

# A MASTERPLAN DOCUMENT FOR **OLDHAM TOWN CENTRE**

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# Introduction

This document has been compiled to show some initial masterplan principles and ideas for the redevelopment of Oldham Town Centre. We have been requested to concentrate our focus around certain areas within the town centre for particular uses. These include council offices, market hall, retail and restaurant offers, residential, hotels all connected by improved public realm.

The document starts with a brief analysis of the existing use zones of the town, current connections and then suggested areas for improvement. The proposed masterplan principles are then explained followed by more detailed drawings and schedules outlining the proposals.



Oldham Central Tram Stop



New Cinema



Henshaw Street - Spindles Shopping Centre

# Existing Analysis

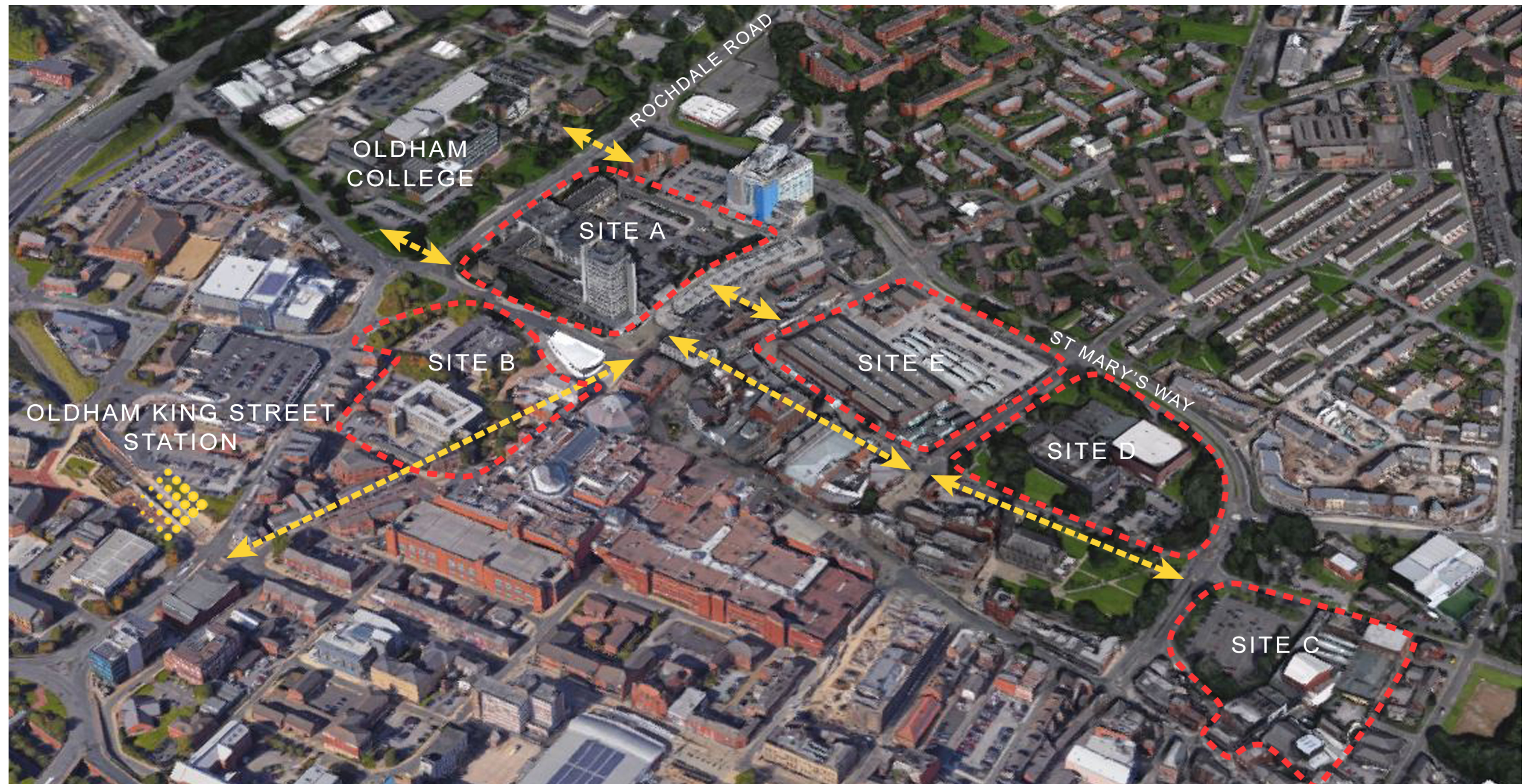


# Existing Analysis

The Town Centre has been divided into zones as indicated opposite on the extract from the Oldham MBC Neighbourhoods Directorate. Our proposals have concentrated on the retail core and sites to the East and West.

