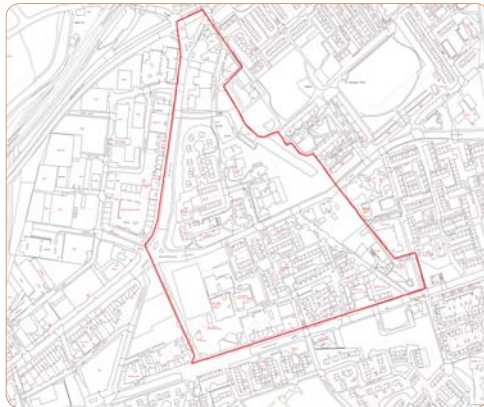


Old Trafford North



OLD TRAFFORD MASTERPLAN



Old Trafford North includes Hullard and Rivers Estates



Historical Plan



Road Hierarchy Plan



Open Space Plan



Land Use Plan

Old Trafford North includes Rivers Estate, Cornbrook Park, Hullard Estate, City Road and the northern side of Stretford Road. The historical plan shows how the area was well connected to the surrounding areas in the 1800's.

Developing the options for Old Trafford North



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 estates. These models have been developed into three options for Old Trafford North shown next.

Youth comments:

"It would be so nice to have a cinema close by" Jenna Hughes, 12yrs

"We want a clean area with astroturf like the one at West Union St Community School", Tony Robinson, 15yrs

Models developed during the Design Charettes with residents



Please use the post it notes to add comments.

The following concerns were raised by residents from the North of the area:

Hullard

- Only 1 shop (Happy Shopper) for a large area
- Malvern Row used to be a row of shops with launderette. The launderette has now closed and the Happy Shopper is expensive. No-where for local residents to access laundry facilities.
- There are very few shopping and leisure facilities within walking distance. Cornbrook Station is underutilised.
- Area does not link to the Cornbrook and Pomona areas and is cut off from Manchester City Centre despite being so near.

Trafford And Rylands Court

- Bin Stores and Porches are vandalised.
- Not a safe place.
- Residents scared to empty bins.
- People urinate and take drugs at the entrances to blocks.
- Poorly lit.
- Disposal of large items such as mattresses are left on the estate.
- Dogs faeces can be seen in corridors and on grassed areas.
- Lucy street is deserted.
- Feels cut off and distant from amenities.
- Doors often wedged open as people do not have key fobs.
- Size of windows has been reduced and grassed areas now fenced off and this makes the area feel like a prison.

Rivers

- Estate is generally poorly laid out with backs of properties facing onto Stretford Road.
- You can often see watching hanging out from Stretford Road as there is no privacy for gardens due to the confused layout.
- Public Realm works done by Groundwork are superficial and more needs to be done to improve layout.
- Children do not make too much noise and are not an issue.
- They need amenities which will allow them to keep active.
- Old Trafford Community School has a kick pitch however children are not allowed to use this as the pitch is condemned.

Old Trafford North



OLD TRAFFORD MASTERPLAN

Option 1 for Old Trafford North

Key gateways and links to Pomona, Cornbrook, the Irwell City Park, Media City, and Manchester to be promoted.

Option 1 - Minimal change

Demolitions

- City Road Old Peoples Home (Cornbrook Court) and replaced with a mixed use block with retail/mixed uses at ground floor.

Refurbished

- Empress Court, Princess Court, Trafford Court, Rylands Court to meet Trafford Standard for decent homes.

Newbuild

- Corner City Road and Malvern Street
- New Development on the vacant site in front of Old Trafford Community School on City Road.

