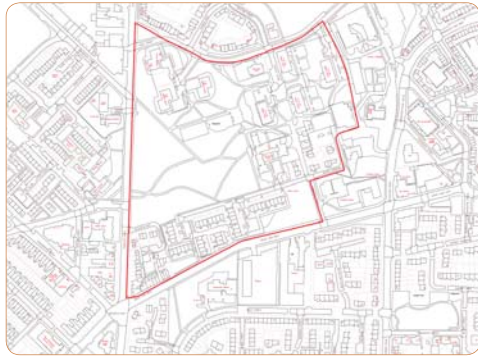


Old Trafford East



OLD TRAFFORD MASTERPLAN



Old Trafford East



Historical Plan



Open Space Plan



Road Hierarchy Plan



Land Use Plan

Old Trafford East includes Tamworth (Seven Sisters) Estate, Maher Gardens, Moss Lane West and Chorlton Road. The area was once a dense residential area of terraced housing with many streets.

Developing the options for Old Trafford East



Local residents looked at plans of the area, and developed models to show ideas for how some of the issues raised could be addressed by improvements to the layout of the estate. These models have been developed into three options for Old Trafford East shown next.

Youth comments:

"They asked us about what we would like here and we didn't ask for a baby play area, we wanted a football pitch but they didn't listen to us." Ronnie Moore, 15yrs

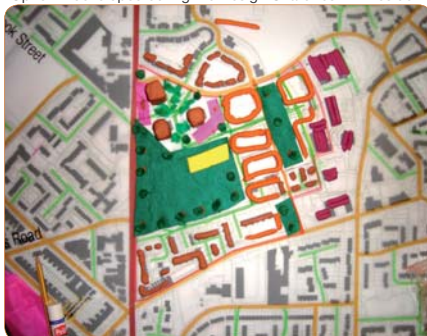
"The Seven Sister's lifts are disgusting ... too many drugs and it smells." Shean Ince, 15yrs



Option 1 developed during the Design Charettes with residents



Option 2 developed during the Design Charettes with residents



Discussions with the residents raised the following comments; (Please add comments to your form or use the post it notes).

- Bird Blocks are unpopular as a choice of housing due to the lack of personal outdoor space (lack of Balconies) and the poor quality public space within the blocks
- Ground floors are like a maze of spaces with no clear circulation or sight lines to the lifts. The white tiling makes the spaces feel like a mortuary or operating theatre
- Problems with rats and cockroaches
- There is no where to do laundry so residents have fitted washing machines into flats. The pipes are not able to carry the waste from machines and this has led to high incidents of flooding in the tower blocks
- Safety and security is a major issue. There are many taxi drivers and shift workers who enter and exit the blocks at night and in the early hours of the morning and they do not feel safe.
- Drug users are a major problem as well as the negativity that follows them. Drug users do not dispose of needles properly and these are often found in the stairwell.
- There is only one shop and one pub left in the area. The shop is in an isolated area as there is no activity around it and is not safe to use when it is dark.
- The Lighting is in the trees.
- Many areas are not well lit
- Apart from the Sea Hawk there is nowhere else indoors to socialise.
- MUGA very popular but there are many teenagers and young adults with nowhere to hang out or get involved in mental and physical activity when it is raining which is most of the time.
- Too many areas of railing which is confusing.
- Route to the bus stops feels unsafe.
- Sceptical about how their input will make any difference.
- Concerns that if the blocks are demolished that single people will not be rehoused.
- Concerned about the cost of new accommodation in relation to current rents.
- Do not want Bellway blocks of flats.
- Concerns about drug users being housed in the blocks.

Old Trafford East



OLD TRAFFORD MASTERPLAN

Option 1 for Old Trafford East

Option 1 - Minimal change

Demolitions

- Tamworth court (relocate CCTV to base of blocks or other location)
- Trafalgar Walk

Refurbished

- Eagle Court, Falcon Court, Osprey Court, Raven Court, Clifford Court, Grafton Court, Pickford Court

Newbuild

- Corner Maher Gardens and Chorlton Rd.
- Tamworth Court
- Trafalgar Walk
- Bold Street/Osprey Close
- Moss Lane West

Open Space

- Loss of Open Space on Maher Gardens and park leveled to improve views and vistas

Access

- Augustus Way and Maher Gardens connected and extended through to Bold Street
- Dudley Close extended to Tamworth Street
- New access through Park terminating at Osprey Court
- Parking provided on the street and formalised bays provided at the base of blocks

Community Facilities

- Shrewsbury Street Community Centre expanded and a smaller facility is developed on Fahey's Site.
- Potential to use ground floor of blocks for community and other mixed uses such as retail units, launderette, cafe and other uses.