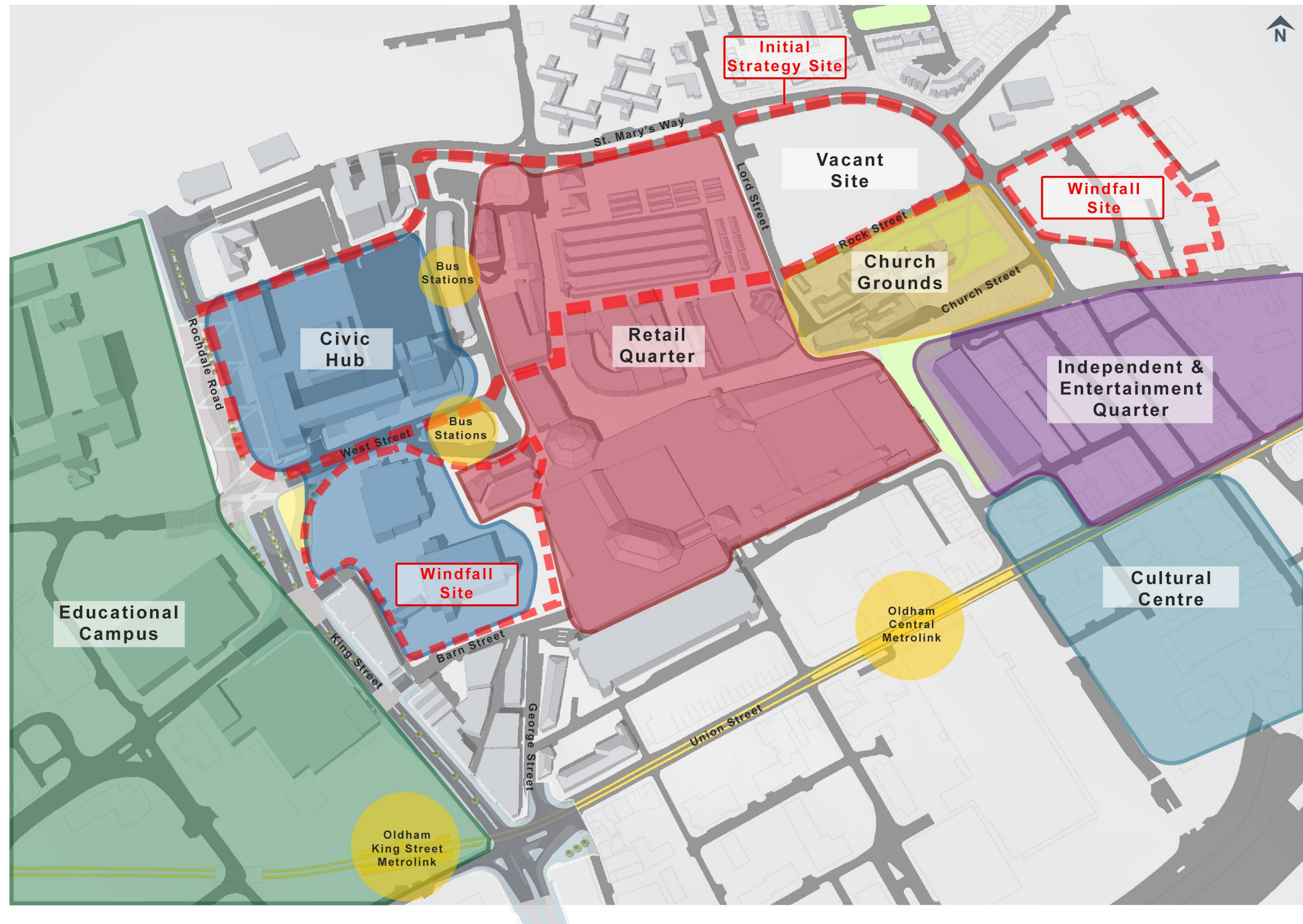
The masterplan address's the disconnect between the East and West side of the Town centre, connecting the Civic Centre site, and the magistrates/police site to the Tommyfield Market site and to a new civic area on the old Leisure centre site.

