

Ashton-under-Lyne Town Centre Masterplan

RIBA Stage 1 Design Report

Revision B: February 2025



PROJECT CONTEXT

The project is located in Ashton town centre, one of the three principle sites that form the focus of the Ashton Mayoral Development Zone alongside St. Petersfield and Ashton Moss.

Sited in the Eastern Growth Cluster, the AMDZ has been identified as one of six growth locations across Greater Manchester. The ambitions for the three areas have been described by TMBC as follows:



St Petersfield

An attractive investment opportunity with a focus on innovation in the digital, media, creative and tech sector.



Ashton Moss

A large employment site for the manufacturing and engineering sectors, creating new jobs for residents, attracting a skilled and talented workforce and bringing new and innovative businesses in advanced manufacturing to boost to the local economy, building on the borough's heritage and strengths in the manufacturing industry.



Ashton town centre

Unlocking the potential of Ashton town centre with public realm improvement works, the transformation of the Market Square, improvements to the Market and restoration works to the Town Hall, funded by a successful £20m Levelling Up Fund bid.

TMBC is exploring the possibility of redeveloping the Arcades and Ladysmith shopping centres, as part of a wider plan to regenerate Ashton town centre – the focus of this project.

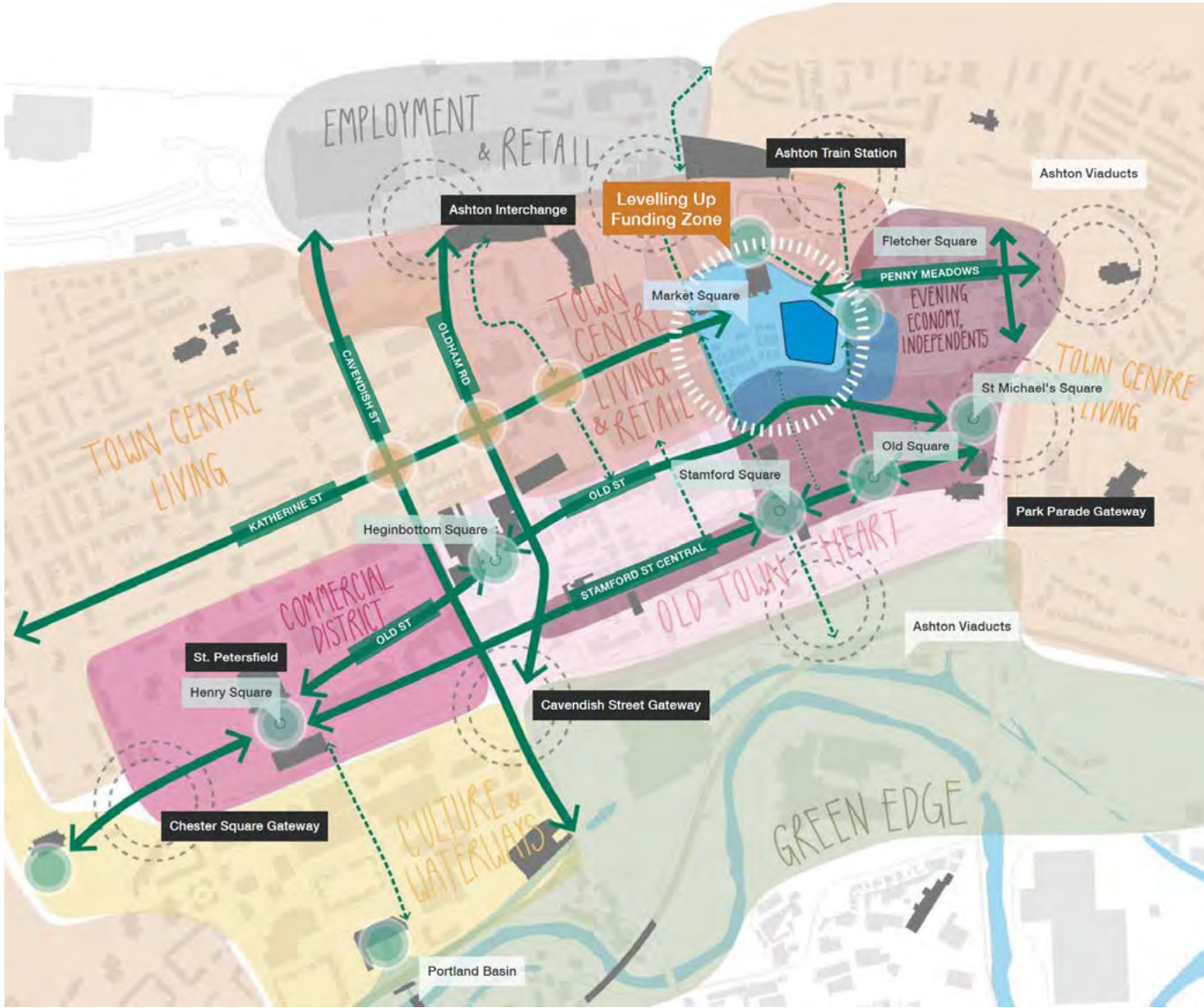
PROJECT AMBITIONS

Create an ambitious but deliverable mixed-use residential led masterplan for the heart of the town centre, capable of being delivered in a phased manner that will:

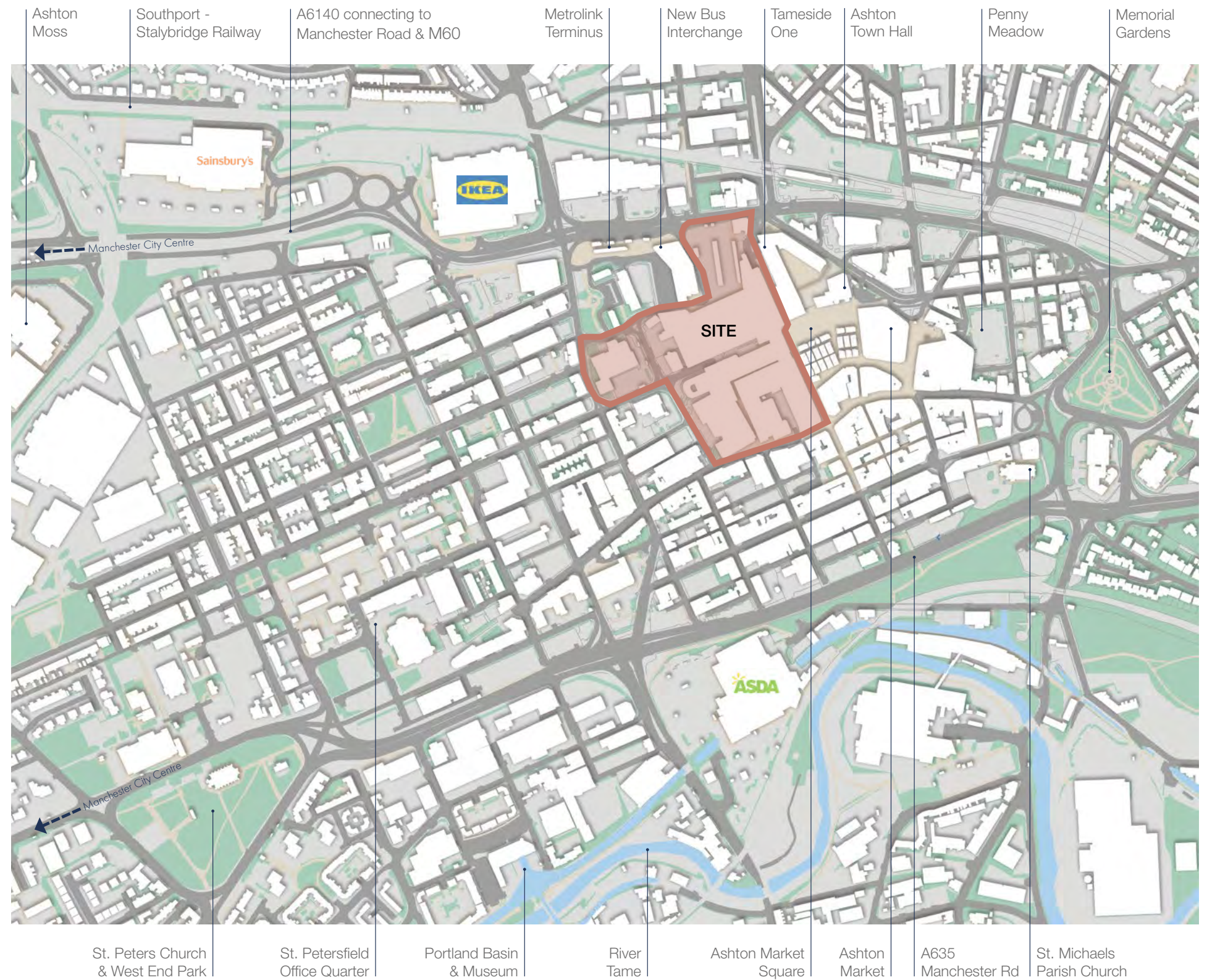
Improve connectivity and permeability throughout the core of the town centre, with a particular focus on strengthening routes to and from the transport Interchange, Metrolink tram stop and mainline railway station to the north of the Market Square

-
- Maximise the opportunities presented by the works being undertaken to the Market Square and adjacent Market
-
- Reinforce the position of the Market Square as the heart of the town
-
- 'Right size' the town centre retail offer and augment with other street level active uses
-
- Be flexible to accommodate a variety of types and tenures of residential
-
- Significantly reduce the level of gap funding required to progress the project in comparison with earlier proposals for the site

STRATEGY/PROJECT CONSIDERATIONS



LOCATION PLAN



SITE EXTENTS

The agreed masterplan area (above) is formed through the assembly of the following assets / sites:

Arcades Shopping Centre (including Beau Geste Public House site under separate ownership, Stonegate Group)

-

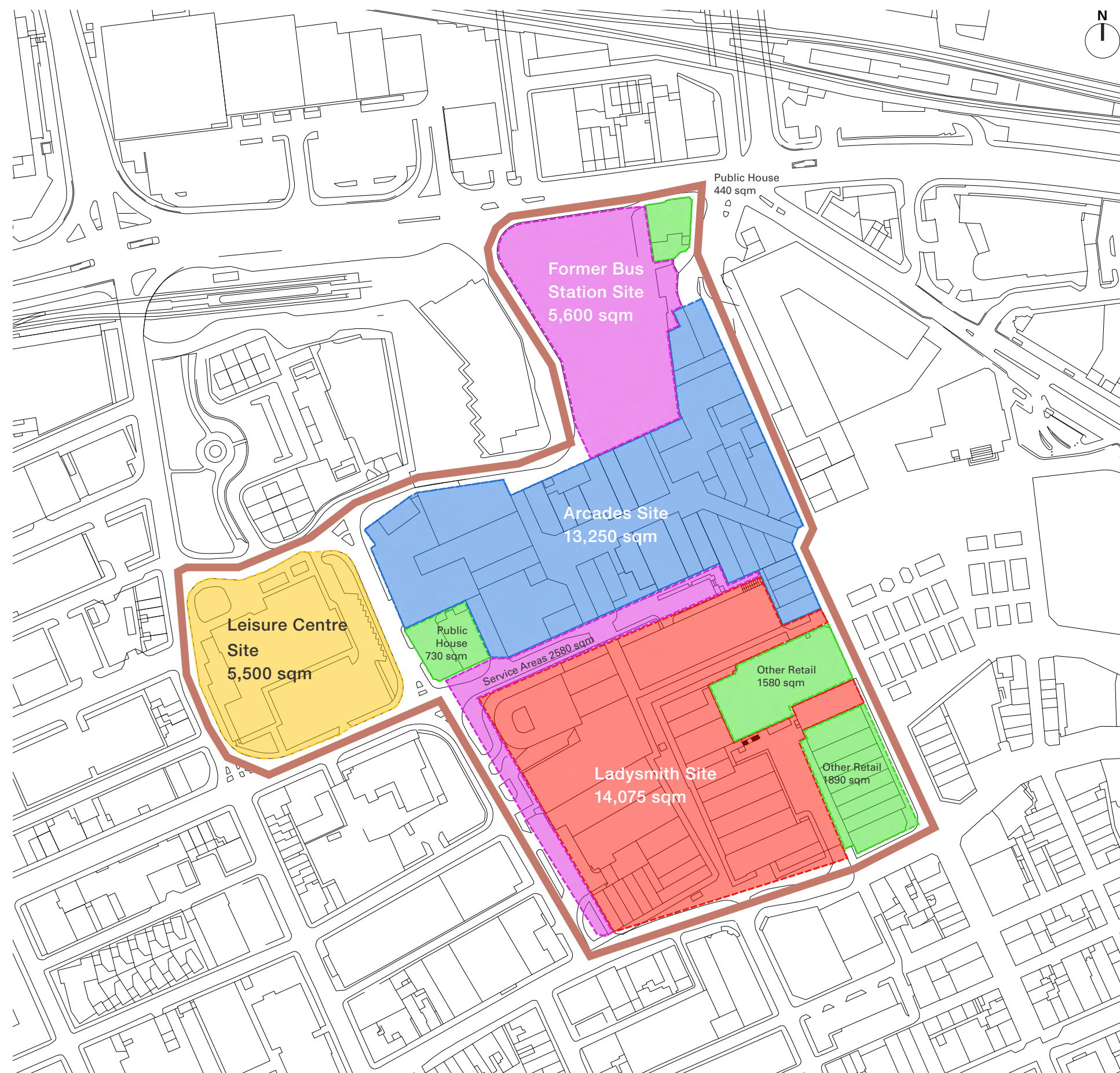
Ladysmith Shopping Centre (including former M&S building and retail block on corner of Warrington Street and Old Street under separate ownerships)

-

Former Bus Station site (in TMBC ownership) and including Prince of Orange Public House under separate ownership (Robinsons)

-

Former Leisure Centre site (in TMBC ownership)



SITE AREA

45,645 sqm /
4.5645 Ha

URBAN GRAIN

Historically, Ashton town centre has always been a permeable human scaled environment as evidenced in the adjacent maps from 1848, 1922 and 1961.

This quality was lost with the arrival of the shopping centres, whose mass and scale appear alien within the wider urban grain.

We have drawn upon the street layouts of the past to influence the masterplan proposals, ensuring that any new layout is sympathetic to the surrounding street pattern, offering active walkable streets and selected framed views.



DESIGN METHODOLOGY

Following initial discussions we have broken down our proposed design methodology by asset / site as detailed below.

Arcades Shopping Centre (and Beau Geste Public House)

Retain the majority of the existing structure

- Use retained ground floor to consolidate retail offer and assist in vacating the Ladysmith to permit redevelopment

- Explore introduction of alternative uses to first floor around central atrium, potential for co-work space in a similar vein to the offer in the Ashton Old Baths

- Remove existing car park access ramp from Warrington Street and replace with a new car park ramp to Gas Street side of centre, either within the existing service yard or on the 'Beau Geste' site. Explore the addition of a new dedicated access core from street level to ensure 24 hour access.

- Explore potential to add further parking deck in future if required

- Improve permeability by creating an enhanced north-south mall route connecting to Transport Interchange

- Make the building more outward facing and active at street level

Ladysmith Shopping Centre (and associated adjacent assets)

Full demolition of the asset and its replacement with new mixed use residential led blocks

- Reinstate historic street pattern through cleared site by extending Katherine street and Cotton Street East through to Market Square

- Introduce active ground floor uses only where necessary to reinforce edges, particularly Warrington Street / Market Square and Old Street

Former Bus Station Site

Potential to be a 'Gateway' site working in tandem with Tameside One

- Explore provision of a circa 100,000 sq.ft.Civic / Health facility

- Consider other uses with active ground floor eg. commercial / residential (to establish potential capacity only)

- Opportunity to create enhanced public realm and improved link to train station through the removal of vehicle / service access to Warrington Street and Wellington Road

Former Leisure Centre Site

Residential led development

- Consider contextual scale of surrounding buildings

General Considerations

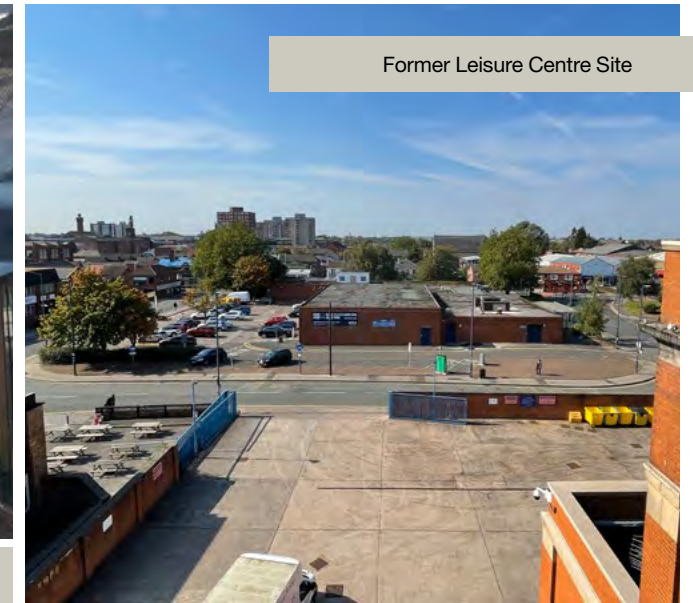
Approach to parking provision: Potential for retained Arcades Multi Storey to provide an element of residential parking.

Look to find a 'sensible' level of parking to balance requirements for density with both TMBC Roads and Parking guidance and the need for parking for family homes and private for sale elements of any residential mix.