Old Trafford East



OLD TRAFFORD MASTERPLAN

Option 2 for Old Trafford East

Option 2 - Medium change

Demolition

- Eagle Court, Falcon Court, Osprey Court, Raven Court, Tamworth court, (relocate CCTV to base of blocks or other location) Trafalgar Walk, Sea Hawk Pub

Refurbished

- Clifford Court, Grafton Court, Pickford Court

New Build

- Series of 8 residential blocks to replace the bird blocks
- Infill development on Moss Lane East/Tamworth Street
- New retail units overlooking park to replace Trafalgar Walk

Open Space Improvements

- No loss of open space and amenity space between blocks is leveled and improved as parkland
- Seating area introduced for tenants

Access Improvements

- Augustus Way and Maher Gardens connected and extended through to Bold Street
- Dudley Close extended to Tamworth Street
- New access through Park terminating at Dudley Close
- Parking provided on the street and formalised bays provided at the base of blocks on Chorlton Rd and off Bold St
- Osprey Close becomes formal road

Community Facilities

- A community facility is developed on Tamworth as a ground floor use with residential uses above.

New community use developed on the Fahey Site corner.

Residents parking improved.

Maher Gardens is flattened and turned into a formal park like the Hulme Park.

Community uses could be incorporated into ground floor uses of residential blocks overlooking the park.

New shops developed on ground floor with flats above.

New streets introduced linking to Hulme and Moss Lane West.

Moss Lane West

Chichester Road

Chorlton Road



Old Trafford East



OLD TRAFFORD MASTERPLAN

Option 3 for Old Trafford East

Option 3 - Radical Change

Demolition

- Eagle Court, Falcon Court, Osprey Court, Raven Court, Clifford Court, Grafton Court, Pickford Court, Sea Hawk Pub, Tamworth court (relocate CCTV to base of blocks or other location), Trafalgar Walk

New Build

- Series of 11 residential blocks to replace the bird & balcony blocks blocks
- Moss Lane West

Open Space Improvements

- Minimal loss of open space and park is leveled and improved
- Internal courtyards space in blocks
- Access through park improved

Access Improvements

- Augustus Way and Maher Gardens connected and extended through to Bold Street
- Dudley Close extended to Tamworth Street and becomes Secondary Street connecting through Hulme
- New access through Park terminating at Dudley Close
- Parking provided on the street and formalised bays provided at the base of blocks on Chorlton Rd and off Bold St
- Osprey Close becomes formal road

Community Facilities

- Fahey's Site is developed as a large community Hub for Old Trafford with community and business uses.

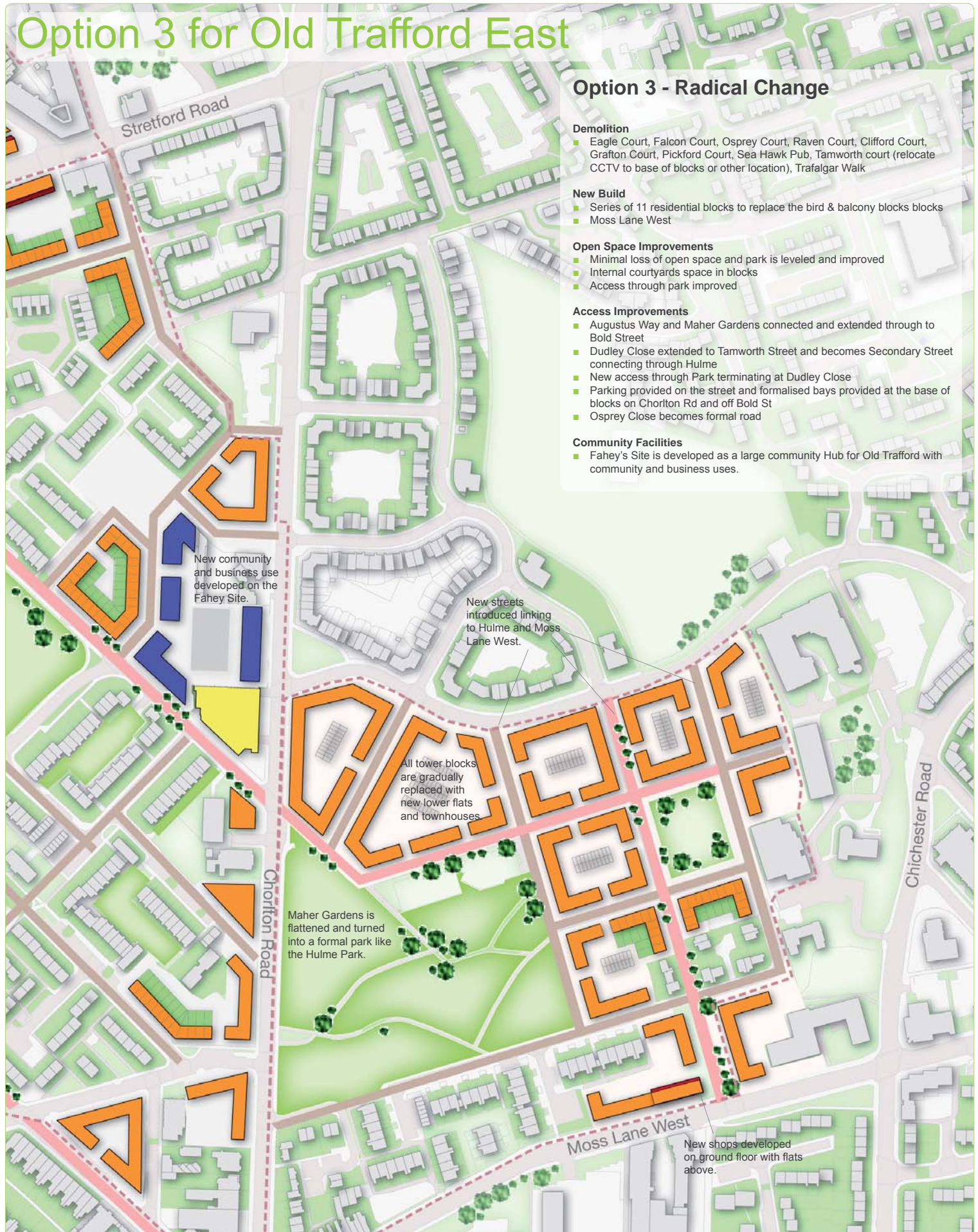
New community and business use developed on the Fahey Site.

