

4 Proposed Civic Site - Initial Concept



A New Destination...

The planned relocation of the Civic Offices and Greenbank Leisure Centre to Cadley Park will create an opportunity for substantial development at the west end of the town centre.

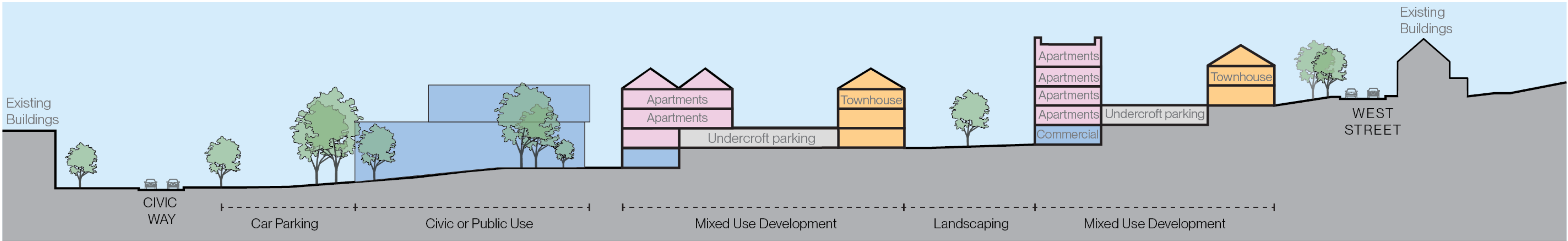
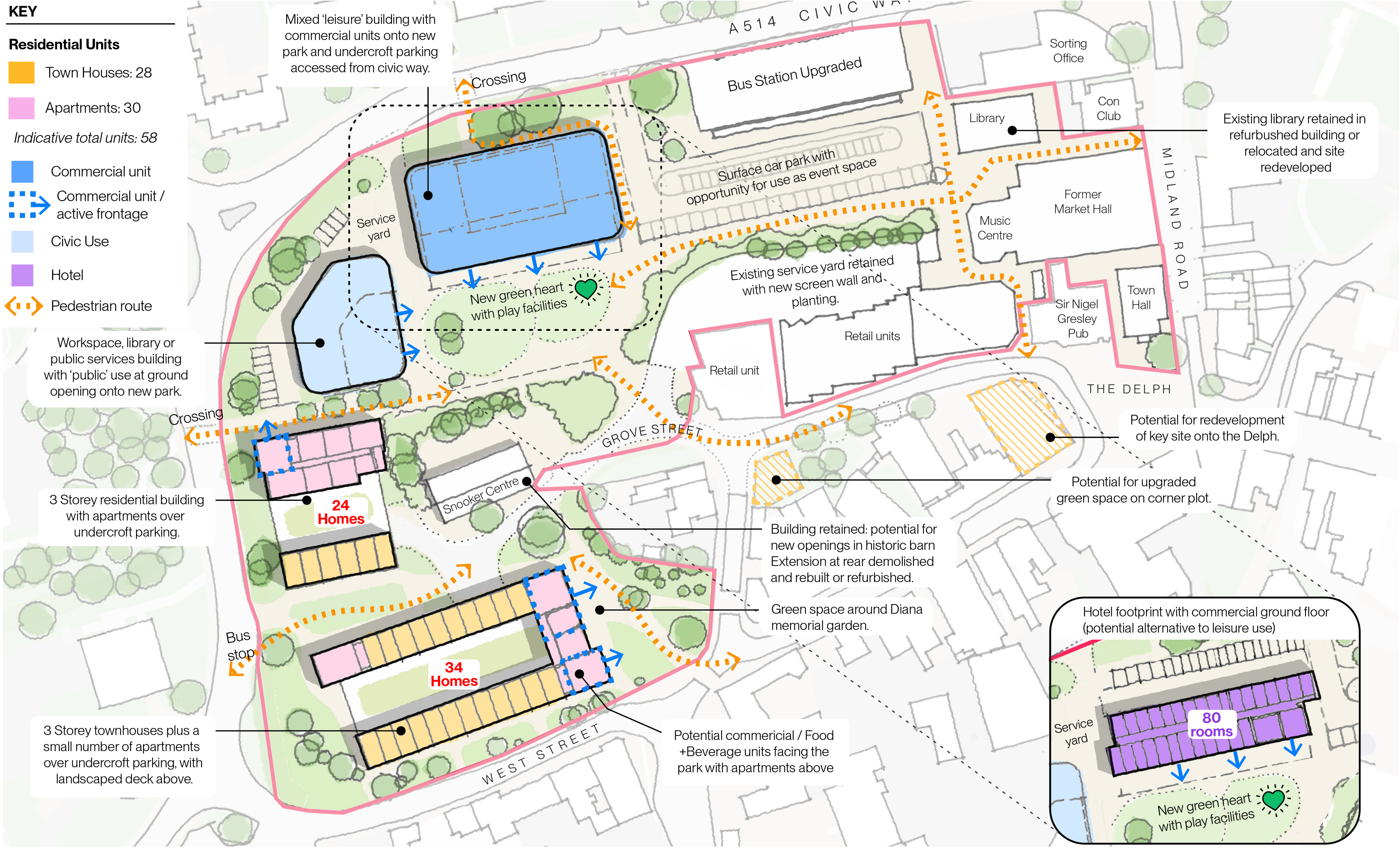
The masterplan team have reviewed recent economic trends, looked at good examples from other towns, and tested a range of different options for the Proposed Civic Site. This process has indicated that the following mix of uses could work well on the site:

- A 'mixed-use' development, with town centre living alongside commercial uses.
- A mix of townhouses and apartments to provide housing not currently available in the town - potentially targeting younger people as well as older 'downsizers'.
- Expanding the town's range of cafés, restaurants, and bars including outdoor spaces, and new leisure uses such as ten pin bowling.
- Exploring the potential relocation of the library onto the Proposed Site, alongside other commercial uses, public services and flexible office space.
- Designing the public space to improve the accessibility between the town centre and bus station, connecting through to the Proposed Site.
- Creating a family-friendly destination with space for play equipment, greenery and lawns.

We would like to know what you think about these ideas, and what other uses you would like to see introduced to the town centre on the proposed Site.



Illustrative Development Plan



Illustrative 'Cross Section' showing changes in level

The Proposed Site has a series of changes in level and features a number of existing sets of steps. The overall level change is almost 14 metres between Civic Way and West Street!

A key aim of the redevelopment is to make the site and town centre more accessible to everyone by reducing or designing out steps where possible.

Where steps are required, alternative routes that are ramped or sloping will be introduced to help people with wheelchairs, pushchairs, or mobility scooters.

We have also looked at the existing pedestrian crossings and routes and tried to link these into the proposed development where possible.

The cross section above demonstrates how the changes in level on the site can also become an opportunity to hide or disguise car parking within 'undercrofts'.

By locating car parking beneath buildings or gardens, it frees up surface space for public areas, landscaping, and active street-level uses like shops, cafés, and community spaces.

This approach improves the street-scape by reducing the visual impact of cars, and also makes more efficient and sustainable use of the land for development.

Platforms can also be introduced to improve accessibility to commercial units, as demonstrated in Altrincham (See right).



Altrincham Stamford Quarter