Former Town Hall Building: No current use being considered. Potential for new development behind retained façade only (as per adjacent Library development)



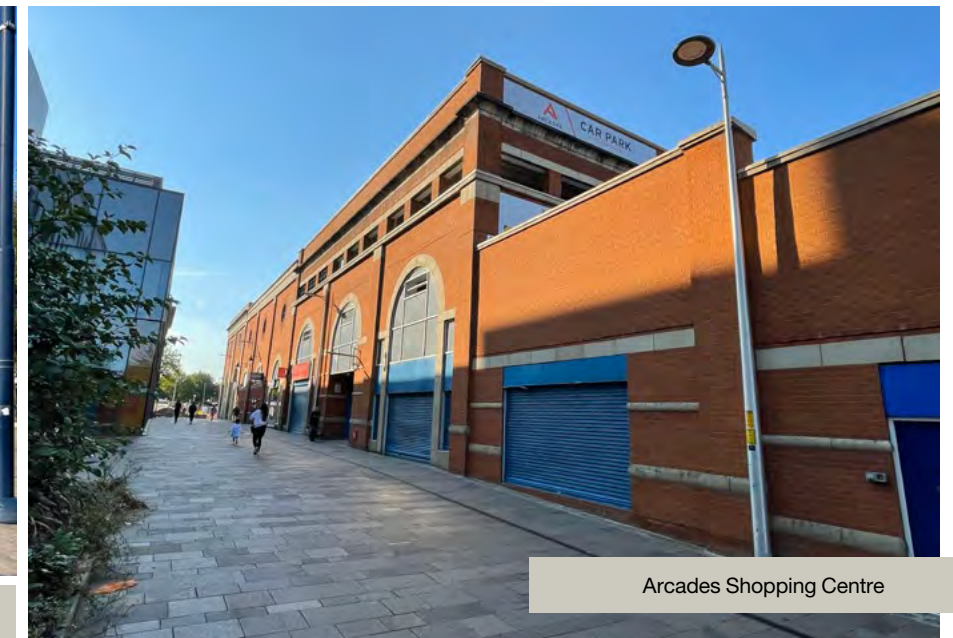
Ladysmith Shopping Centre



Former Leisure Centre Site



Metrolink Terminus



Arcades Shopping Centre



Former Bus Station Site

ASHTON

METRO LINK

ASHTON INTERCHANGE + CYCLE HUB

TOWN CENTRE LIVING

PUB

TOWN CENTRE LIVING

'THE ARCADES'

SERVICE

PEDESTRIAN

PEDESTRIAN PRIORITY

TOWN

CENTRE

FRONTAGE

LIVING

ACCESS

+ RETAIL

CIVIC

ASHTON MARKET SQUARE

TOWN HALL

TAMESIDE ONE

UNDER-LYNE

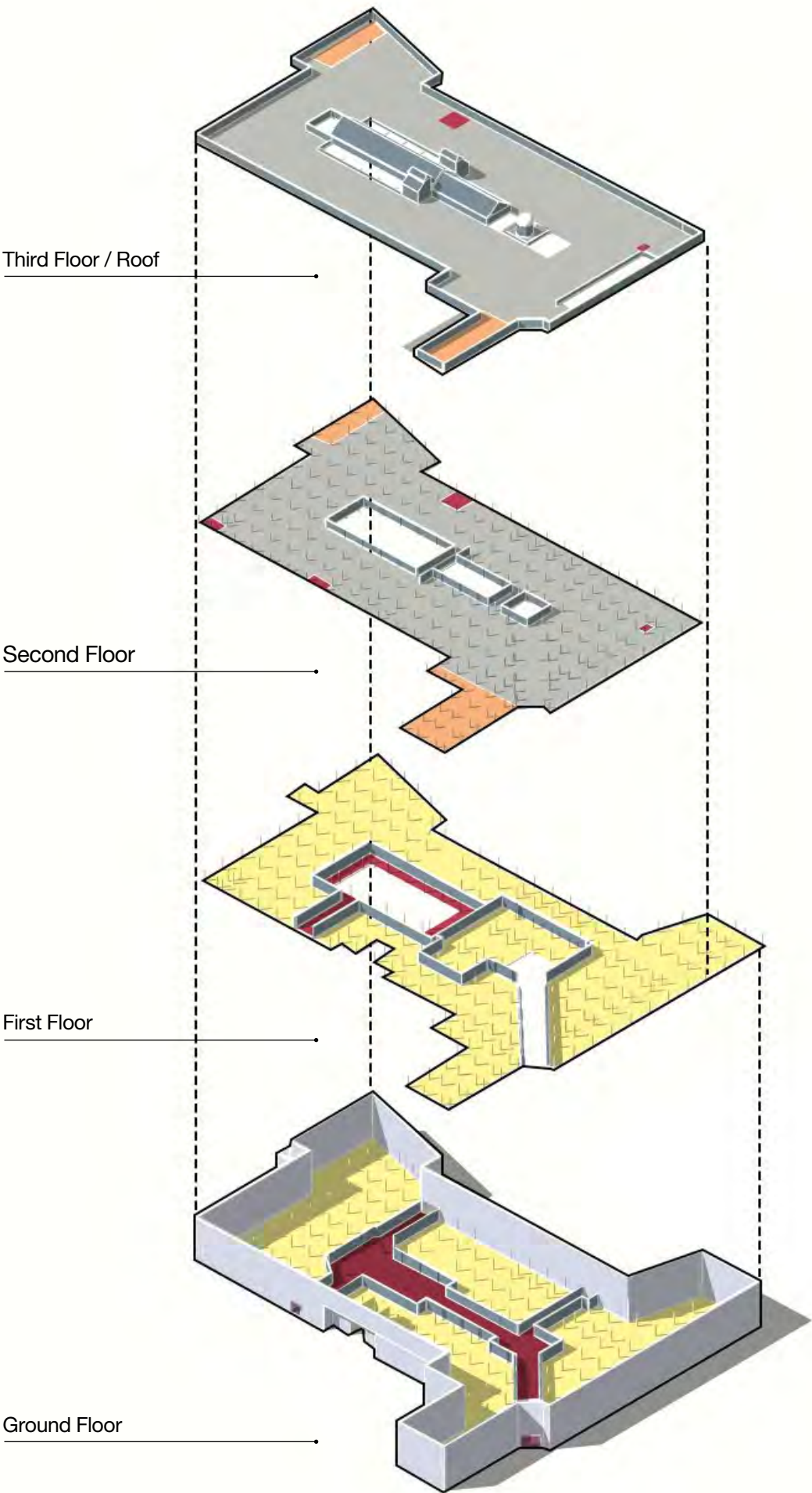
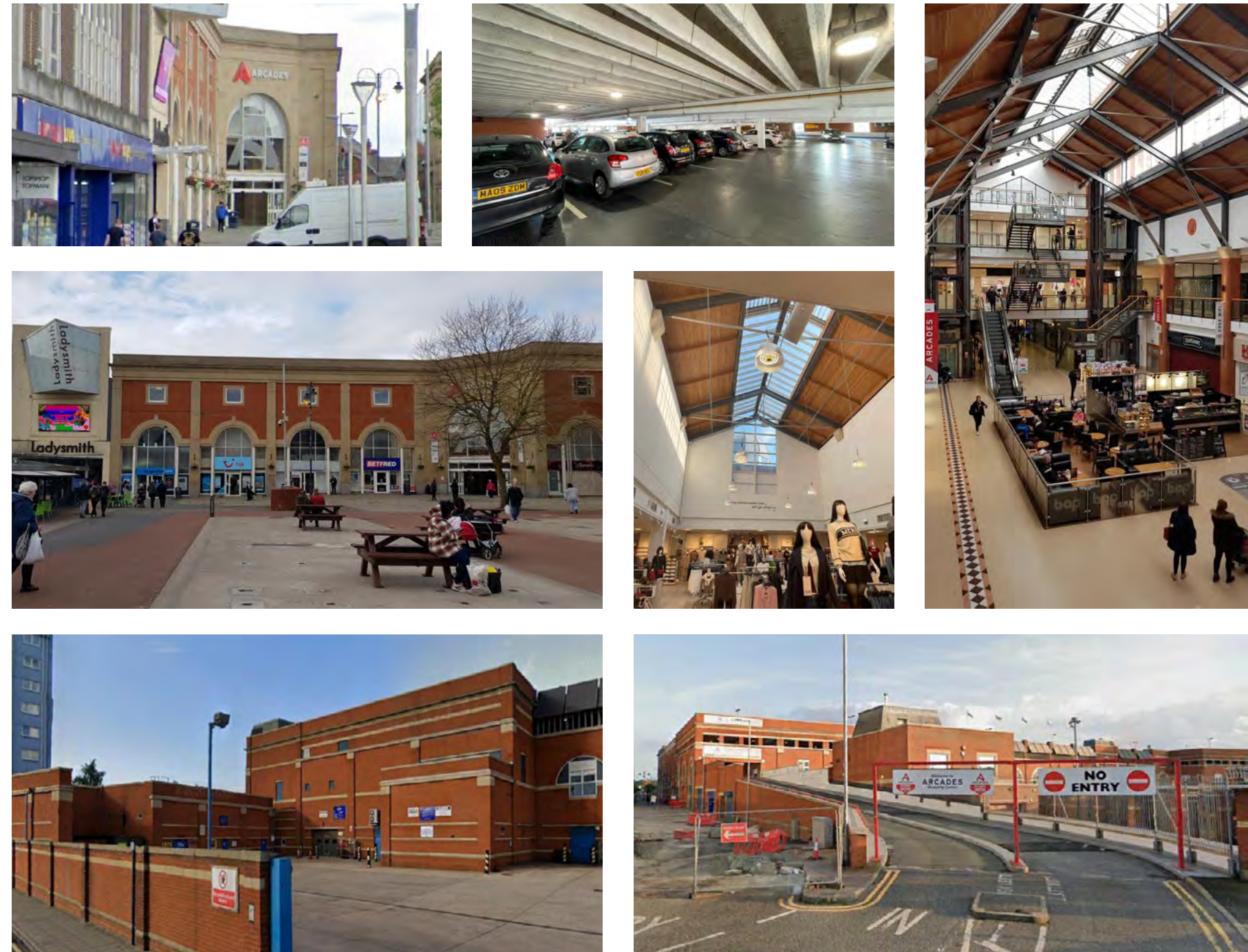
UNDER-LYNE STATION

KATHERINE STREET

ASHTON ROAD

STREET

THE ARCADES

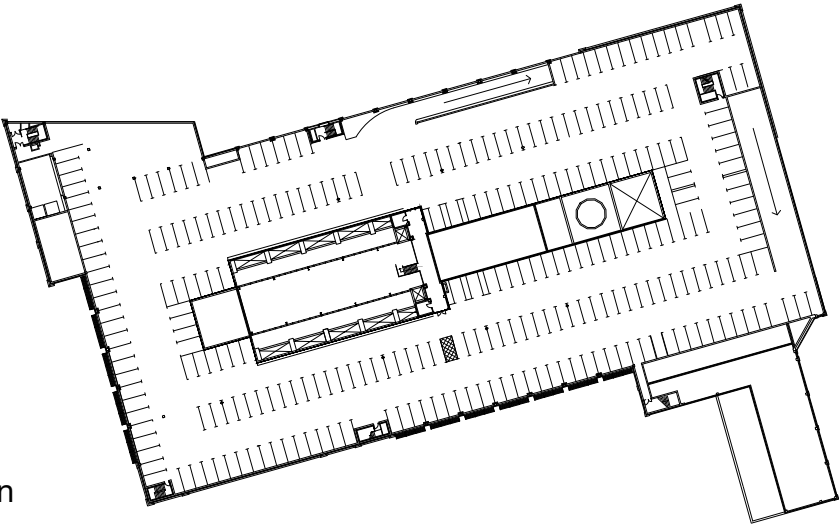


THE ARCADES

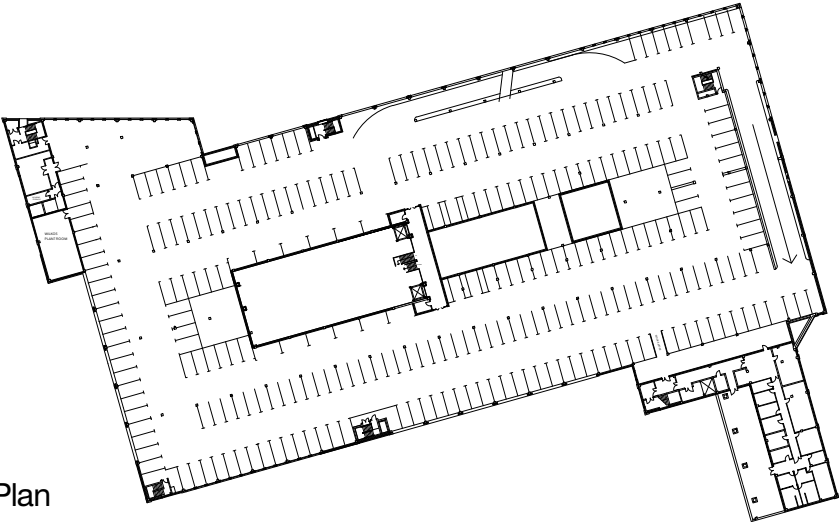
Existing Floor Plans



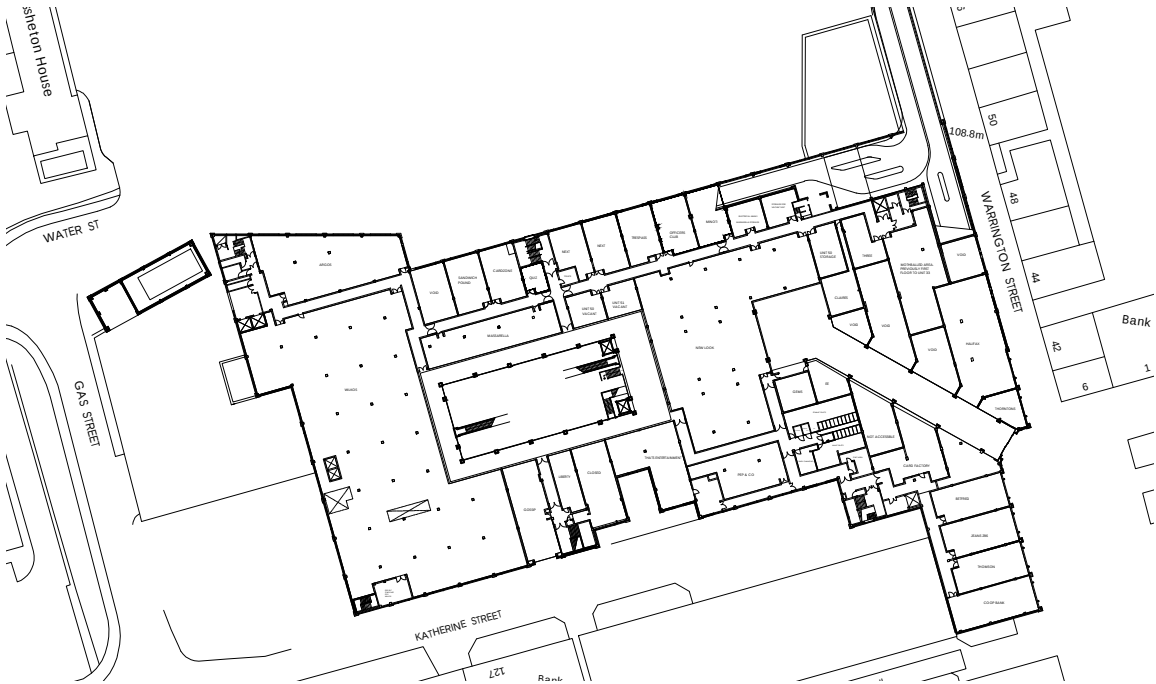
Ground Floor Plan



Third Floor Plan



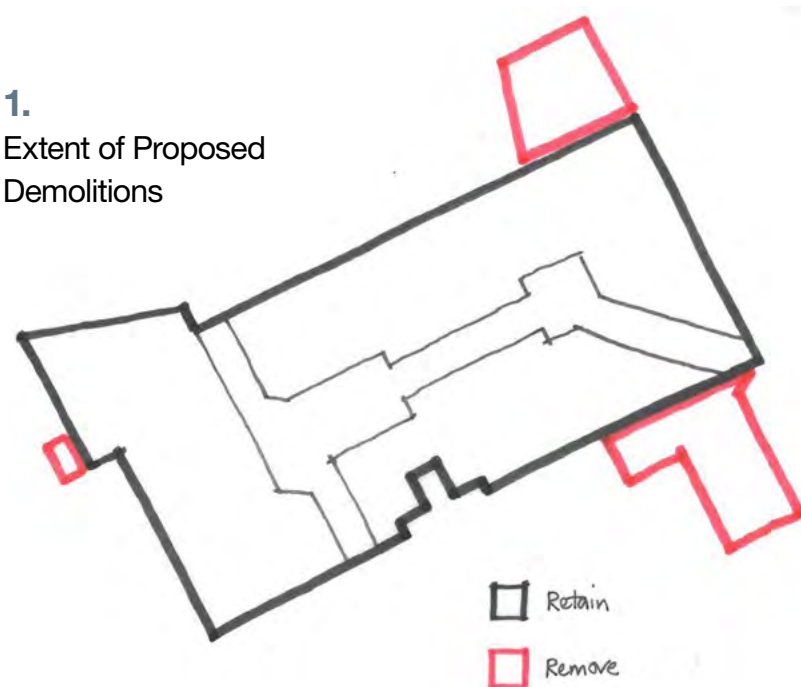
Second Floor Plan



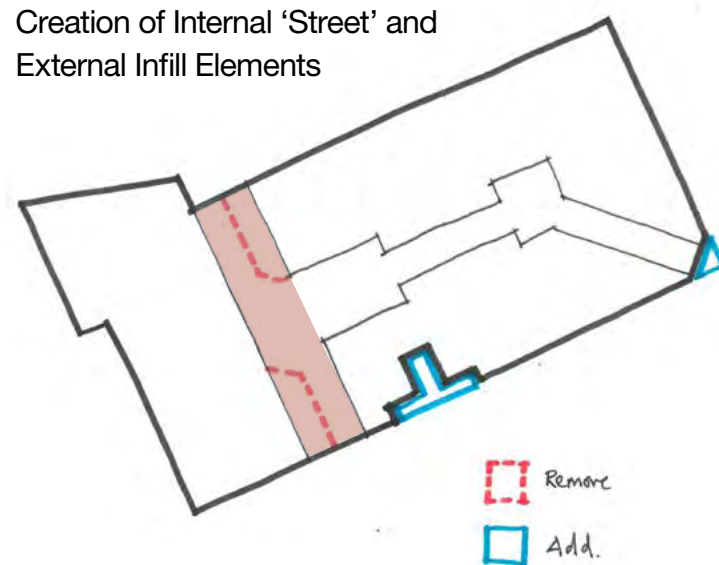
First Floor Plan

THE ARCADES: INITIAL THOUGHTS

1.
Extent of Proposed
Demolitions



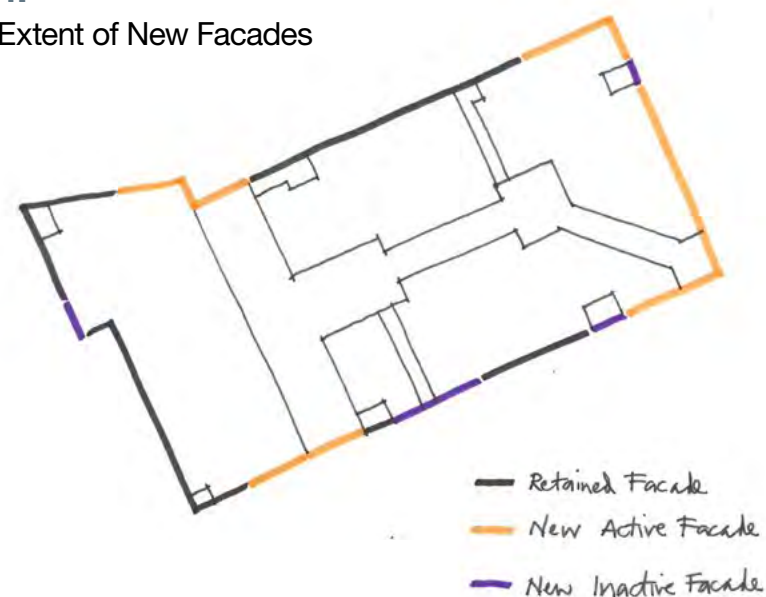
2.
Creation of Internal 'Street' and
External Infill Elements