Open Space

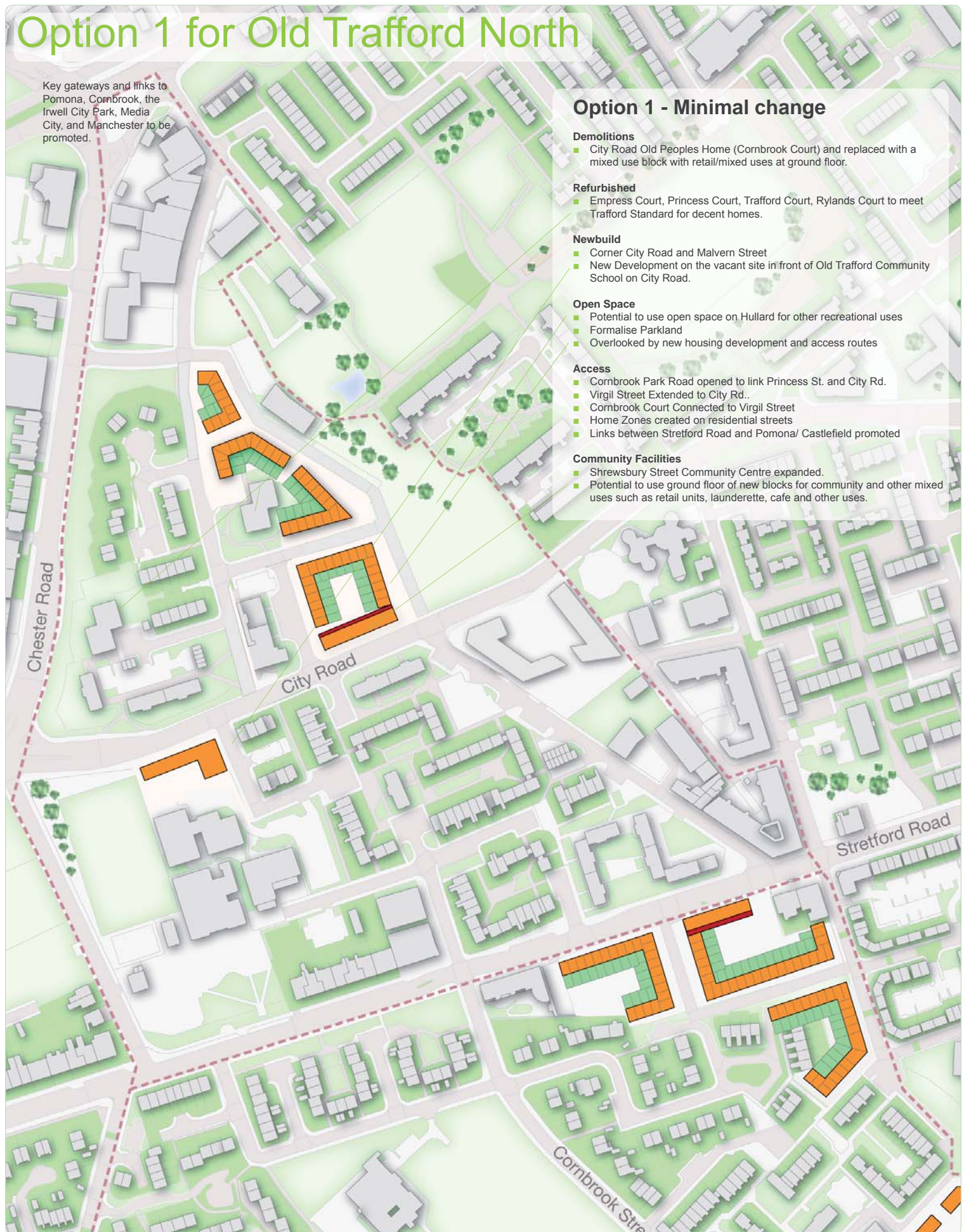
- Potential to use open space on Hullard for other recreational uses
- Formalise Parkland
- Overlooked by new housing development and access routes

Access

- Cornbrook Park Road opened to link Princess St. and City Rd.
- Virgil Street Extended to City Rd..
- Cornbrook Court Connected to Virgil Street
- Home Zones created on residential streets
- Links between Stretford Road and Pomona/ Castlefield promoted

Community Facilities

- Shrewsbury Street Community Centre expanded.
- Potential to use ground floor of new blocks for community and other mixed uses such as retail units, launderette, cafe and other uses.



Old Trafford North



OLD TRAFFORD MASTERPLAN

Option 2 for Old Trafford North

Key gateways and links to Pomona, Cornbrook, the Irwell City Park, Media City, and Manchester to be promoted.

Option 2 - Medium change

Demolition

- Cornbrook Court, Malvern Row, Trafford Court, Rylands Court

Refurbished

- Empress Court, Princess Court and all remaining homes to meet Trafford Standard for decent homes

New Build

- New residential development on Chester Road
- New residential development on the corner of Chester Road and City Road.
- New Development on the vacant site in front of Old Trafford Community School on City Road.
- Residential infill development on Hullard
- Trafford and Rylands Court replaced with new flats on corner of Lucy Street and Stretford road
- Redeveloped as perimeter block of flats with secure internal courtyard

Open Space Improvements

- Potential to use open space on Hullard for other recreation uses
- Formalise Parkland
- Overlooked by new housing development
- Open space reduced and overlooked by new development and access routes connecting
- Improved links to St. George's Park