The proposed improvements to Rochdale Road opposite the college are also an opportunity to create new connections across Rochdale Road, and also we see the need to improve pedestrian connections from the King Street Metrolink up into the Town Centre.



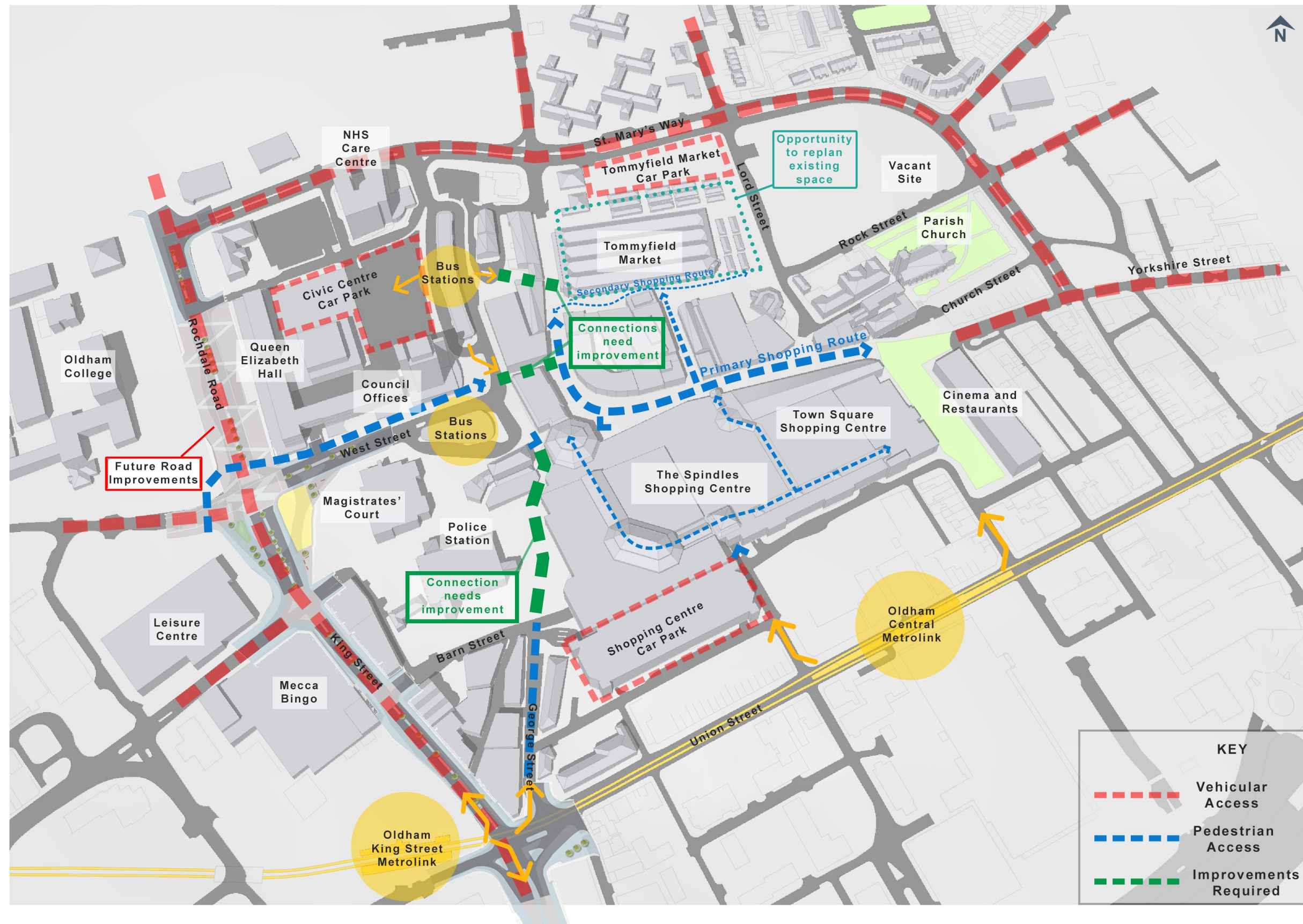


# Existing Zonal Plan





# Existing Circulation & Movement

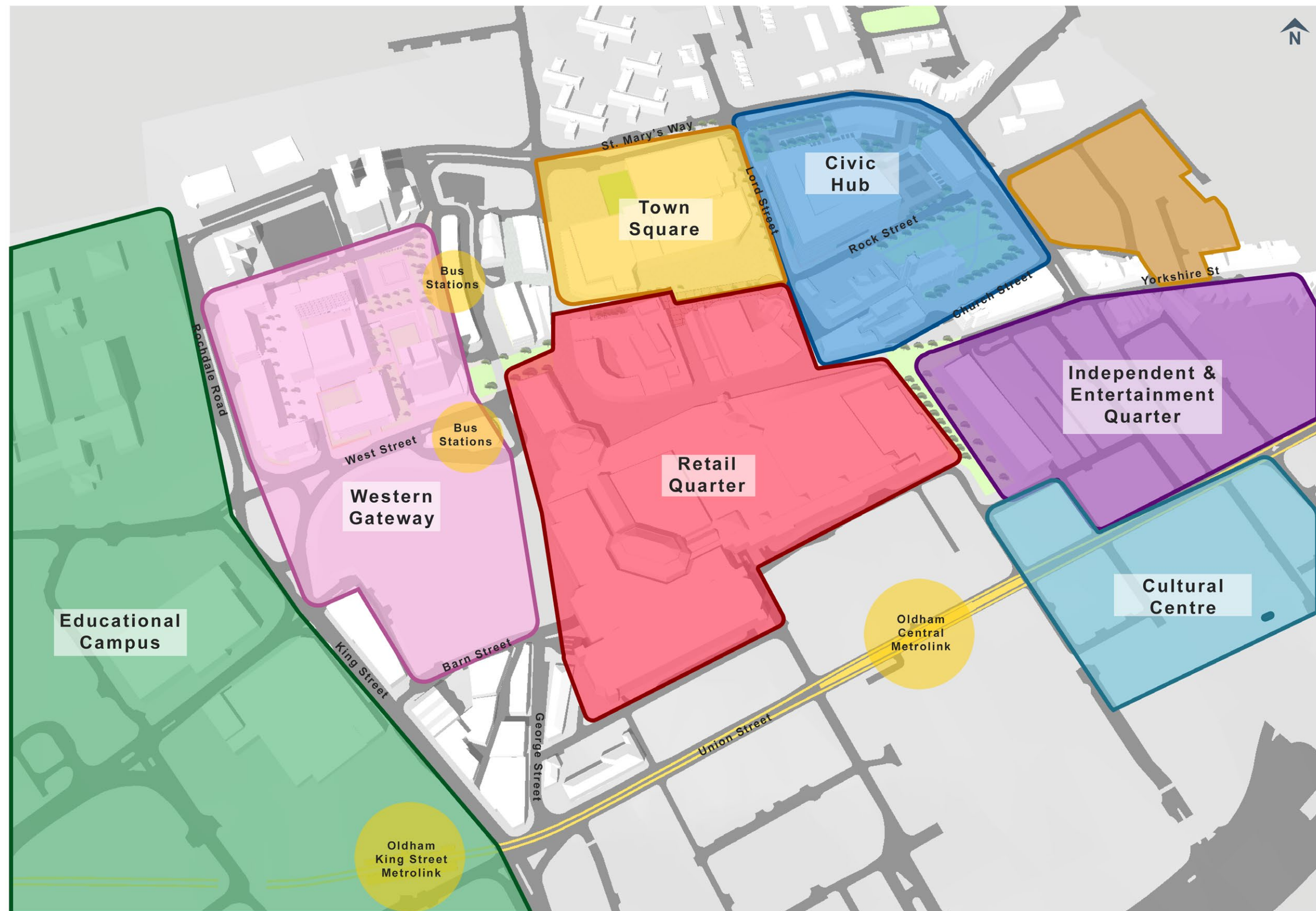




# Masterplan Principles

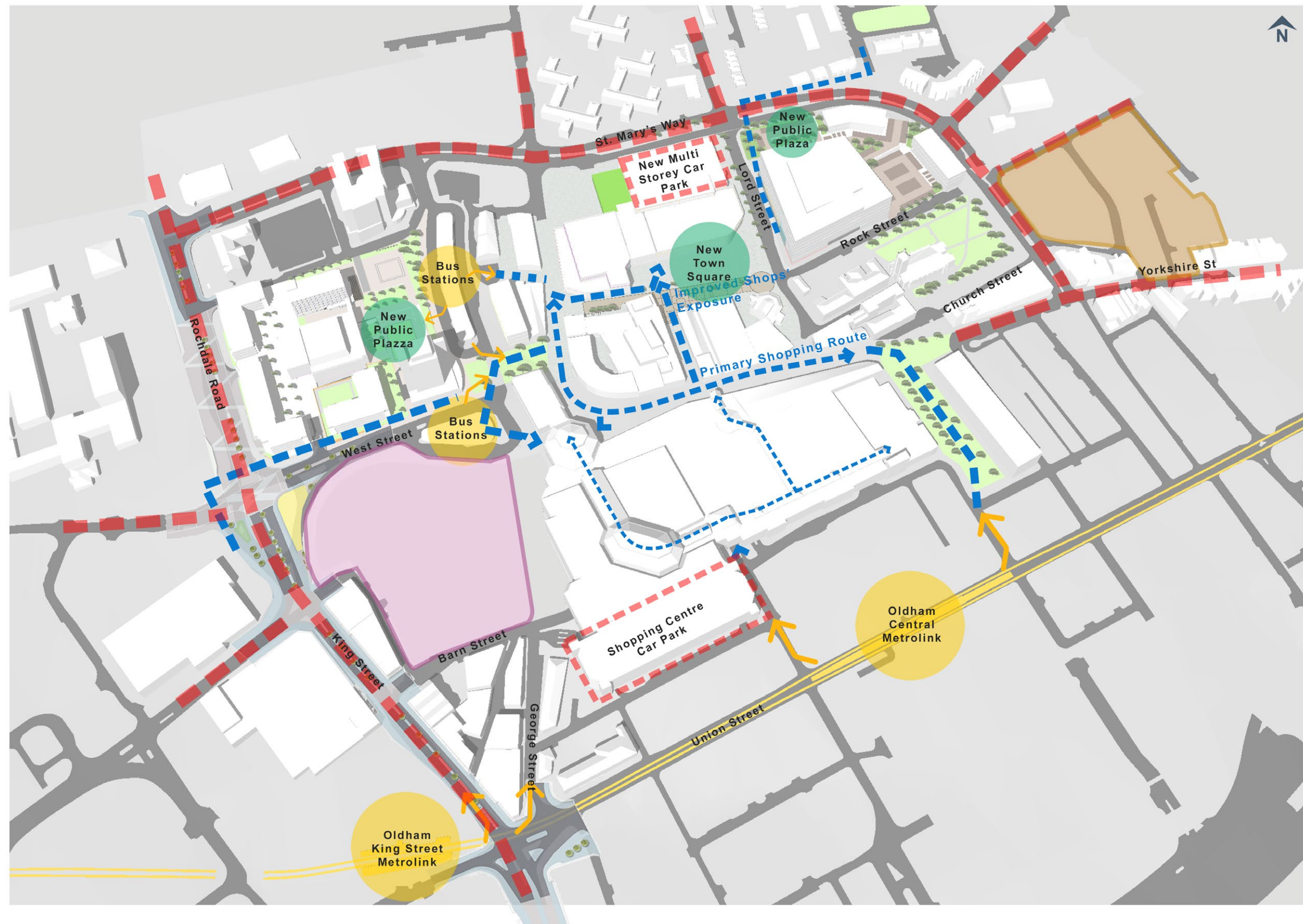


# Proposed Zonal Plan





# Proposed Connections





# Precedents - Civic

Wigan - Joint Service Centre



Comprising of:

- Council Offices
- Leisure Centre
- Library
- Town Hall
- Public Realm Improvement