3.
Existing / New Escape Cores
and Routes



4.
Extent of New Facades



5.
Updated Mall / Space /
'Street' Layout

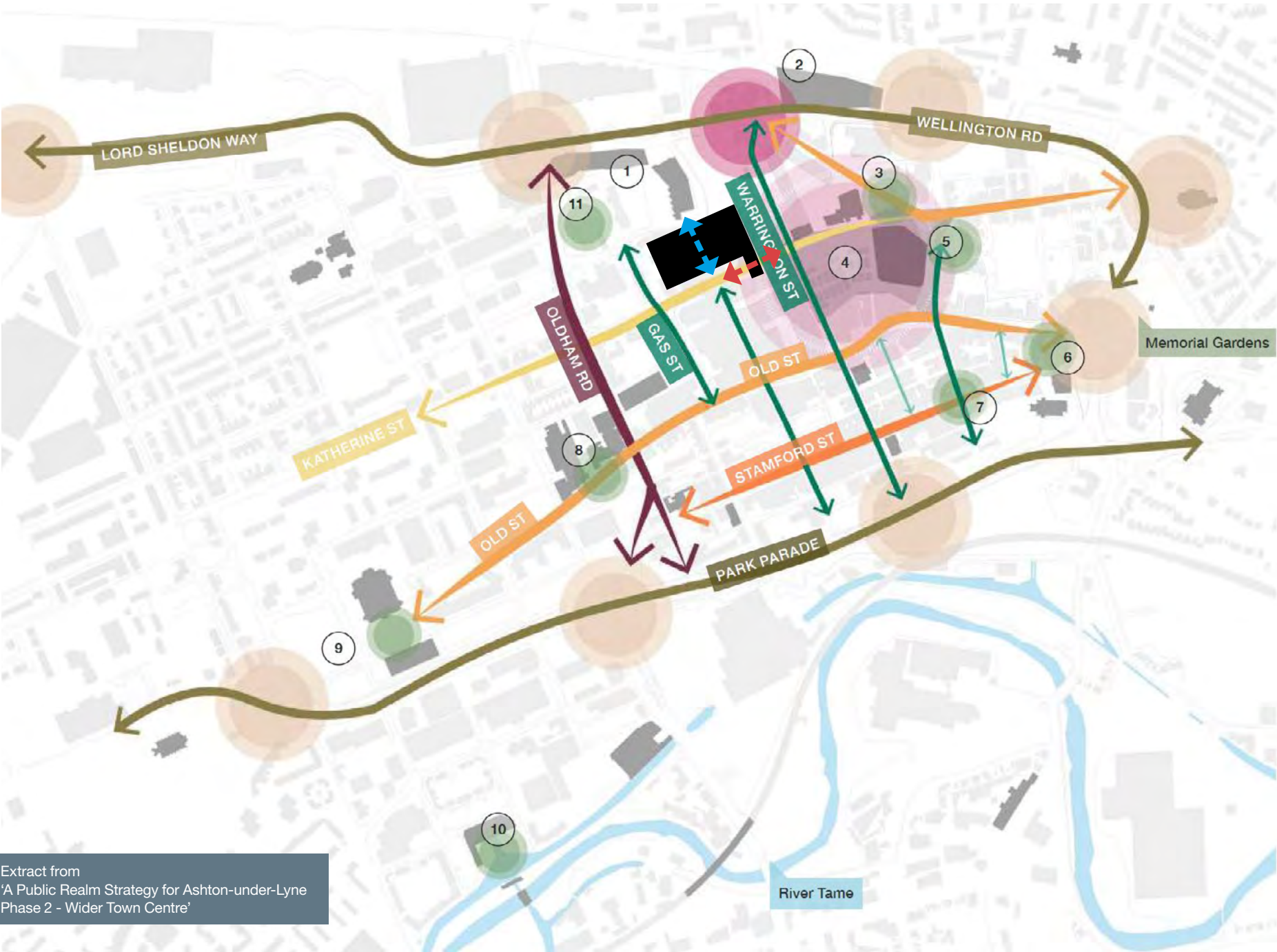
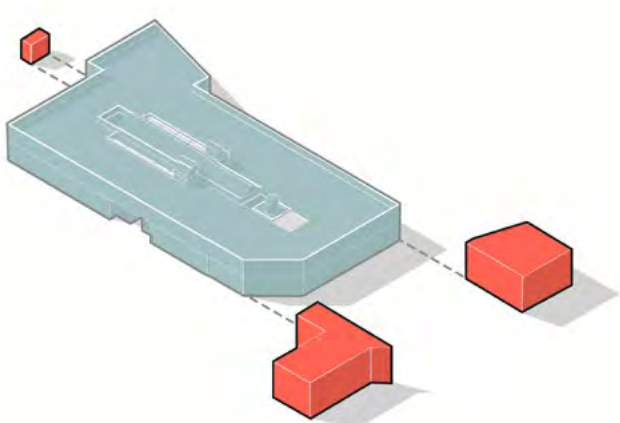


6.
Outward Facing Street
Activating Units

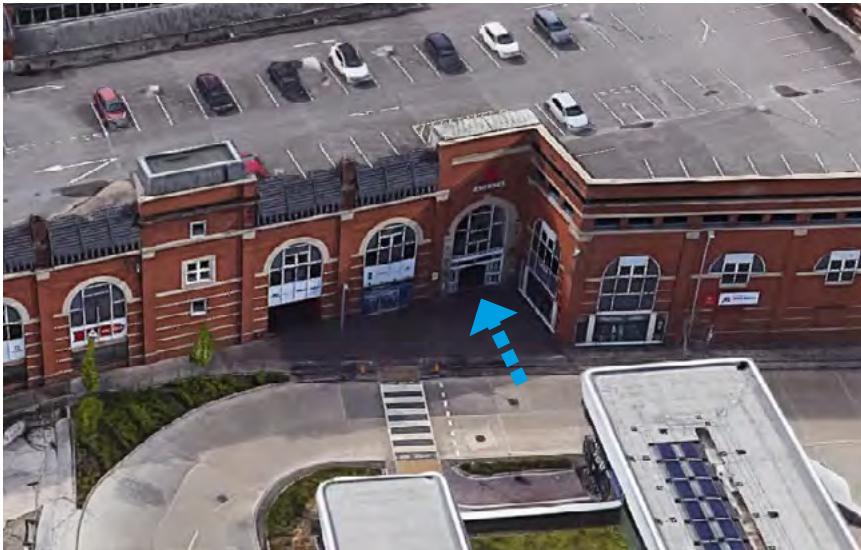


THE ARCADES

Improving Permeability & Connection



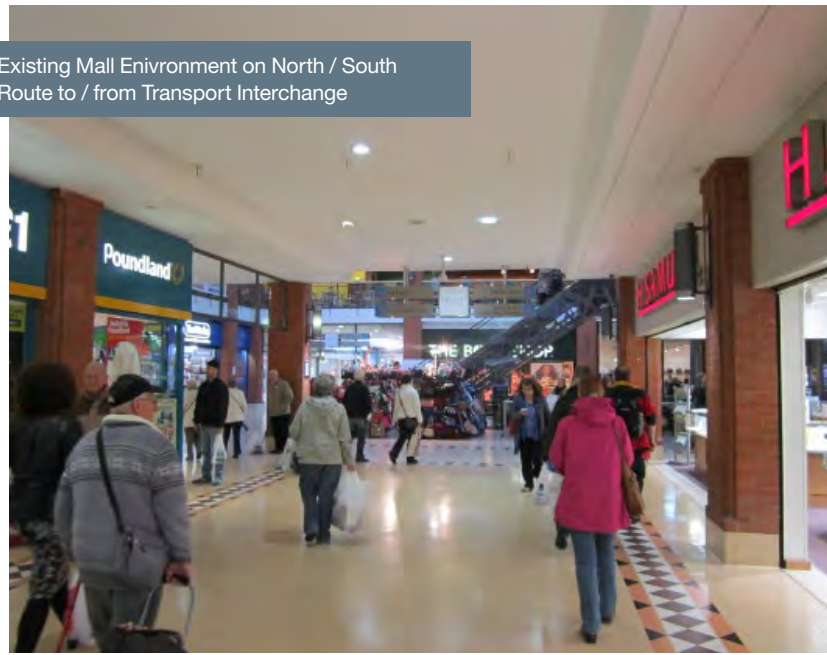
Extract from
'A Public Realm Strategy for Ashton-under-Lyne
Phase 2 - Wider Town Centre'



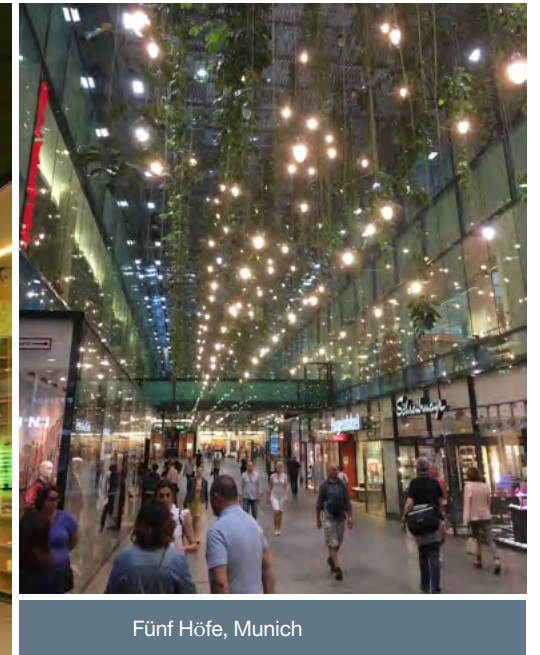
THE ARCADES

Permeability & Connection

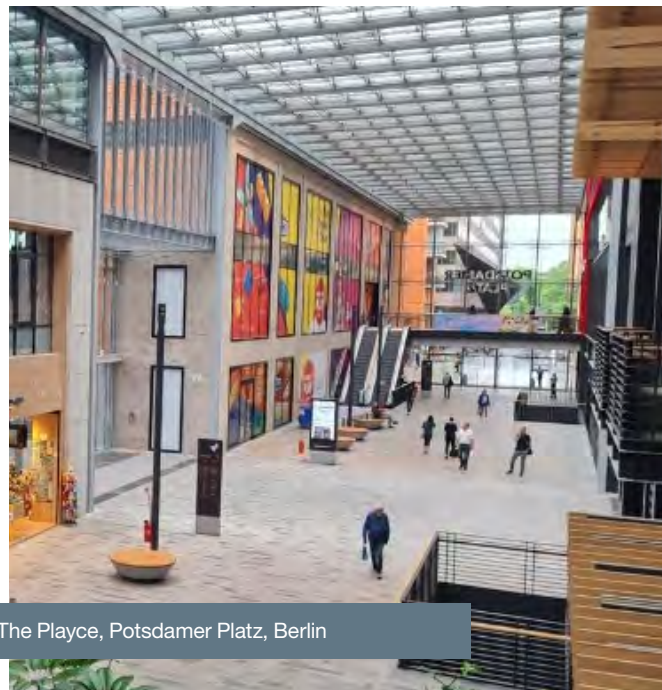
Existing Mall Environment on North / South
Route to / from Transport Interchange



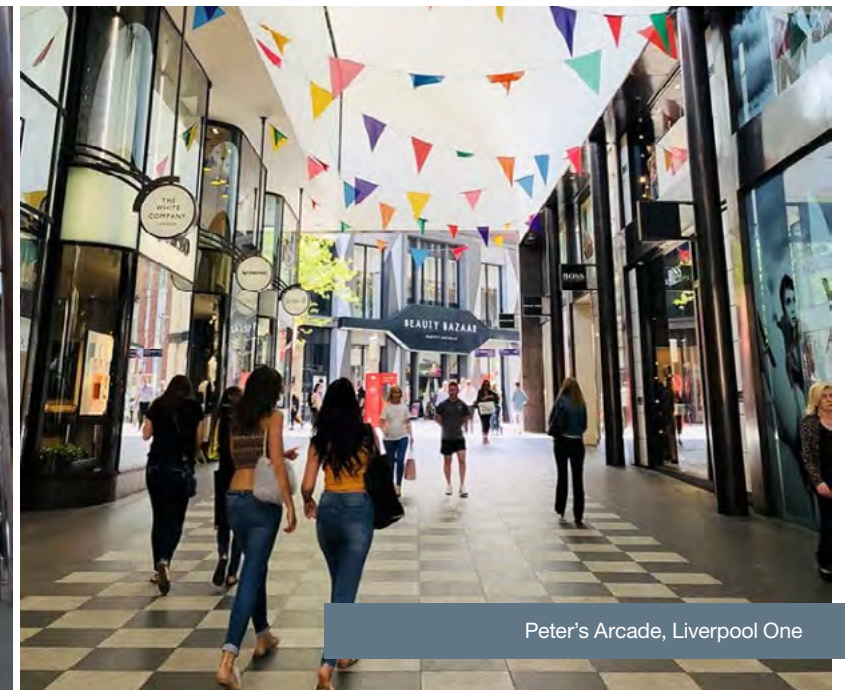
St. James Centre, Edinburgh



Fünf Höfe, Munich



The Playce, Potsdamer Platz, Berlin



Peter's Arcade, Liverpool One

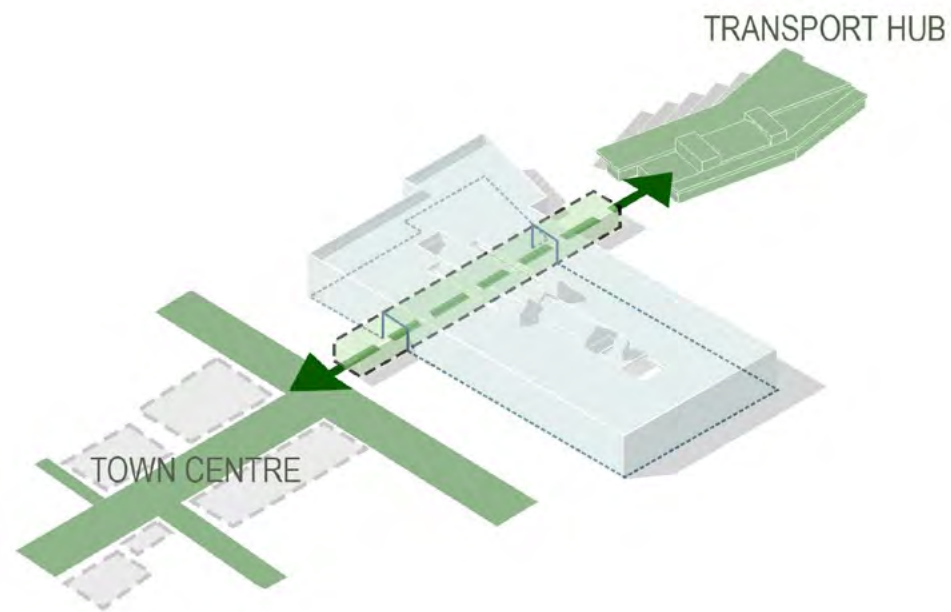
THE ARCADES

Improved Activation



THE ARCADES

Opening up the Ground Floor

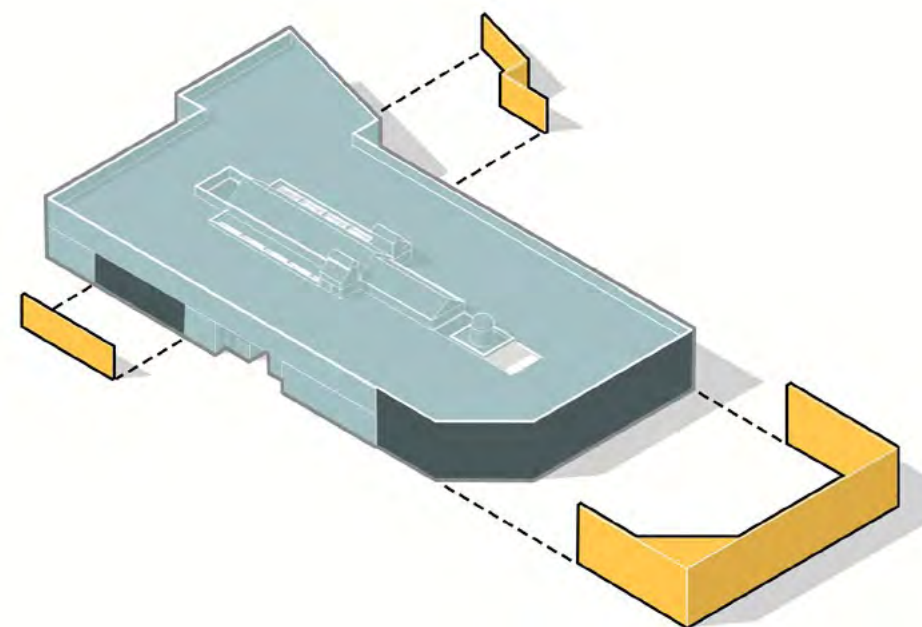


1. An Enhanced North / South Route

New double height mall, open at either end - introduces an 'Arcade' to The Arcades

- Potential for double height shopfronts / retail units to either flank

- 24/7 connecting route? atrium space of retained mall closed off at night with retractable security screens?