New streets introduced linking to Hulme and Moss Lane West.

All tower blocks are gradually replaced with new lower flats and townhouses

Maher Gardens is flattened and turned into a formal park like the Hulme Park.

New shops developed on ground floor with flats above.



Old Trafford Consultation Questionnaire 29th September - 17th October 2008



Thankyou for attending the consultation event for Old Trafford. We would like to get your views on the options for future development. Any changes to housing in the area will happen in the longer term future to gradually replace the worst condition housing and replace it with better quality homes. The options are to see how people feel about the level of change in Old Trafford. There will be an exhibition of the preferred option later on in the year.

1. Name and Address

.....
.....
.....
.....

2. Gender

Male ☐
Female ☐

3. Age

Under 30 ☐
30-45 ☐
46-60 ☐
Over 60 ☐

4. Ethnic Origin - How would you describe your ethnic origin?

White British
Black British
Irish
Other White
Mixed white and Black Caribbean
Mixed white and Black African
Mixed White and Asian
Other mixed

☐
☐
☐
☐
☐
☐
☐
☐

Indian
Pakistani
Bangladeshi
Other Asian
Black Caribbean
Black African
Other Black
Chinese
Any other ethnic group

☐
☐
☐
☐
☐
☐
☐
☐
☐

5. Do you live in Old Trafford?

Yes ☐ No ☐

6. If you live in Old Trafford, do you own or rent your home?

I own my home outright
I own my home with a mortgage or loan
I rent my home from a Housing Association
I rent my home from Trafford Housing Trust
I rent my home from a Private Landlord

☐
☐
☐
☐
☐

7. Have you attended any of the previous consultation events? Yes ☐ No ☐ If so, which ones?

8. Which elements of the workshops can you see in these new plans?

Views on Options for Old Trafford

Please review the exhibition boards of the 3 design options for the Northern area of Old Trafford and give us your opinion.

9. Old Trafford Option 1 – Minimal Change (Please tick the appropriate box)

Strongly Agree	<input type="checkbox"/>	Comments
Agree	<input type="checkbox"/>	
Disagree	<input type="checkbox"/>	
Strongly Disagree	<input type="checkbox"/>	

a) Are there any elements you particularly like about Option 1?.....

.....

b) Are there any elements you particularly dislike about Option 1?.....

.....

c) Are there any elements you would add to Option 1?.....

.....

d) Are there any elements you would remove from Option 1?.....

.....

10. Old Trafford Option 2 – Medium change. (Please tick the appropriate box)

Strongly Agree	<input type="checkbox"/>	Comments
Agree	<input type="checkbox"/>	
Disagree	<input type="checkbox"/>	
Strongly Disagree	<input type="checkbox"/>	

a) Are there any elements you particularly like about Option 2?.....

.....

b) Are there any elements you particularly dislike about Option ?.....

.....

c) Are there any elements you would add to Option 2?.....

.....

d) Are there any elements you would remove from Option 2?.....

.....

11. Old Trafford Option 3 – Maximum change

(Please tick the appropriate box)

Strongly Agree	<input type="checkbox"/>	<i>Comments</i>
Agree	<input type="checkbox"/>	
Disagree	<input type="checkbox"/>	
Strongly Disagree	<input type="checkbox"/>	

a) Are there any elements you particularly like about Option 3?.....

.....

b) Are there any elements you particularly dislike about Option 3?.....

.....

c) Are there any elements you would add to Option 3?.....

.....

d) Are there any elements you would remove from Option 3?.....

.....

.....

12. Which of these is your overall preferred option? (please tick the box)

1 ☐

2 ☐

3 ☐

13. Are there any changes/additions you would make to your preferred option to increase your support for it?

Yes ☐

No ☐

14. If there are any changes/amendments you would make, what would they be?

.....

.....

.....

.....

15. Do you have any other comments? Please use the space provided to add any additional comments you have.

.....

.....

...

THANK YOU FOR COMING TODAY AND LETTING US KNOW YOUR VIEWS!

Please place your completed questionnaire in the box provided

If you are unable to complete the questionnaire today send it back to us using the freepost address below:

**URBED Freepost
Manchester
M1 1HR**