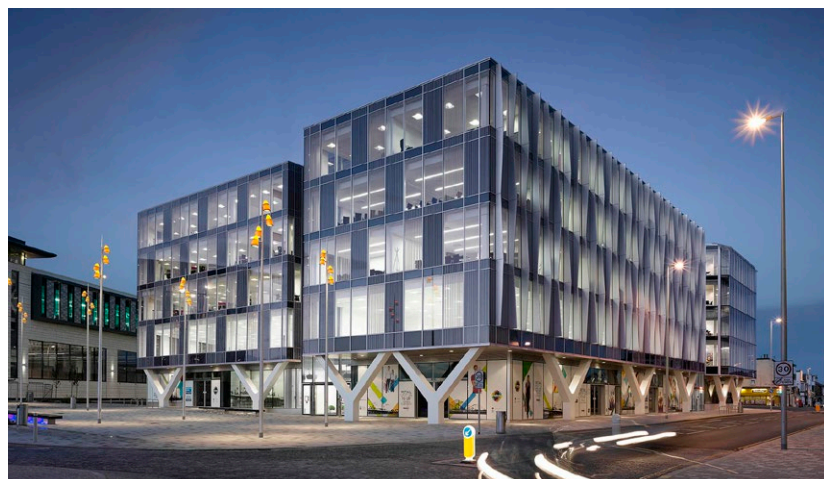
Rochdale - Riverside



Comprising of:

- Council Offices
- New Bus Terminal
- Public Realm Improvements

Blackpool - Talbot Gateway



Comprising of:

