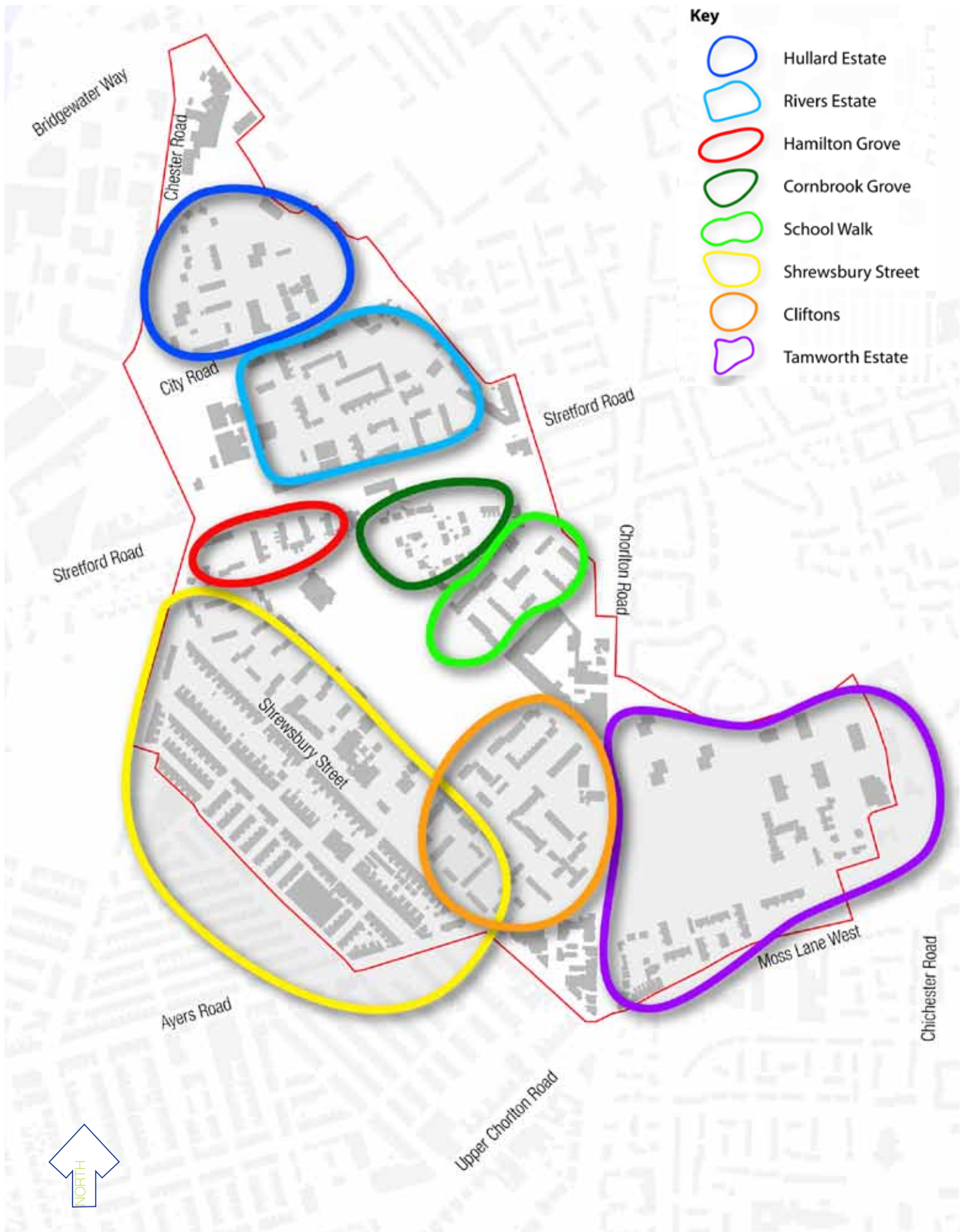


PART 2: The Area

In Summer 2008 URBED and EKOS prepared a baseline report on the Old Trafford area in order to understand the area. This is available on www.urbed.coop and is summarised on the following pages.



8 Communities

The masterplanning study area, shown on the plan to the left is far from being homogeneous. In order to understand the anatomy of the area and how to relate to its communities we have identified eight distinct communities which are described below. Many of these relate more to communities in Manchester and in other parts of Old Trafford than they do to each other:

The Hullard Estate: This area is a mix including two tower blocks, walk-up flats and modern semi-detached housing (all social rented other than right-to-buys). The area is also mixed in terms of population with the more transitory community of the towers contrasting with the more stable community in the low rise property. Given Hullard's location the estate feels cut-off and isolated from the rest of Old Trafford and Hulme.

