



Razdory, Moscow Region, Russia

A New Town:
Formally Planned Around a Central Park



The masterplan sets Razdory in beautifully landscaped parkland, woods and forest that emphasise the natural beauty of the area



Vadim Tylkov, Director

The site is located to the west of Moscow within the Moscow City Region on the Rublyovo-Uspenskoye Shosse Highway.

The 200 ha site borders the existing village of Razdory and is surrounded by countryside with a substantial tract of mature woodland to the north-east and the Moscow River running past its northern edge. A small stream runs through the centre and out into the river.

The site has a number of constraints: development is limited close to the river; a series of underground gas pipes run cross the northern and eastern parts of the site; and existing power lines run along the south-western and south-eastern borders.

Project Delivery

- A seven day charrette in Moscow with the client and a multi-disciplinary team developed a Vision for the site.
- A masterplan for a mixed-use settlement that maximises the potential of the site while minimising the impact of its constraints by promoting the landscape setting on the banks of the Moscow River.
- A design that integrates the two halves of the site by creating a central focal point, in the form of a central landscaped park.
- Neighbourhoods with high, medium, and low densities that radiate out from the central park, with higher densities at the centre.
- 1,000 homes in a variety of house types including apartment buildings, villa blocks, townhouses, detached houses, villas and large cottages.
- A mix of uses including a country club, sports and leisure facilities, retail and commercial space, private and public open space, a kindergarten and a secondary school.

Client

Parcel