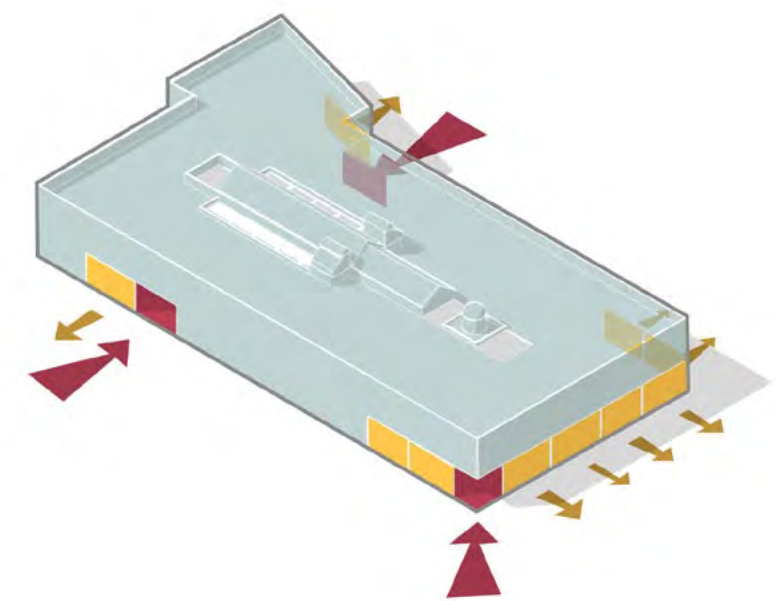


2. New Elevations and Openings

Opportunities to transform the appearance of the retained mass with new finishes and more active facades

- Extensive new elevation to Warrington Street and Katherine Street return

- New main mall entrance on Market Square



3. Street Activating Retail Space

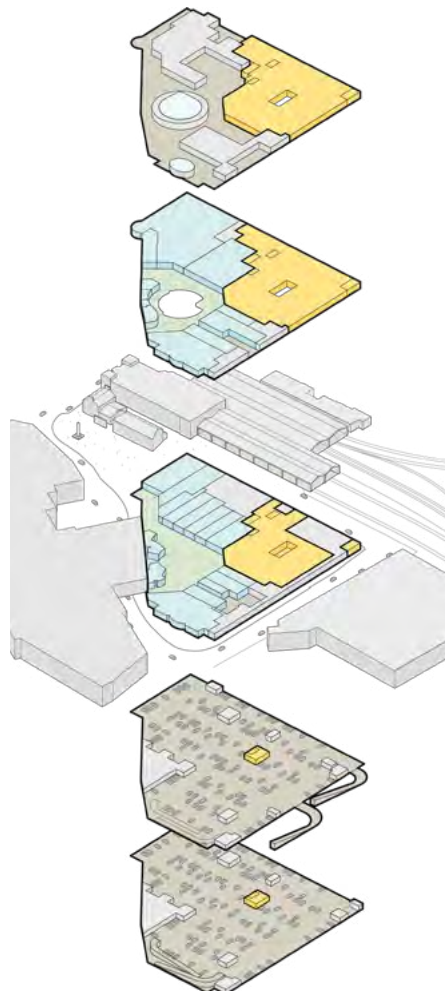
Introduction of new active street facing units at key locations

- Opportunity for units at mall entrances to be accessible from both street and mall

- Mall only units limited to heart of retained building at atrium and market mall leg

THE ARCADES

First Floor Options: Health / Civic



NHS Primary Care Hub, Eastgate Shopping Centre, Inverness

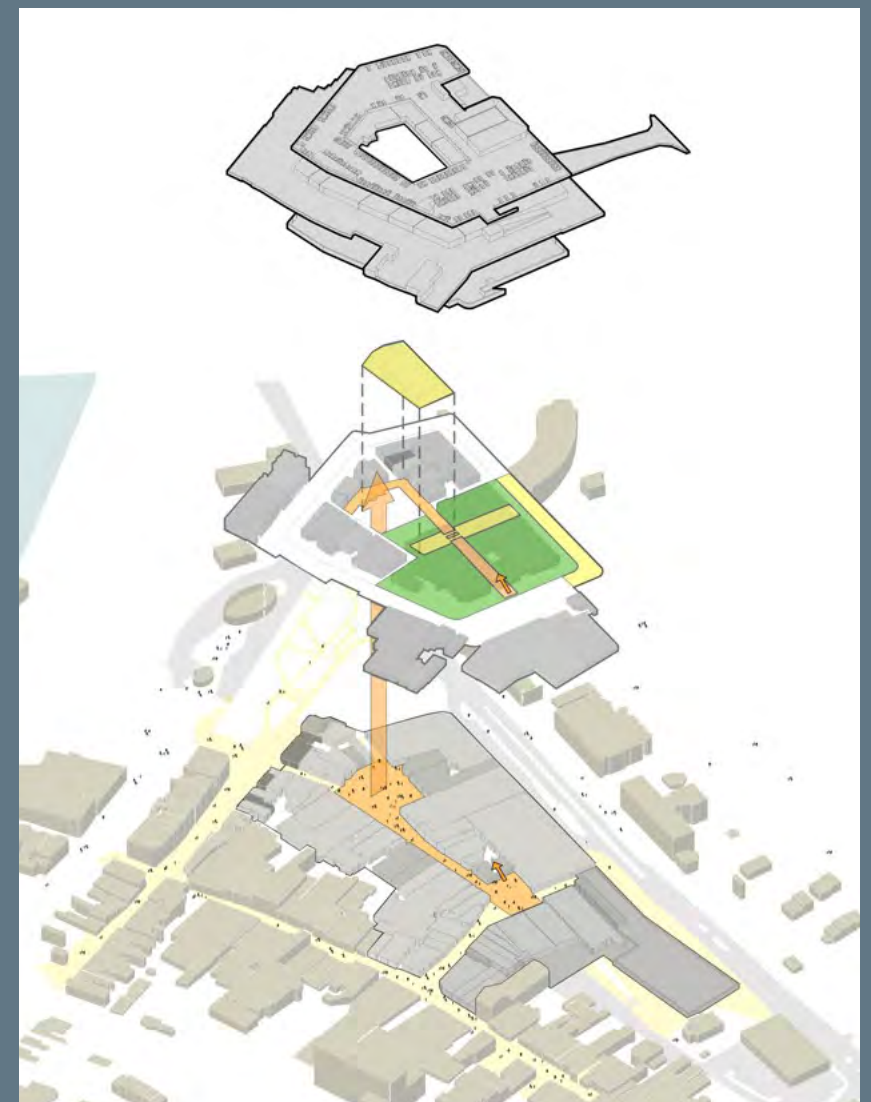
Located within the former Debenhams unit, with a overall footprint of 9000 sqm spread over three floors, the new hub will provide GP, primary care and community services at the heart of the city centre.

Public access to the new facility will be from within the centre with a new 'shopfront' entrance at first floor.

Healthy Living Centre, Pentagon Shopping Centre, Chatham

The Healthy Living Centre will be a 'one stop shop' providing medical / health services and community facilities in a highly accessible existing building. The proposal repurposes the first floor of the town's struggling shopping centre to create a catalyst for new wellbeing and civic uses that will reconnect the community with the town centre.

Arriving on the first floor via an existing vertical route, the Healthy Living Centre accommodation is arranged in a cruciform layout. An internal 'streetscape' leads visitors through the Centre to two bright courtyards which serve the GP and Community Services areas to each side. This active street has various different zones where people can meet to work, eat and play. The finishes emulate hard wearing natural materials, while street furniture and 'parklets' support a range of activities for all ages.



THE ARCADES

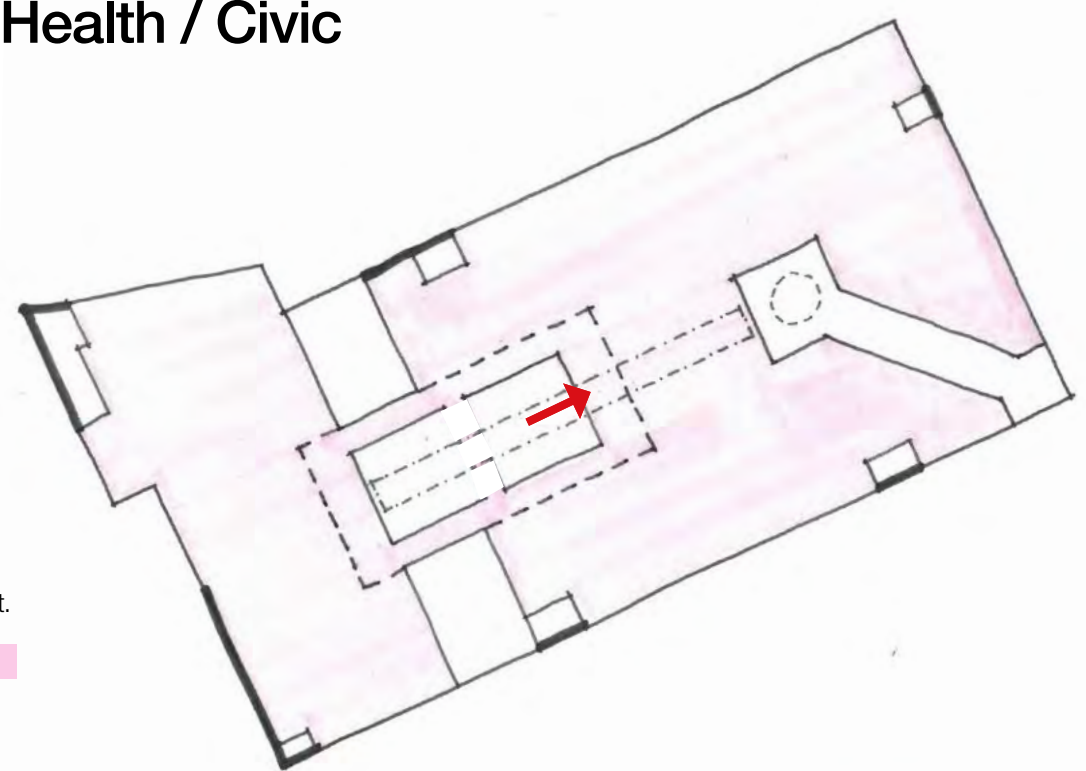
First Floor Options: Health / Civic

1.

Health Hub

6460 sqm / 69,530 sq.ft.

Health Hub



2.

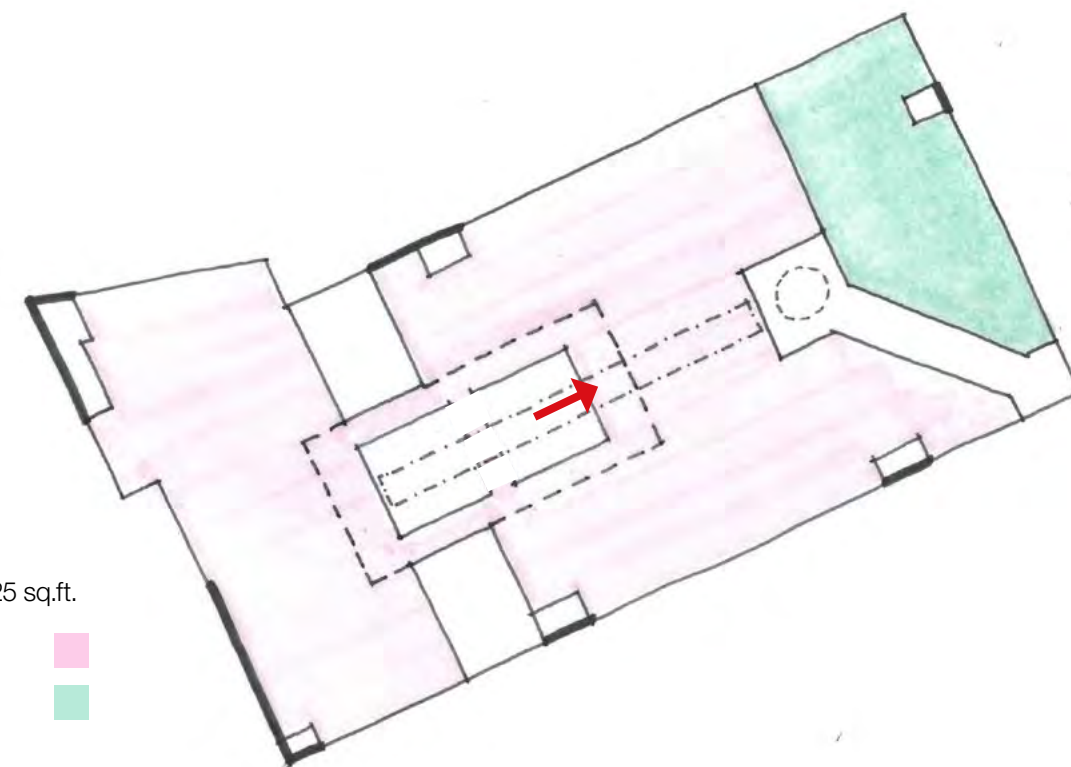
Health Hub

5400 sqm / 58,125 sq.ft.

Health Hub



Cinema / Leisure



3.

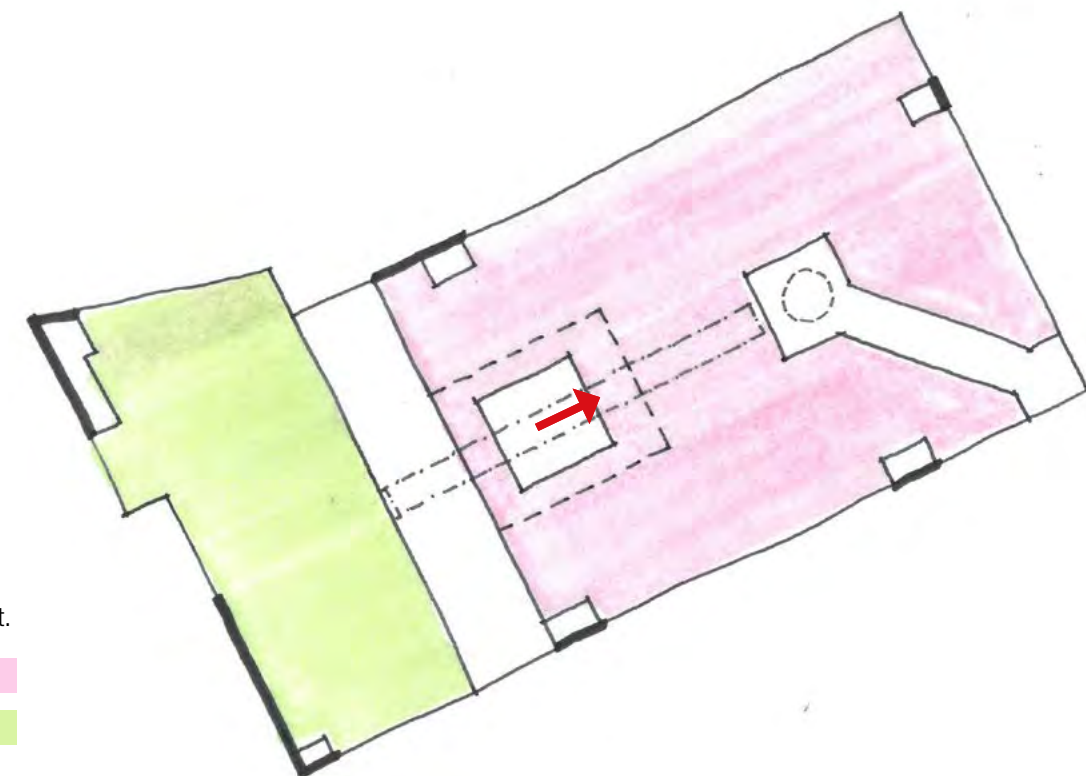
Health Hub

4500 sqm / 48,435 sq.ft.

Health Hub



Retail Upper / BOH



4.

Health Hub

2990 sqm / 32,180 sq.ft.