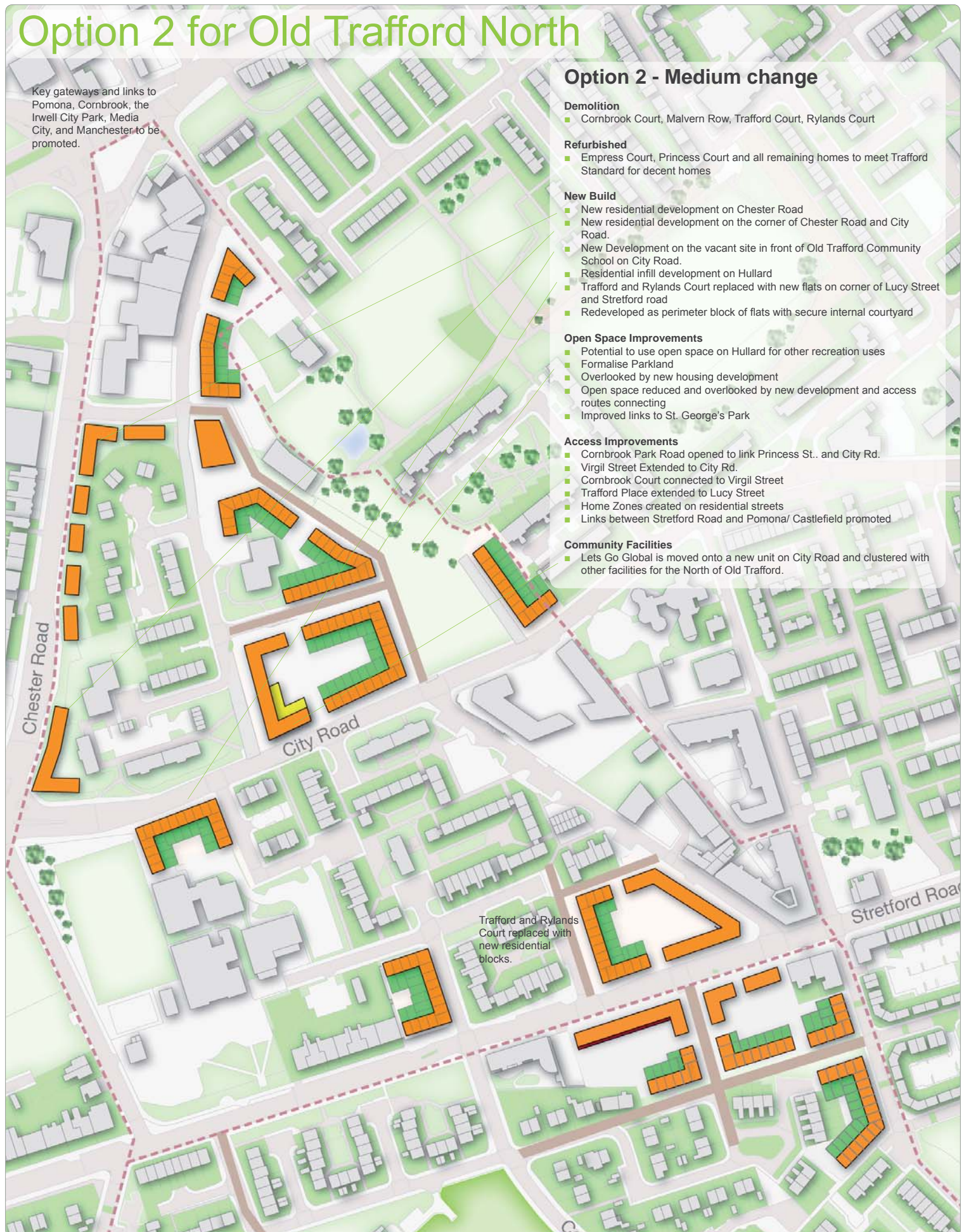
Access Improvements

- Cornbrook Park Road opened to link Princess St.. and City Rd.
- Virgil Street Extended to City Rd.
- Cornbrook Court connected to Virgil Street
- Trafford Place extended to Lucy Street
- Home Zones created on residential streets
- Links between Stretford Road and Pomona/ Castlefield promoted

Community Facilities

- Lets Go Global is moved onto a new unit on City Road and clustered with other facilities for the North of Old Trafford.

Trafford and Rylands Court replaced with new residential blocks.



Old Trafford North



OLD TRAFFORD MASTERPLAN

Option 3 for Old Trafford North

Key gateways and links to Pomona, Cornbrook, the Irwell City Park, Media City, and Manchester to be promoted.

Option 3 - Radical Change

Demolition

- Empress Court, Princess Court, Trafford Court, Rylands Court, Cornbrook Court, Malvern Row, Garages on Rivers Estate

Refurbished

- All remaining stock to meet Trafford Standard
- De-Radburning of Rivers and reintroduce streets and internal courtyards

New Build

- Industrial units/workshops between Chester Road and Virgil Street replaced with apartments with mixed uses such as business and retail at ground floor to improve the gateway into Old Trafford.
- New residential development on Chester Road
- New residential development on the corner of Chester Road and City Road.
- New Development on the vacant site in front of Old Trafford Community School on City Road.
- Tower blocks replaced with lower rise housing
- Trafford and Rylands Court replaced with new flats on corner of Lucy Street and Stretford road
- Redeveloped as perimeter block of flats with secure internal courtyard

Open Space Improvements

- This option has the most development on the open space and therefore reduces amount of open space

Access Improvements

- Cornbrook Park Road opened to link Princess St. and City Rd.
- Virgil Street Extended to City Rd.
- Cornbrook Court Connected to Virgil Street
- Rivers Estate reconnected to allow access between City Road and Stretford Rd.
- Trafford Place extended to Lucy Street
- Home Zones created on residential streets

Community Facilities

- Fahey's Site on Chorlton Road is developed as a community Hub for Old Trafford.

Trafford and Rylands Court replaced with new residential blocks.

Fahey's Site to be developed as a mixed use site with community hub.



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**