- Council Offices
- Foodstore
- MSCP Refurbishment
- Public Realm Improvements

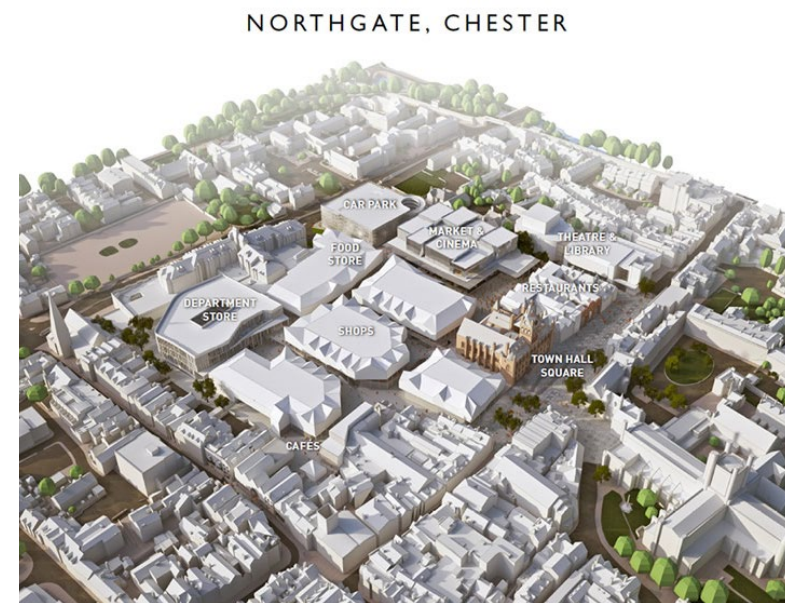


# Precedents - Mixed Use Regeneration

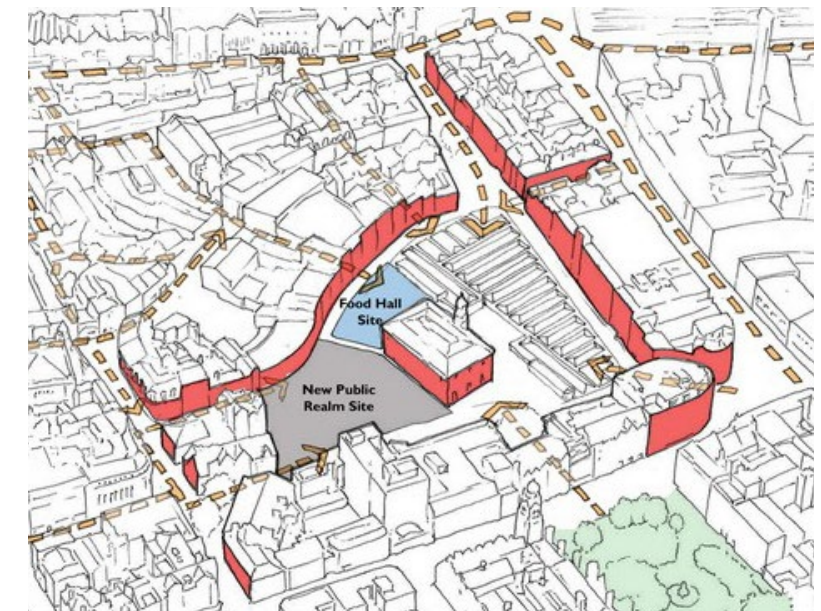
Warrington - Bridge Street