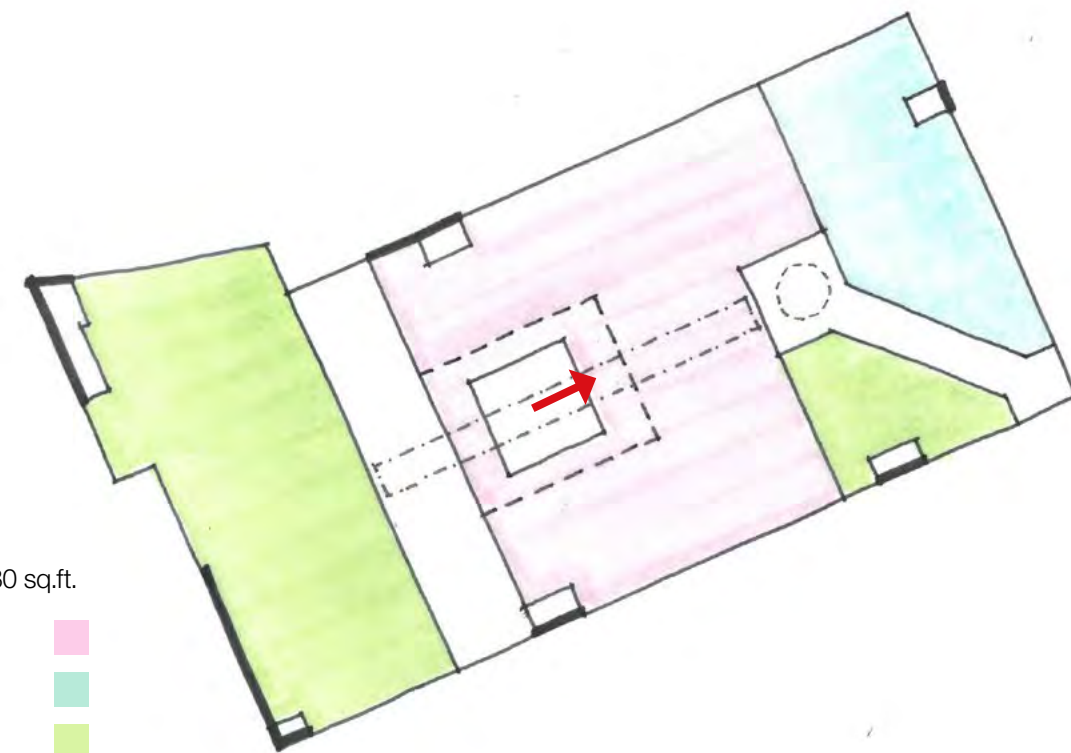
Health Hub



Cinema / Leisure



Retail Upper / BOH



THE ARCADES

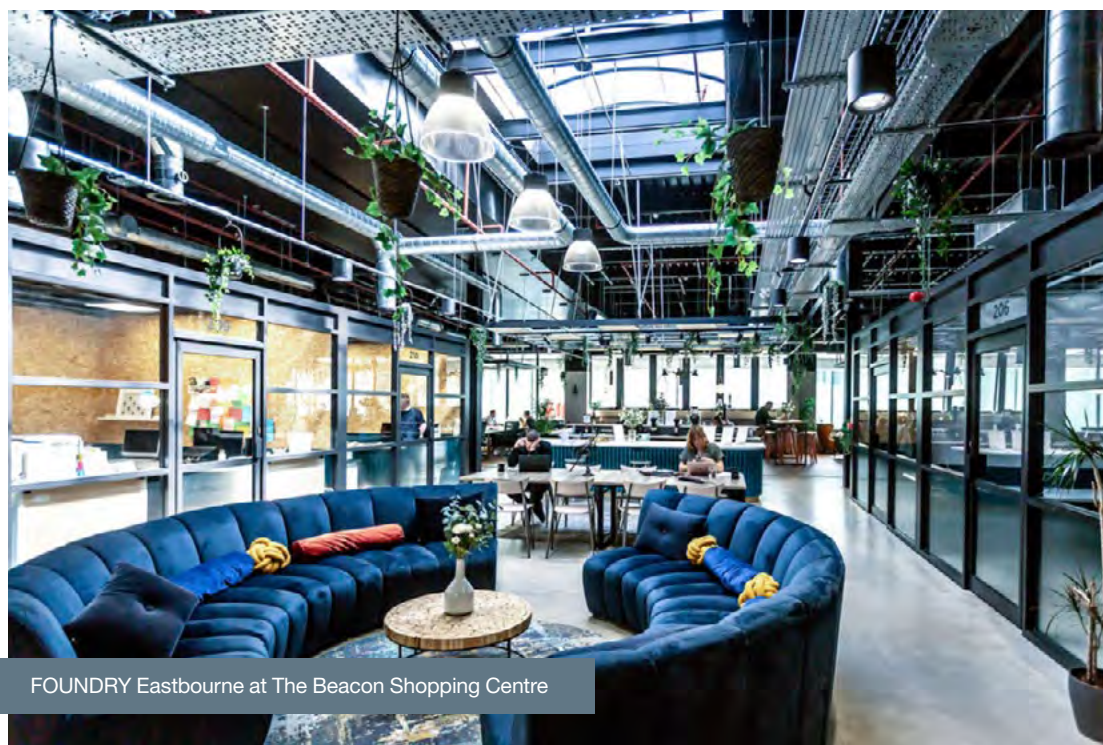
First Floor Options: Co-Work



Spindles Town Square, Oldham

Oldham Council is redeveloping Spindles Town Square, changing it from being solely retail-focused to a place for all the community to use. The upper mall has been redeveloped as an area for work. This includes a brand new co-working space for entrepreneurs. It supports businesses such as start-ups, micro-enterprises, social enterprises, and small businesses, as well as larger, more established, businesses looking for contemporary workspace.

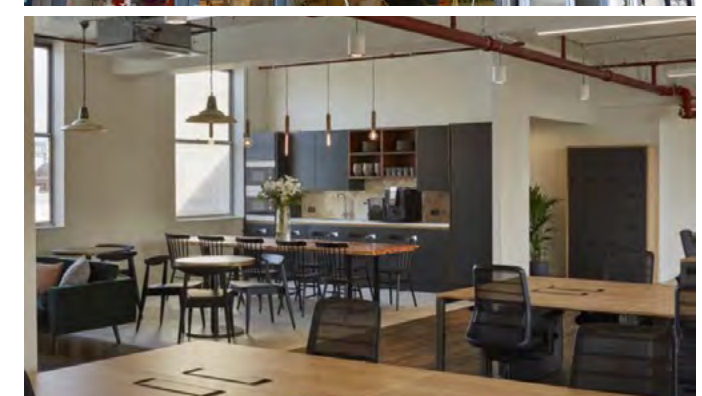
The entrepreneur workspace will have 24-hour access and will be based opposite new office space for Oldham Council staff.



FOUNDRY Eastbourne at The Beacon Shopping Centre



Co-work Space,
Broad Street Mall, Reading

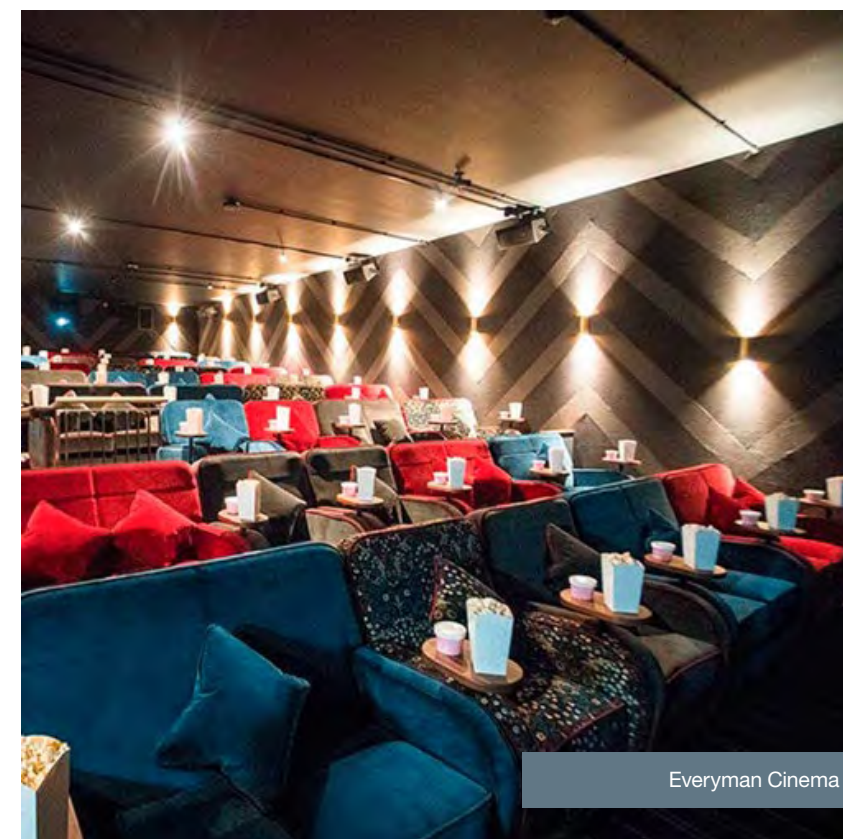


THE ARCADES

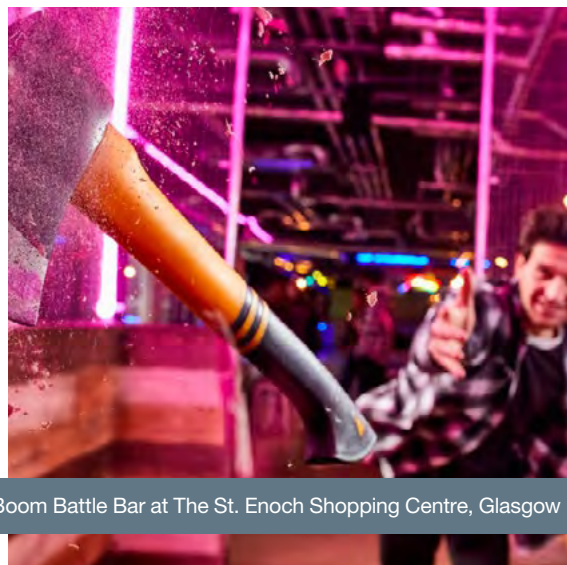
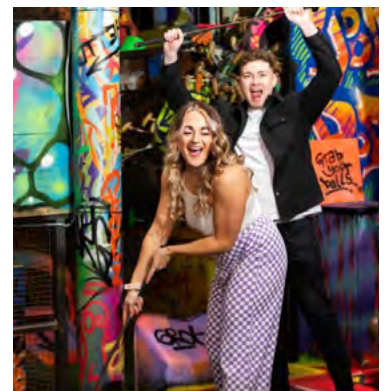
First Floor Options: Cinema / Leisure



Flight Club at The St. James Shopping Centre Upper Mall, Edinburgh



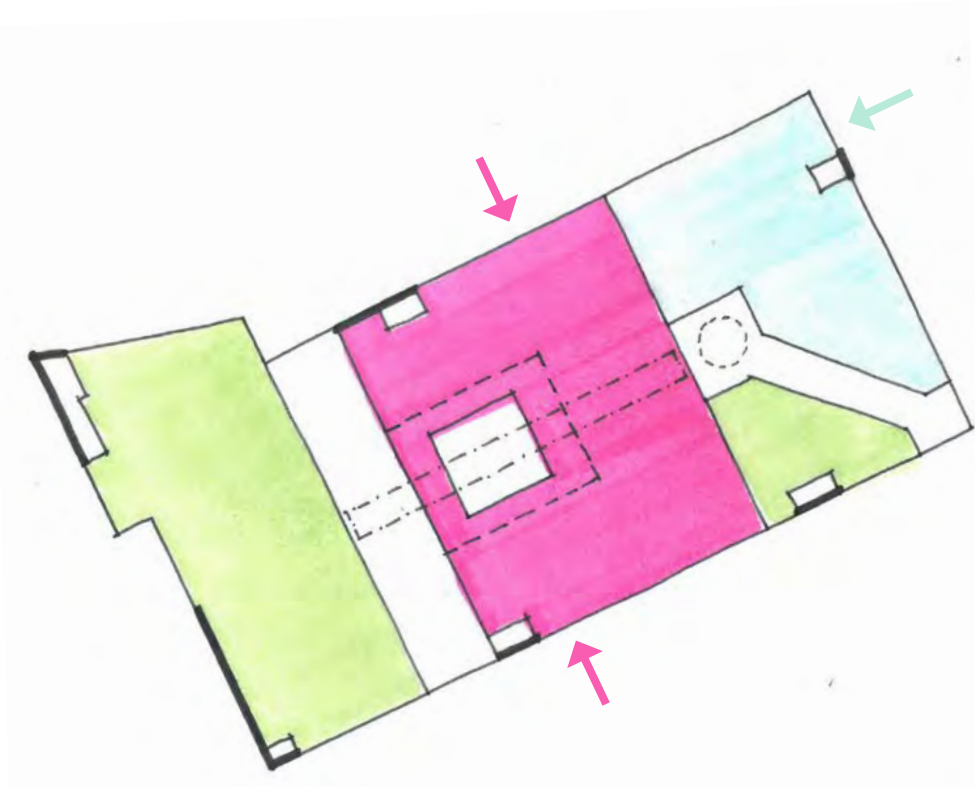
Everyman Cinema at Princes Square Shopping Centre, Glasgow



Boom Battle Bar at The St. Enoch Shopping Centre, Glasgow

THE ARCADES

First Floor Options: Cinema / Leisure

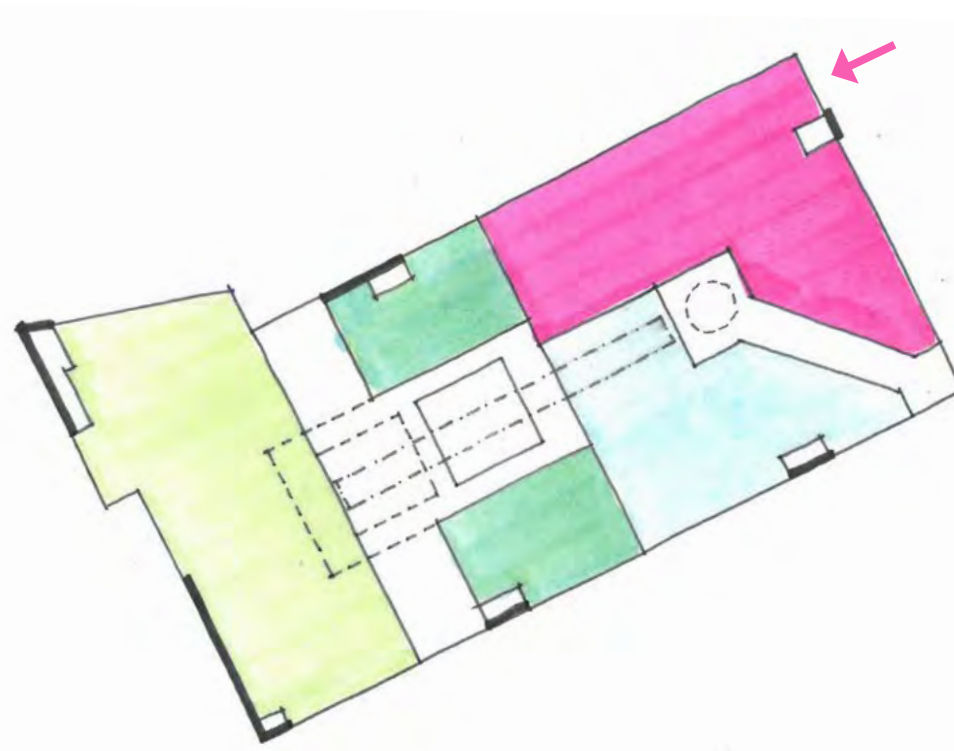


1.

Co-work / Office Space 2870 sqm / 30,890 sq.ft.
Access from Ground Floor

Cinema / Leisure 1440 sqm / 15,500 sq.ft.
Access from Ground Floor

Retail Upper / BOH 2700 sqm / 29,060 sq.ft.



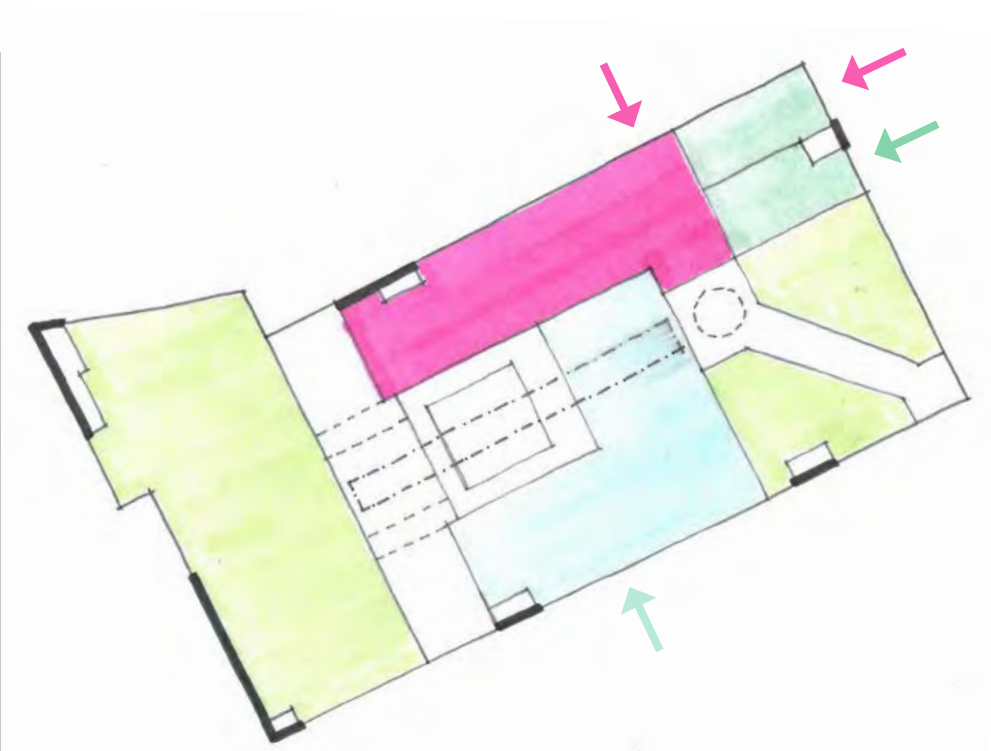
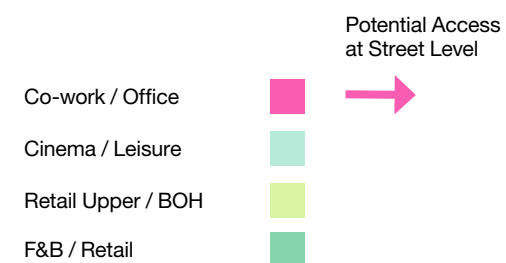
2.

Co-work / Office Space 1950 sqm / 20,990 sq.ft.
Access from Ground Floor

Cinema / Leisure 1345 sqm / 14,470 sq.ft.
Access from Upper Mall

Retail Upper / BOH 2200 sqm / 23,680 sq.ft.

F&B / Retail 990 sqm / 10,650 sq.ft.
Access from Upper Mall



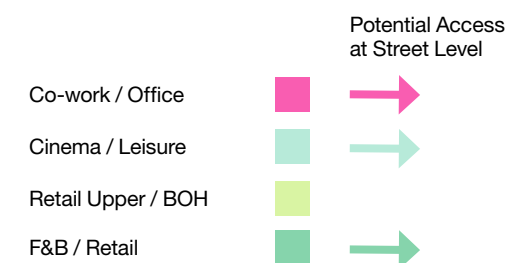
3.

