visual. Looking Toward Plot A & B.

Outline Component – Plots D, E and F

Phase 2 includes 3 residential plots D, E, F. Each of the residential plots will also include flexible ground floor commercial uses to activate the streets and provide amenity for residents.

The outline component of the hybrid planning application will seek approval for up to 210 residential units (use class C3).

Design Principles

All development coming forward within the application boundary to adopted and emerging planning policy and the following key design principles.

- Create positive active frontages throughout the town centre, such as leisure, retail and residential at ground level.
- Open up the desire lines improving natural way-finding and maximising existing landmarks and focal points.
- Create opportunities to provide experiences through a range of placemaking activities and events which animate the spaces and create interest.
- Improve and link public space, historic, cultural buildings and existing positive streets.
- Increase the footfall throughout the village centre.
- Create new and improved dwell spaces in the landscape.
- Create a density that is appropriate to village centre location.
- Draw upon the heritage analysis of the site and street patterns, seeking opportunities to restore the historic street grain pattern with a network of interconnecting shared surface streetscapes.
- Consolidate car parking supply to make car parking more efficient and promote sustainable travel.



Village Square Visual. Looking Toward Plot B.