Chester - Northgate



Leicester - Market Place

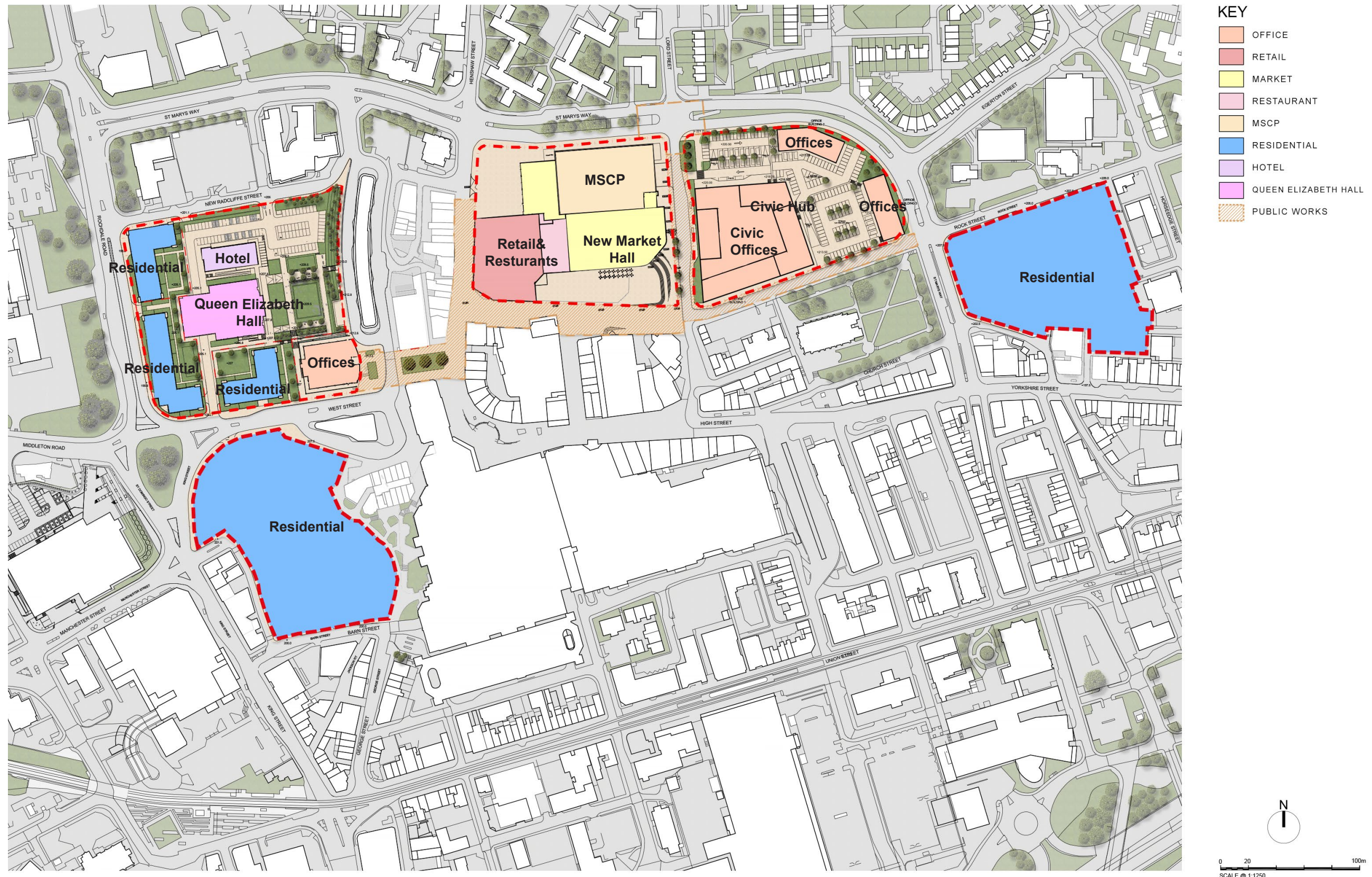




# Masterplan Proposals

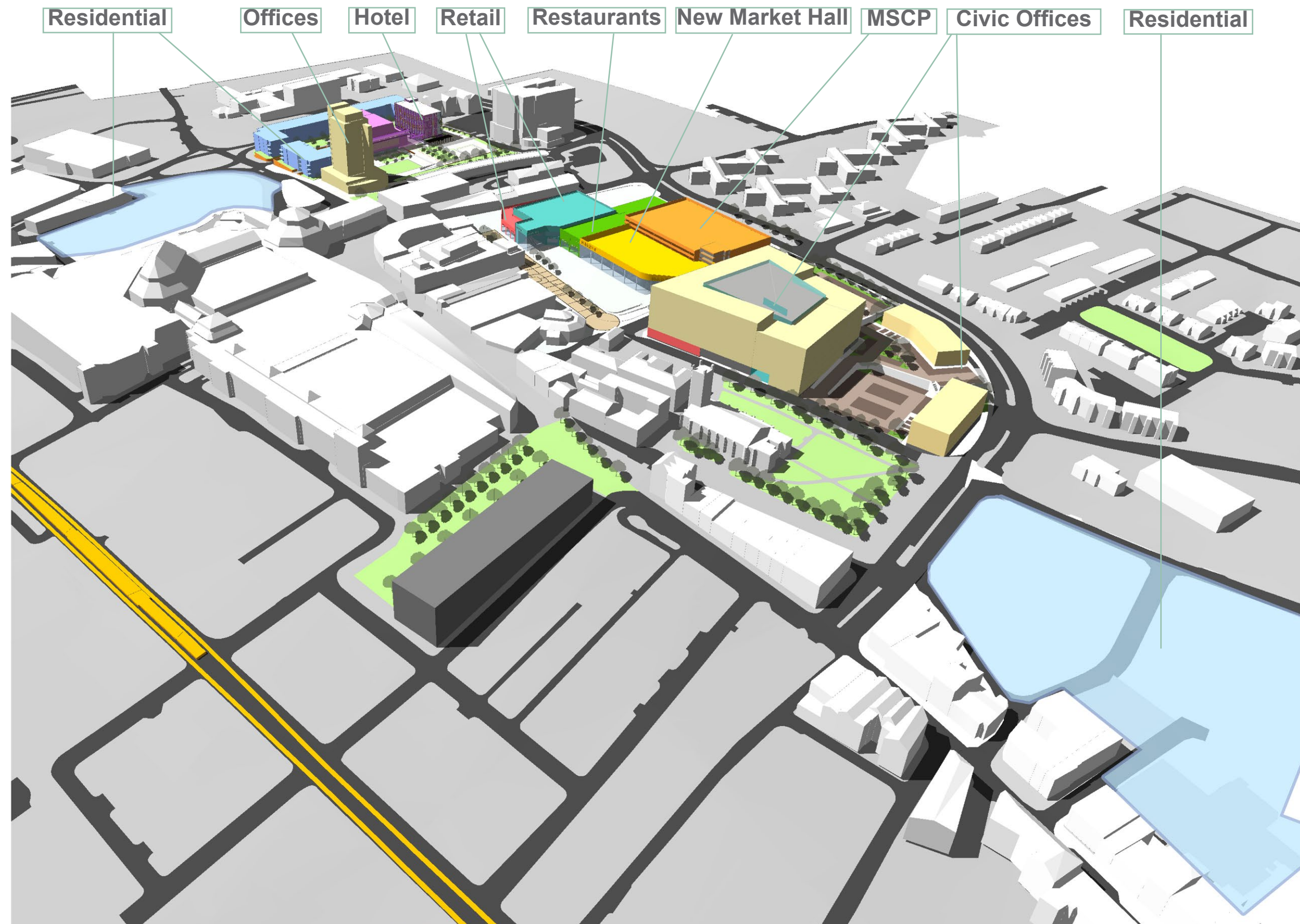


# Masterplan





# Masterplan Massing





# Masterplan Massing