Co-work / Office Space 1335 sqm / 14,370 sq.ft.
Access from Ground Floor

Cinema / Leisure 1430 sqm / 15,390 sq.ft.
Access from Ground Floor

Retail Upper / BOH 3200 sqm / 34,440 sq.ft.

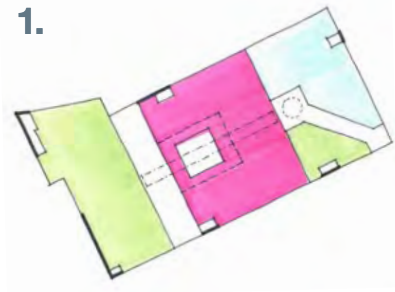
F&B / Retail 550 sqm / 5,920 sq.ft.
Access from Street



THE ARCADES

Potential Cinema Layouts

1.



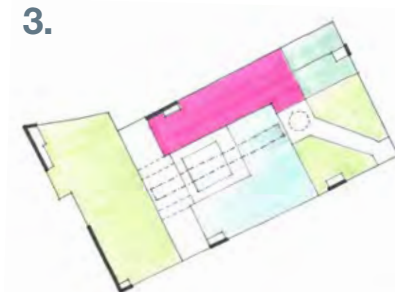
Cinema entrance on Warrington Street
Screens at first floor mall level

2.



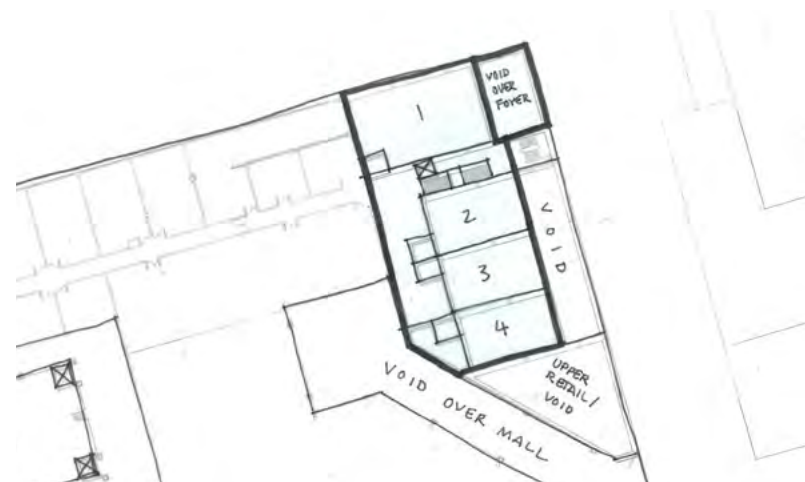
Cinema entrance within first floor mall,
using New Look atrium space

3.



Cinema entrance on Katherine Street
Screens at first floor mall level

Opportunity for mall entry point also via
cafe / bar, both entrances would lead to
same ticket control point



First Floor Plan



Ground Floor Plan



First Floor Plan



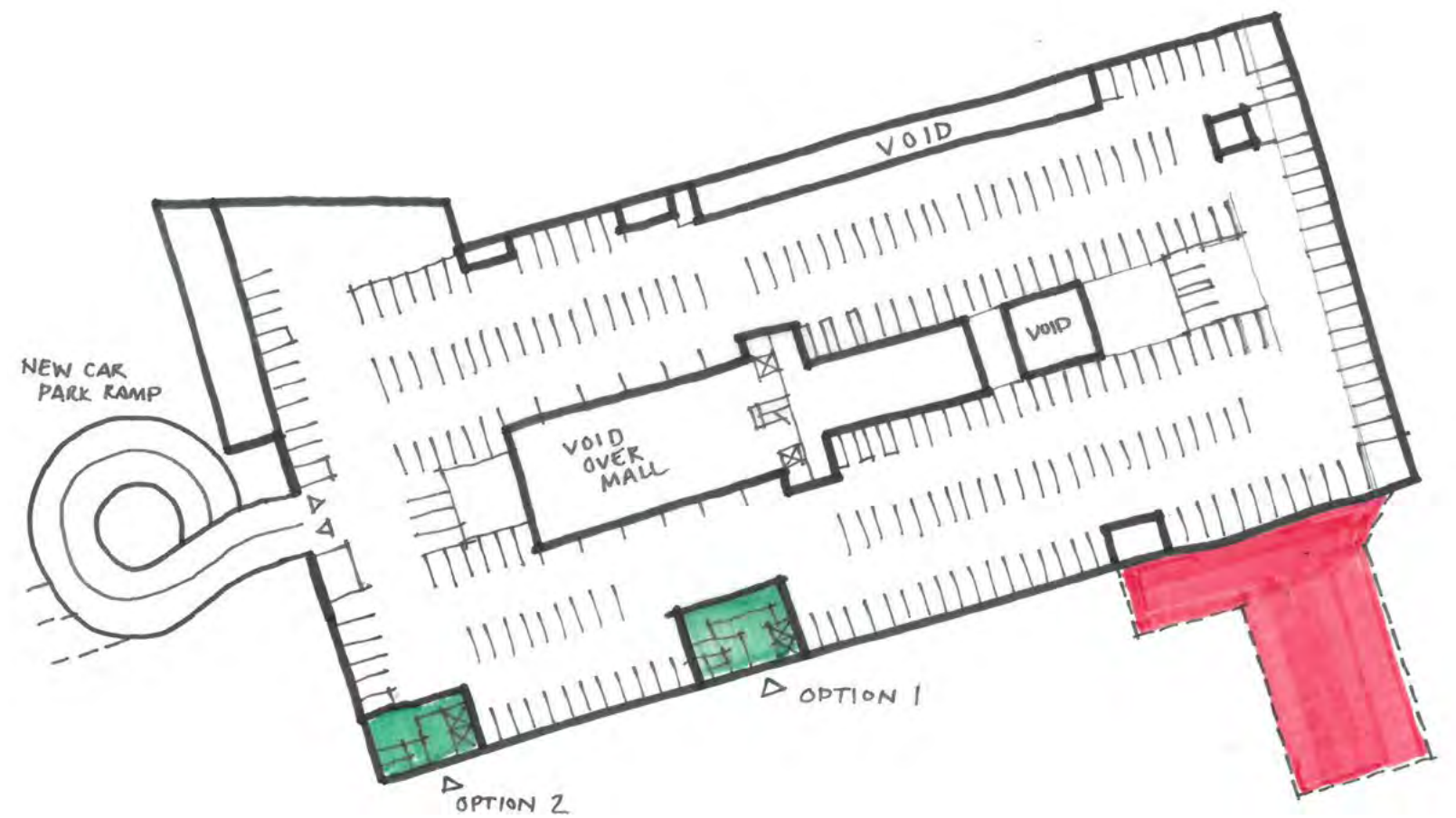
First Floor Plan



Ground Floor Plan

THE ARCADES

Retaining the Car Park



New access ramp on site of existing service yard

- Potential to provide 24hr street level access to parking independent of shopping mall environment - 2 options for location shown on sketch above

- Minimal loss of parking spaces and possibility (subject to structural survey) vertically extend to provide additional parking deck

- Specific deck / area could be reserved for residential use to assist in parking provision for surrounding residential blocks

THE ARCADES

Design Development: New Ramp Location Options



Service Yard Location Option 1: Street Level Plan

Alternative Option 2

Locates ramp on site of existing Beau Geste Public House



Service Yard Location Alternative Option 2: Street Level Plan

THE ARCADES

Initial Servicing Considerations

North / South finger of retail serviced via retained Gas Street Yard

- Majority of remaining mall facing units serviced from expanded Katherine Street service bay and new rear service corridors

- Goods to units to north backing on to former bus station trucked across mall in cupola space to new service corridor route to rear

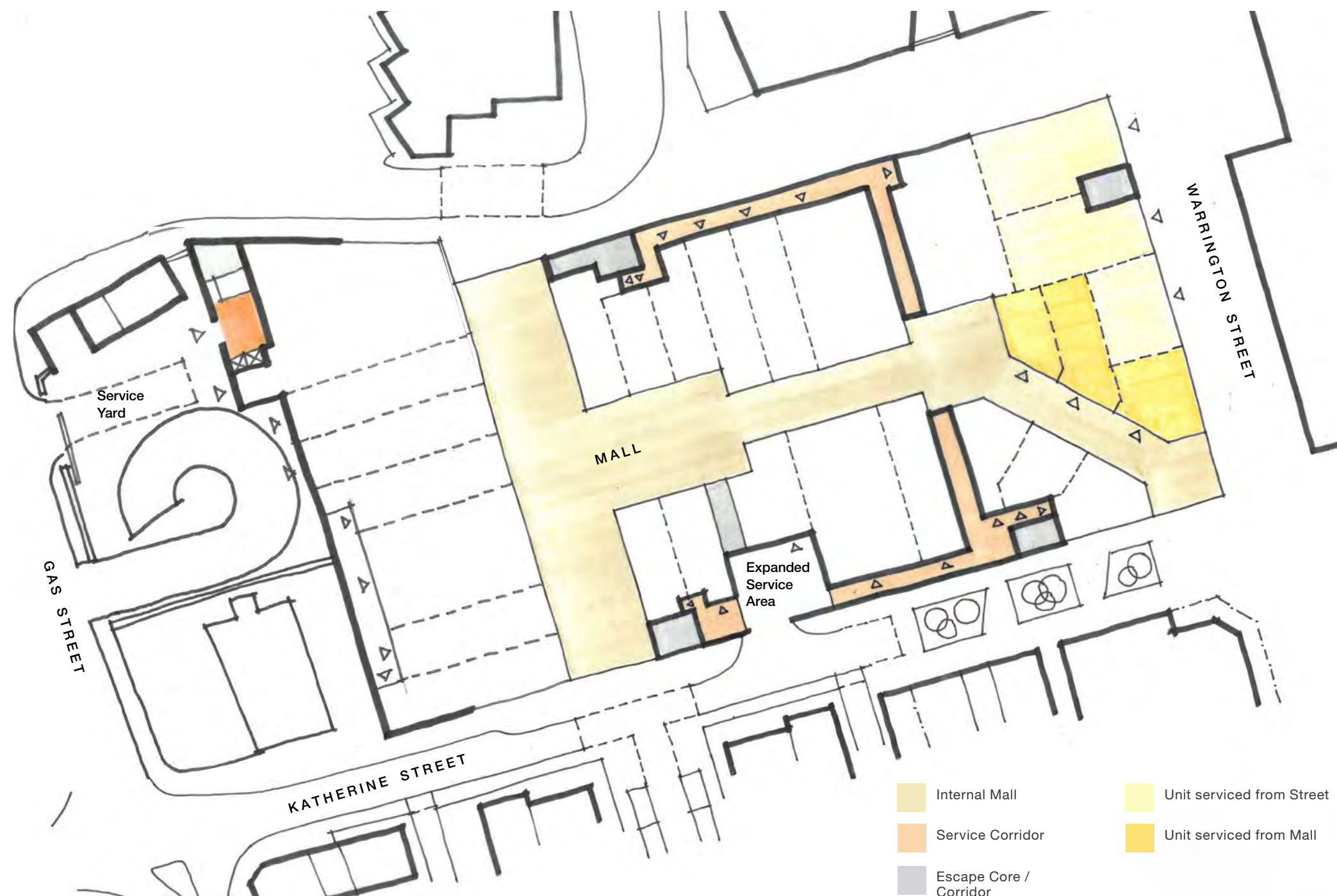
- Small units to north of Market Mall serviced from mall only



Existing Service Yard, Gas Street



Existing Service Area, Katherine Street



THE LADYSMITH



THE LADYSMITH

Precedent Imagery



THE LADYSMITH

Initial Street Level Layout

Key Moves

Key routes reintroduced connecting the west of the town to the Market Square, consistent with the existing Public Realm Strategy

- Staveleigh Way widened and extended to connect via the Arcades to the Transport Interchange

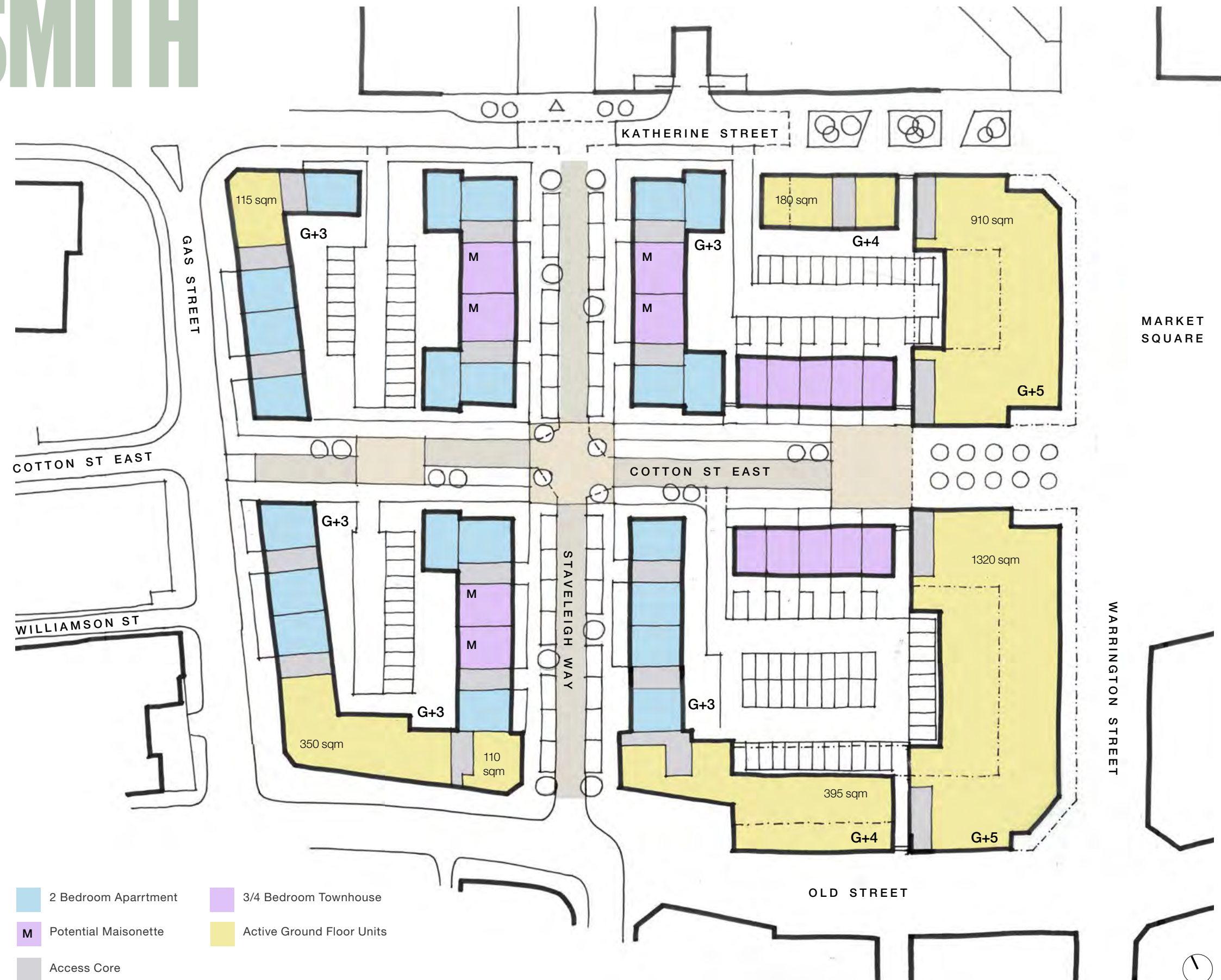
- Active ground floor accommodation limited primarily to Warrington Street and Old Street

- Resultant cruciform layout creates 4 residential led blocks with surface parking areas within

- Vehicle / service access maintained to Katherine Street but terminated before connection to the Market Square. Residents vehicle access also via extension of Cotton Street East

- Residents / Visitor parking to Staveleigh Way

- Massing varies from 6 to 4 storeys in height from east to west across the site plus a number of 3 storey townhouses.



THE LADYSMITH

Initial Upper Level Layout



- 2 Bedroom Aparrtment
- Potential Maisonette
- Access Core
- 3/4 Bedroom Townhouse
- Active Ground Floor Units

THE LADYSMITH

Design Development: Street Level Layout

Key Updates

Depth of 'retail' podium of Square facing blocks increased

-

Increased number of residential units achieved due to reconfiguration of block layouts to maximise efficiency (majority of cores amended to access three apartments)

-

Active ground floor unit removed at corner of Katherine and Gas Street

-

Height of flanking blocks to mall entrance on Katherine Street increased to 5 storeys

Residential Numbers / Mix

1 Bedroom Apartment	22
2 Bedroom Apartment	270
3/4 Bedroom Maisonette	6
3/4 Bedroom Townhouse	8
Total	306

Car Parking: 126

Active Ground Floor Areas

4330 sqm / 46,605 sq.ft.

	Active Ground Floor Units
	1 Bedroom Apartment
	2 Bedroom Apartment
	3/4 Bedroom Maisonette
	3/4 Bedroom Townhouse
	Access Core / Store



THE LADYSMITH

Design Development: Typical Upper Level Layout

- Active Ground Floor Units
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3/4 Bedroom Maisonette
- 3/4 Bedroom Townhouse
- Access Core / Store



ASHTON
MARKET
SQUARE

THE LADYSMITH

Design Development: Alternative PRS / Later Living Option

Two key 'Retail' blocks lining Market Square / Warrington Street with 16m depth upper storeys suitable for variety of uses (PRS / Later Living / Hotel) with accommodation arranged off of central spine corridors

- Blocks to rear reconfigured to accommodate revised vehicular access

- Back of house facilities (including parking and bike parking) located to rear of ground floor with shared amenity located at first floor level

Potential Capacity of Front Blocks (Based on PRS use)

135 no. 1 Bed Apartments

49 no. 2 Bedroom Maisonettes

TOTAL: 184 no. Units

2625 sqm / 28,250 sq.ft. Active Ground Floor (approx)

- Active Ground Floor Units
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3/4 Bedroom Maisonette
- 3/4 Bedroom Townhouse
- Access Core / Store
- PRS Common Areas
- PRS 1 Bedroom Apartment
- PRS 2 Bedroom Apartment



Ground Floor Plan



Typical Upper Floor Plan



THE LADYSMITH

Design Development: Retaining the M&S Building - Street Level Layout

Key Moves

- Former M&S block (currently Poundland) retained with remainder of Ladysmith removed
- Dedicated service area for unit created surrounded by fencing and landscaping
- Pedestrian Route through to Market Square created between retained unit and plot A
- Plots B and C retained as per previous proposal
- Elements of Blocks A and D retained from previous proposals where possible

Residential Numbers / Mix

1 Bedroom Apartment	6
2 Bedroom Apartment	208
3/4 Bedroom Maisonette	6
3/4 Bedroom Townhouse	-
Total	220
Car Parking:	124

Active Ground Floor Areas

3395 sqm / 36,540 sq.ft.

 Active Ground Floor Units
 1 Bedroom Apartment
 2 Bedroom Apartment
 3/4 Bedroom Maisonette
 3/4 Bedroom Townhouse
 Access Core / Store



ASHTON
MARKET
SQUARE

THE LADYSMITH

Design Development: Retaining the M&S Building - Typical Upper Level Layout



ASHTON
MARKET
SQUARE

- Active Ground Floor Units
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3/4 Bedroom Maisonette
- 3/4 Bedroom Townhouse
- Access Core / Store

THE LADYSMITH

Design Development: Replacing the M&S Building as a later phase - Street Level Layout

Key Moves

Former M&S block (currently Poundland) removed

- New 'finger' blocks with active ground floor units added to plots A and D to complete Cotton Street East route to Market Square

- Townhouses added at heart of layout around small square with potential children's play area

Final Residential Numbers / Mix

1 Bedroom Apartment	6
2 Bedroom Apartment	279
3/4 Bedroom Maisonette	6
3/4 Bedroom Townhouse	6
Total	297

Car Parking: 136

Final Active Ground Floor Areas

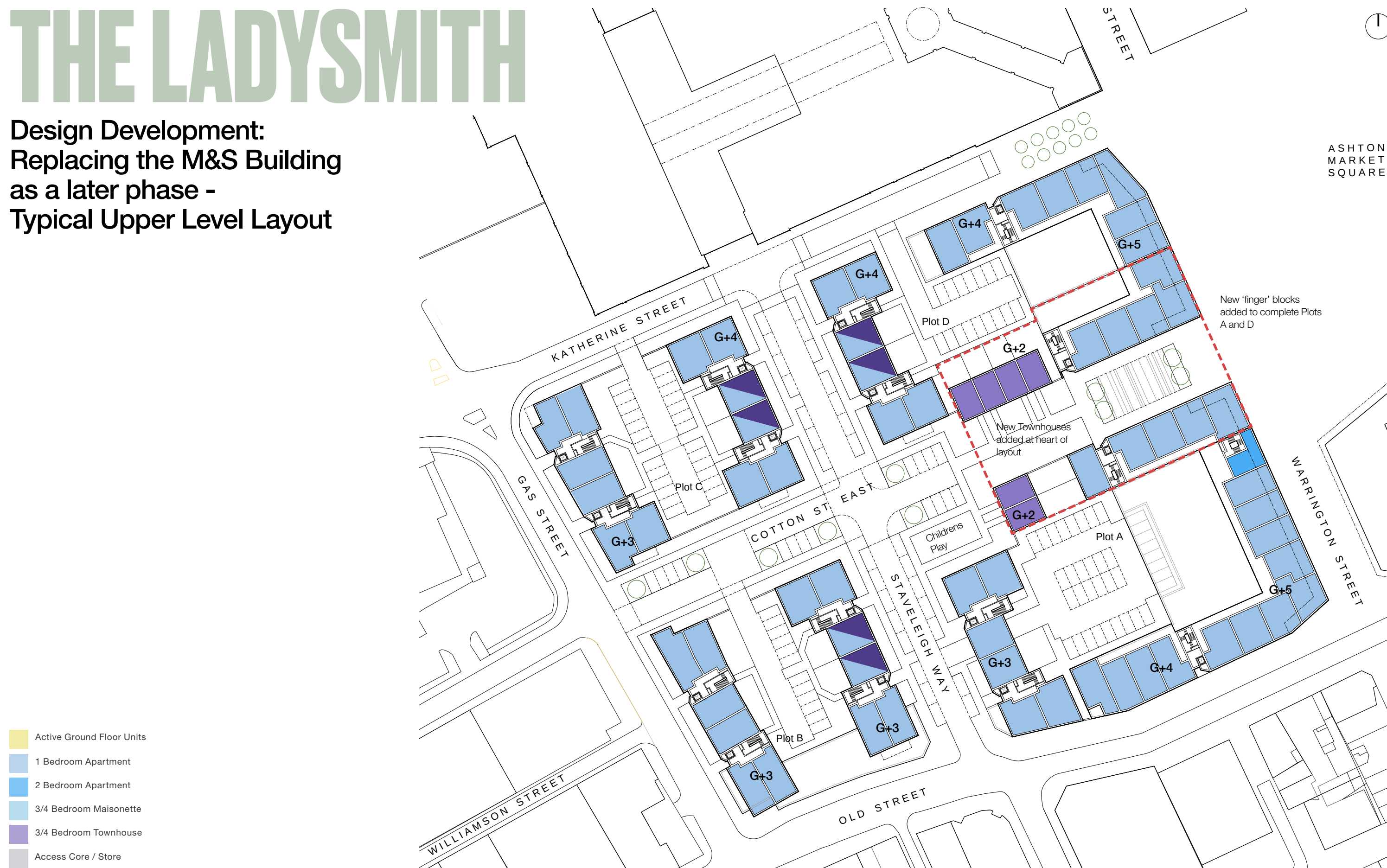
4210 sqm / 45,315 sq.ft.

	Active Ground Floor Units
	1 Bedroom Apartment
	2 Bedroom Apartment
	3/4 Bedroom Maisonette
	3/4 Bedroom Townhouse
	Access Core / Store

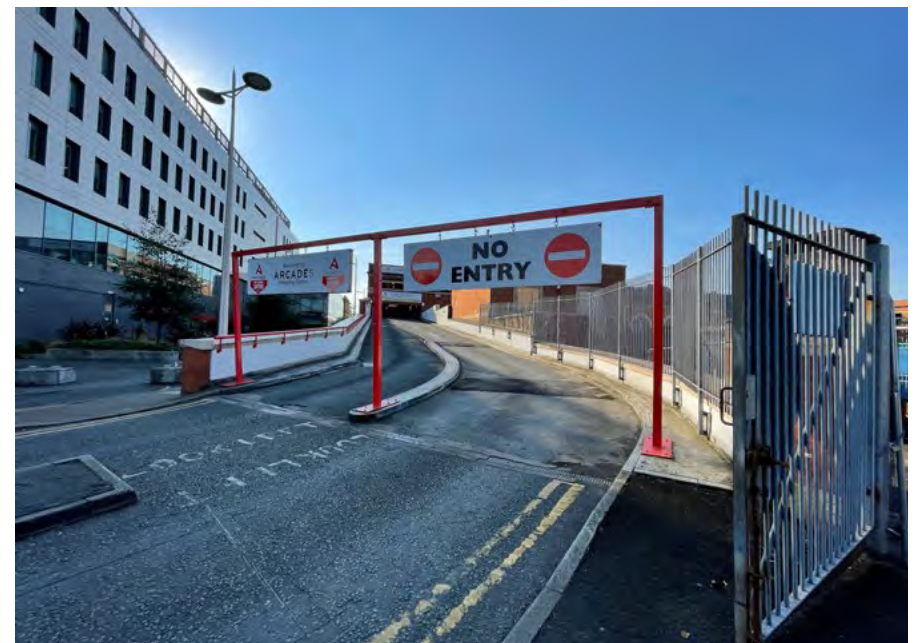
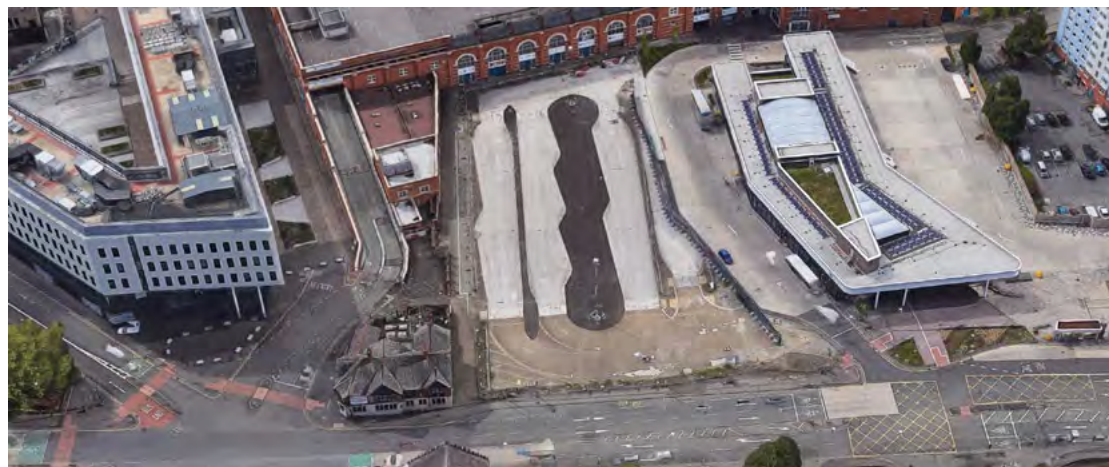


THE LADYSMITH

Design Development:
Replacing the M&S Building
as a later phase -
Typical Upper Level Layout



FORMER BUS STATION



FORMER BUS STATION

Potential Residential Development



Key Moves

Prince of Orange Public House retained
 -
 5/6 Storey residential perimeter block with active ground floor to main road and Warrington Street
 -
 Incorporation of residents surface parking at heart of block

Capacity

98 no. Residential Apartments
1380 sqm / 144,835 sq.ft. of Active Ground Floor (approx)
40 no. Parking Spaces



FORMER LEISURE CENTRE



FORMER LEISURE CENTRE

Potential Residential Layout

Key Moves

4 Storey residential perimeter block reinforces corners

- Landscaped strips introduced to 3 of the 4 island block edges

- Angled set-back to Water Street allows visual extension of Burlington Street toward Transport Interchange

- New elevations limited in length to Gas Street owing to proximity of Car Park Ramp and Service Yard

Capacity

62 no. 2 Bedroom Apartments

TOTAL: 62 Units

34no. Parking Spaces



- 2 Bedroom Apartment
- M Potential Maisonette
- Access Core

MASTERPLAN

Design Development: Street Level Layout

Total Capacity
New Residential Units:
466 no.

	A	B	C	D	E	F	TOTAL
1 Bed	6	1		15		7	29
2 Bed	101	40	50	79	62	91	423
Maisonette		2	2	2			6
Townhouse	4			4			8
TOTAL	111	43	52	100	62	98	466

Surface Parking Spaces:
178 no.

Residential Units: 86 no.

New Active Ground Floor:
5710 sqm / 61,461 sq.ft.

Retained Arcades Ground Floor:
5970 sqm / 64,260 sq.ft. (approx)

Retained Arcades Upper Floor:
6460 sqm / 69,530 sq.ft. (approx)

- Active Ground Floor
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3/4 Bedroom Maisonette
- 3/4 Bedroom Townhouse



Ashton-under-Lyne
Train Station



MASTERPLAN

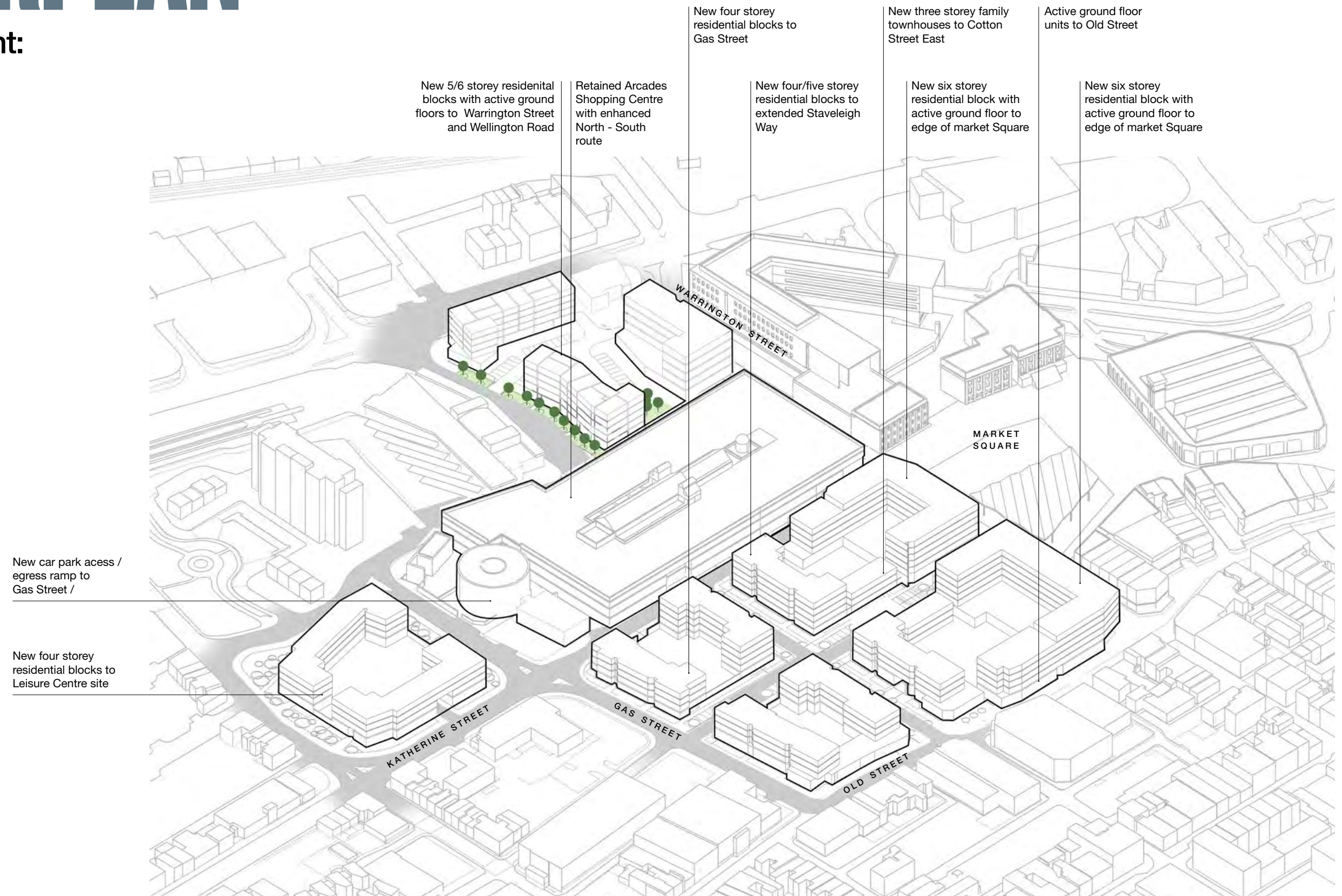
Design Development: Typical Upper Level Layout



- Active Ground Floor
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3/4 Bedroom Maisonette
- 3/4 Bedroom Townhouse

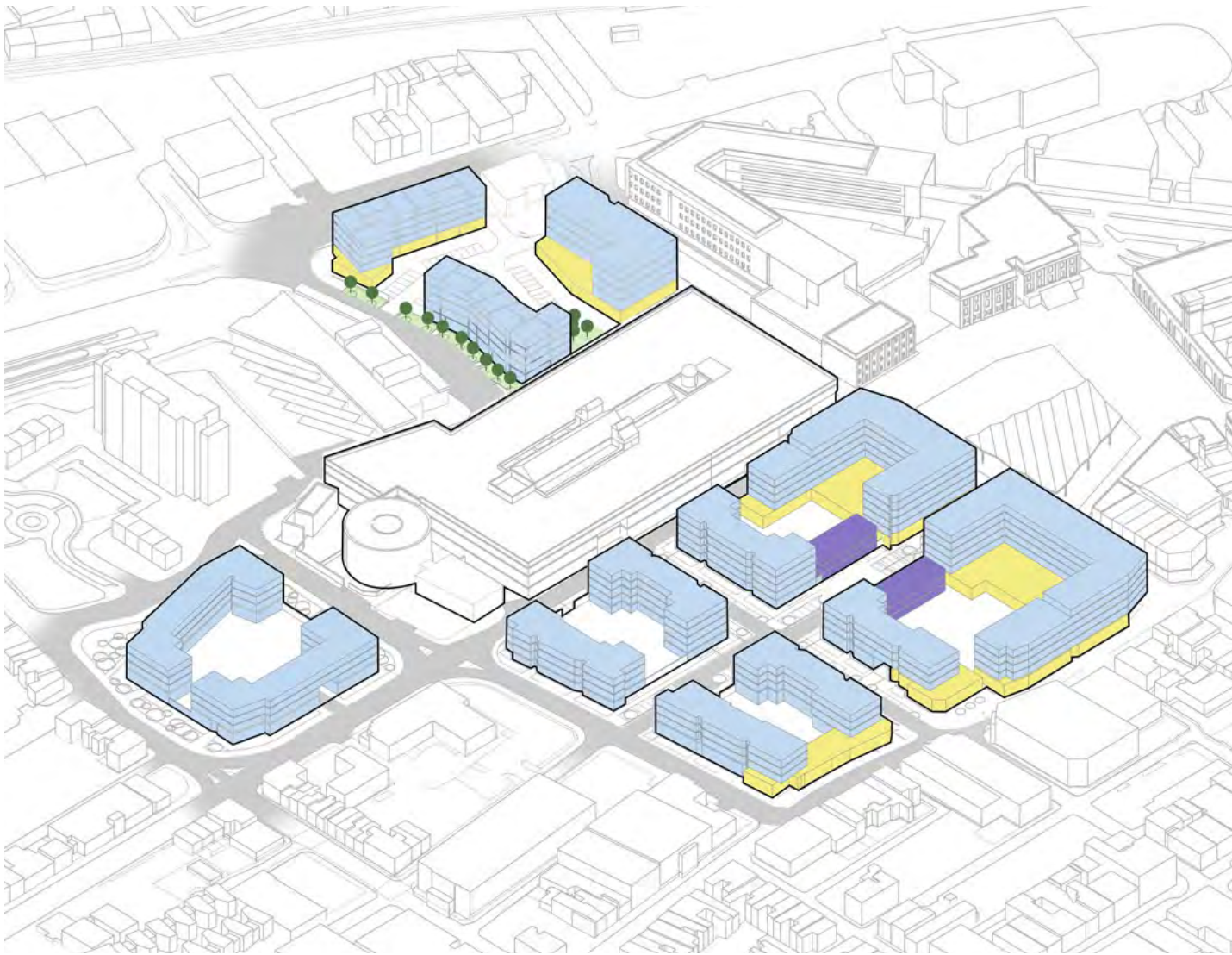
MASTERPLAN

Design Development: Massing Study



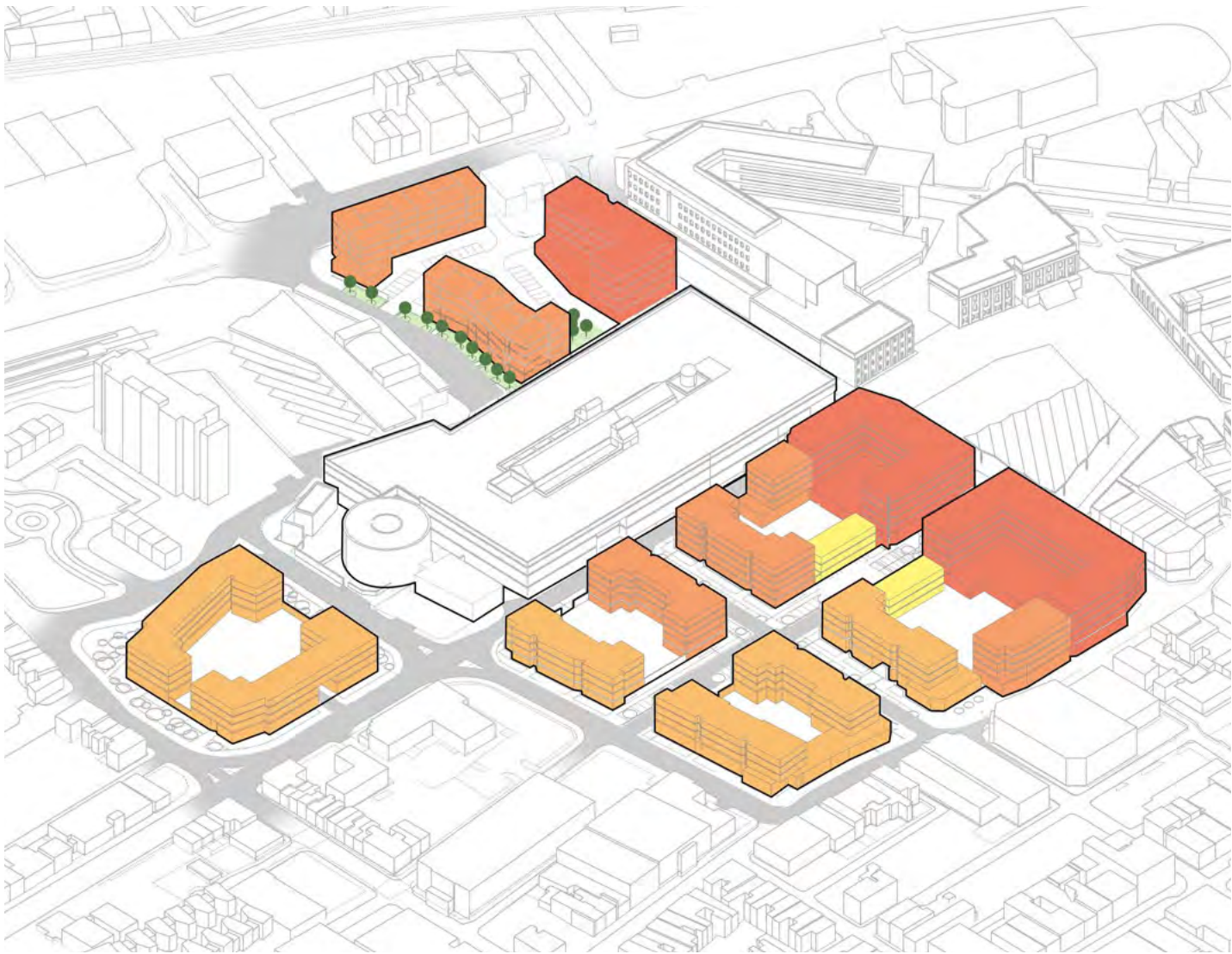
MASTERPLAN

Design Development: Former Bus Station Site



1. Distribution of Uses

- | | |
|------------------------|------------------------------|
| Active Ground Floor | Townhouse |
| Apartment / Maisonette | Later Living / Care Facility |



2. Building Heights

- | | |
|----------|----------|
| 3 Storey | 5 Storey |
| 4 Storey | 6 Storey |

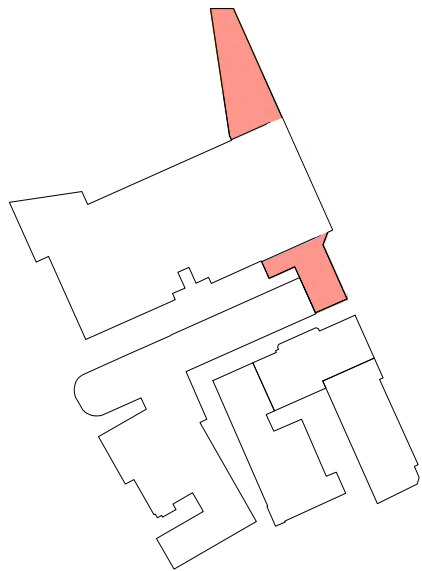
PHASING CONSIDERATIONS

Potential Strategy: Arcades and Ladysmith

The Leisure Centre Site can be developed at any time, not dependent on demolition of Ladysmith. The opportunity also exists to redevelop the former bus station site independently without the removal of the car park access ramp, however if the entire site is required this could only follow the alterations to the Arcades Shopping Centre.

The diagrams on this page demonstrate the transformation of the Arcades, the potential phased demolition of the Ladysmith and the delivery of the replacement residential blocks.

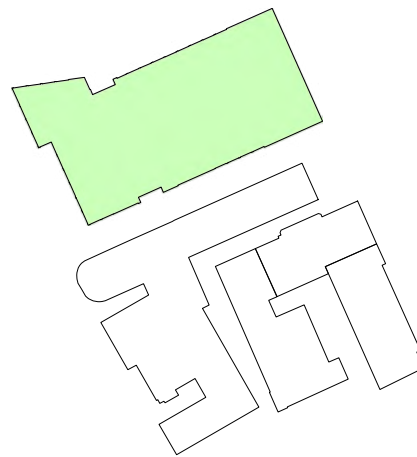
1. Demolition works to Arcades



Notes

- Construct replacement car park ramp prior to demolition of existing

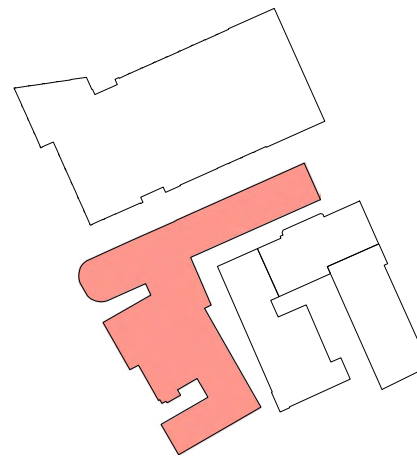
2. Alteration works to Arcades



Notes

- Creation of new entrance to Square
- Enhance north-south mall to create double height route
- Create new / reconfigure existing retail offer at ground level (including alterations to servicing routes etc.) and relocate tenants within Ladysmith who wish to remain
- Works to first floor can be undertaken once retail consolidation works are complete

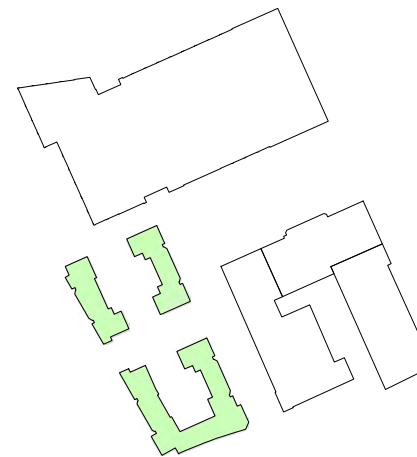
3. Demolition of Ladysmith MSCP and Gas Street retail block



Notes

- Allows element of retail within Ladysmith to be maintained
- Protects retailers to Market Square / Warrington Street and permits more time if required to deal with two assets not in same ownership as shopping Centre

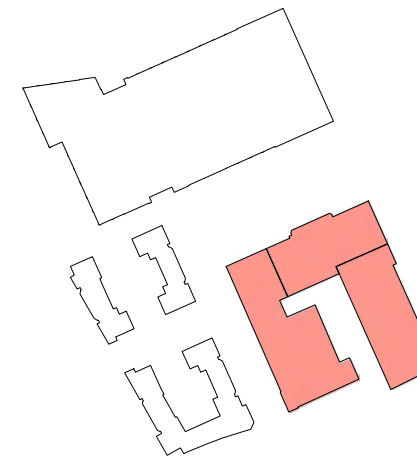
4. Delivery of initial residential phase to Old Street / Gas Street



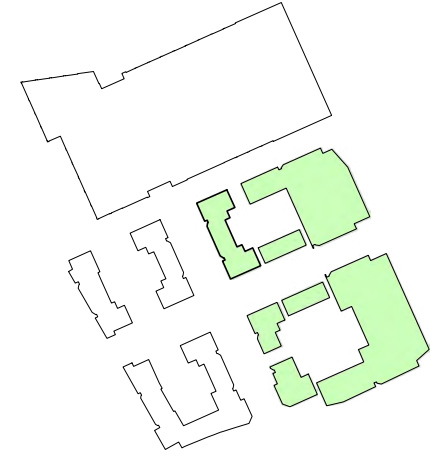
Notes

- First section of masterplan can be delivered demonstrating positive transformation at earliest opportunity

5. Demolition of remainder of Ladysmith (including Poundland and other block)



6. Delivery of remaining residential blocks facing Market Square

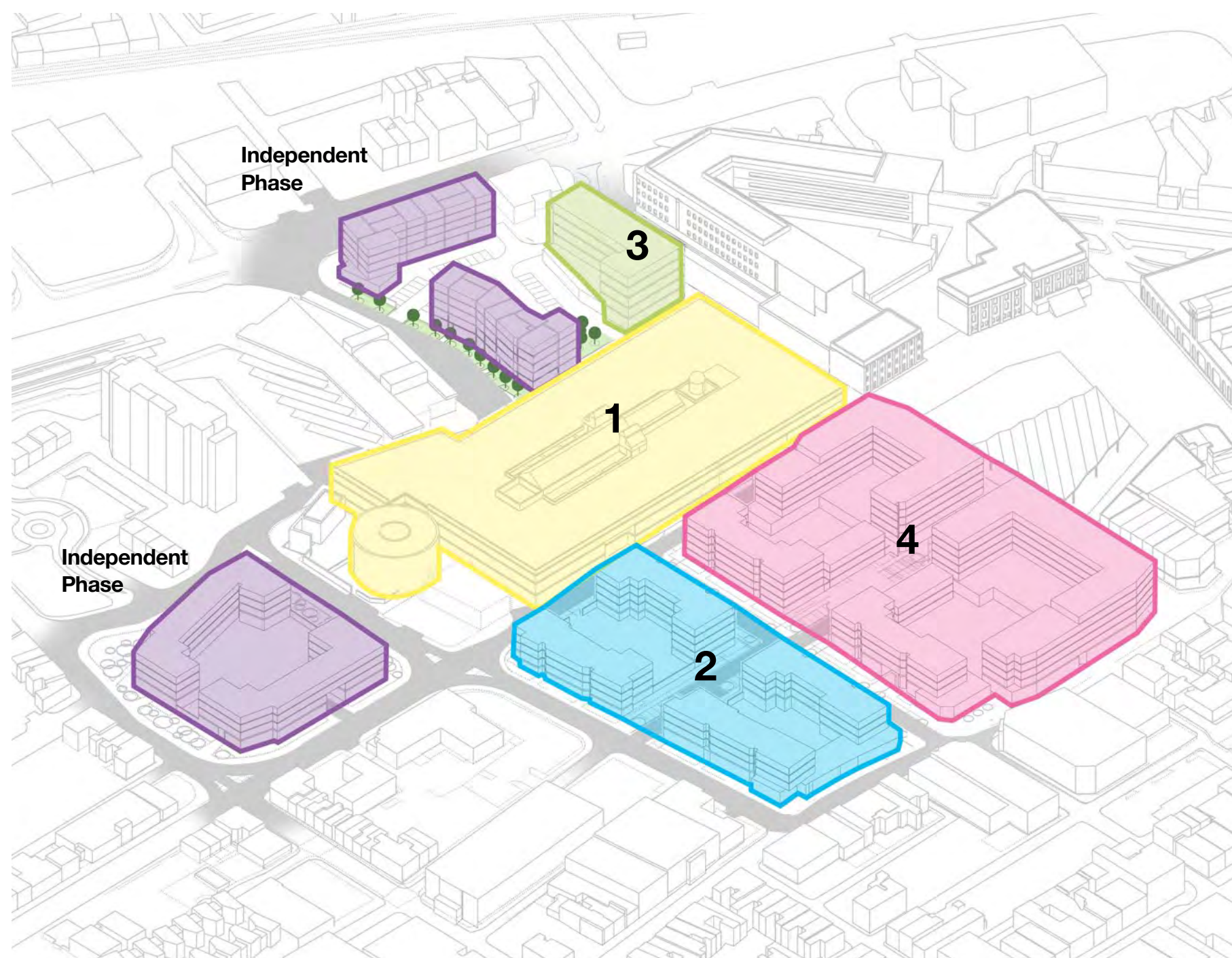


Notes

- Final blocks providing appropriate scale and civic quality complete the transformation of the area surrounding the historic Market Square

PHASING CONSIDERATIONS

Potential Delivery Sequence of full Masterplan:
Massing Diagram



- Phase 1 - Arcades
- Phase 2 - Ladysmith: Part 1
- Phase 3 - Part Bus Station Site
- Phase 4 - Ladysmith: Part 2
- Independent Phase

APPENDIX A

Scale Drawings

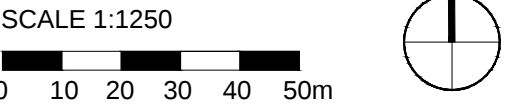


TYPICAL GROUND FLOOR PLAN as PROPOSED, 1:1250

NOTES ORIGINAL A3

All levels and dimensions to be checked on site prior to construction / fabrication; report discrepancies immediately. Do not scale dimensions from this drawings. This drawing is copyright protected.

REVISION
21.02.25 Car Park Ramp Location Updated AH



Key

Yellow	Retail / F&B / Service	Dark Purple	3/4 Bed Maisonette
Light Green	Civic / NHS	Light Blue	Later Living Shared Spaces
Blue	2 Bedroom Flat	Medium Blue	2 Bedroom Later Living Unit
Light Blue	1 Bedroom Flat	Teal	1 Bedroom Later Living Unit
Purple	3/4 Bed Townhouse		

Residential Numbers / Mix

	A	B	C	D	E	F	TOTAL
1 Bed	6	1		15	7		29
2 Bed	101	40	50	79	62	91	423
Maisonette		2	2	2			6
Townhouse	4			4			8
TOTAL	111	43	52	100	62	98	466

Car Parking: 178 spaces

Active Ground Floor Areas
5710 sqm / 61,461 sq.ft

Note:
Areas of retained / repurposed Arcades Mall not included above

SCALE	DATE	DRAWN	CHECKED
1:1250	Feb '25	HP	AH

PROJECT
TMBC
ASHTON UNDER LYNE
TOWN CENTRE MASTERPLAN

DRAWING
Typical Ground Floor Plan
As Proposed - Residential Option

 Threesixty
Architecture
10 MONTROSE STREET
GLASGOW
G1 1RE
t 0141 229 7575
www.360architecture.com

DRAWING No.
24054A-SK-122_A

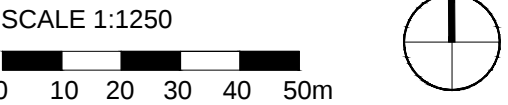


TYPICAL UPPER FLOOR PLAN as PROPOSED, 1:1250

NOTES ORIGINAL A3

All levels and dimensions to be checked on site prior to construction / fabrication; report discrepancies immediately. Do not scale dimensions from this drawings. This drawing is copyright protected.

REVISION	
A	21.02.25 Car Park ramp location updated



Key

Retail / F&B / Service	3/4 Bed Maisonette
Civic / NHS	Later Living Shared Spaces
2 Bedroom Flat	2 Bedroom Later Living Unit
1 Bedroom Flat	1 Bedroom Later Living Unit
3/4 Bed Townhouse	

Residential Numbers / Mix

	A	B	C	D	E	F	TOTAL
1 Bed	6	1		15	7		29
2 Bed	101	40	50	79	62	91	423
Maisonette		2	2	2			6
Townhouse	4			4			8
TOTAL	111	43	52	100	62	98	466

Car Parking: 178 spaces

Active Ground Floor Areas
5710 sqm / 61,461 sq.ft

Note:
Areas of retained / repurposed Arcades Mall not included above

SCALE	DATE	DRAWN	CHECKED
1:1250	Feb '25	HP	AH

PROJECT
TMBC
ASHTON UNDER LYNE
TOWN CENTRE MASTERPLAN

DRAWING
Typical Upper Floor Plan
As Proposed - Residential Option

Threesixty
Architecture
10 MONTROSE STREET
GLASGOW
G1 1RE
t 0141 229 7575
www.360architecture.com

DRAWING No.
24054A-SK-123_A