Rivers Estate: This is a predominantly low rise former council estate between City Road and Stretford Road. It is laid out on Radburn principles so that traffic and pedestrian routes are separated. It does however have a stable well-established community and is much more successful than similar estates in Manchester. There are only 11 voids, mostly in the walk-up flats known as Trafford and Ryland's Court where most of the problems tend to be found.

Hamilton Grove: A small area of houses on Stretford Road outside THT ownership.

Cornbrook Grove: An enclave of semi-detached private housing off Stretford Road. This looks to date from the 1990's and while it feels isolated, internally it is stable and reasonably successful.



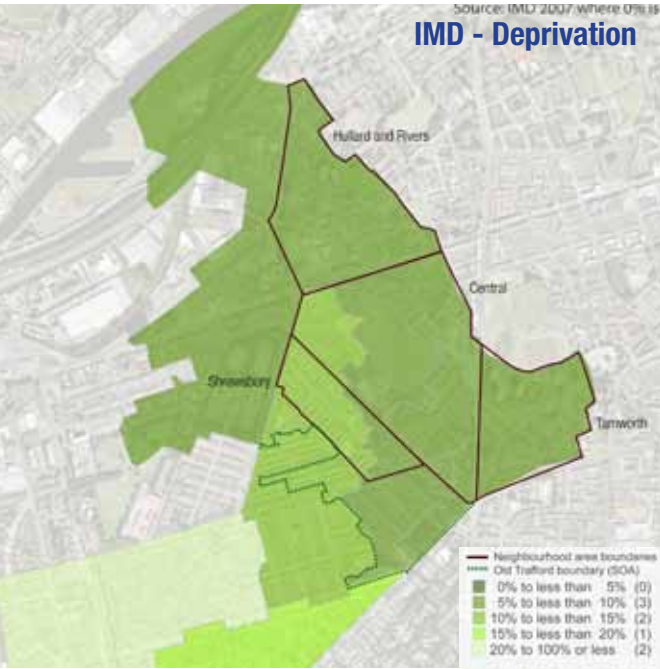
School Walk: Another former council estate, now owned by the Trust to the rear of the Fahey's depot. This has had problems in the past but has a strong community who have fought for improvements. Environmental works have recently been completed together with the demolition of a problematic block of walk up flats. This has resulted in significant improvements and demand is high.

Shrewsbury Street: The area to the west of Shrewsbury Street consists of Victorian Terraces and has a large Asian Community around the Mosque. There are two low rise social housing estates and two old people's homes, only one of which remains in operation.

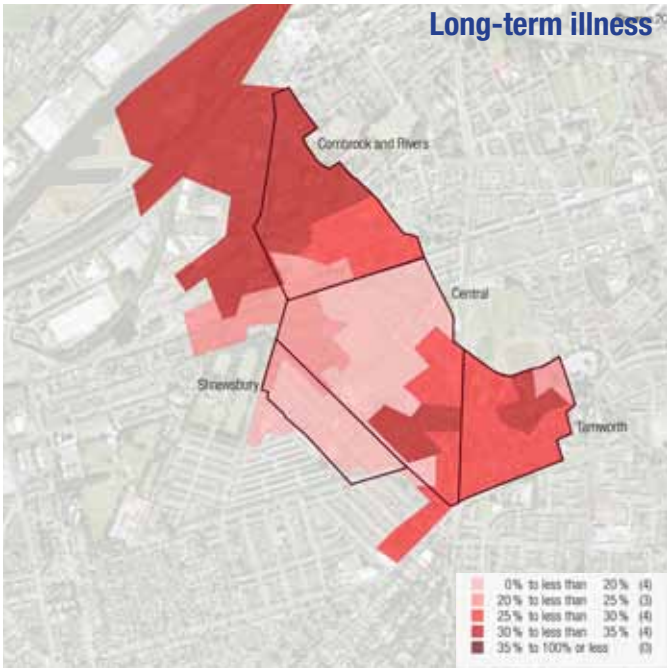
Clifton's: The Clifton's is a THT managed estate just off City Road that has experienced problems in the recent past. It is made up of a combination of low rise housing and two storey walk up flats of a good standard, however the Radburn layout of the estate is confusing and isolating.

Tamworth Estate: Also known as the Seven Sisters, this estate is surrounded on three sides by Manchester and hardly feels part of Trafford. The seven towers are made up of 3 'Balcony Blocks' and 4 'Bird Blocks'. Although there are some long term tenants, many people do not like living in the towers and the estate has a high turnover. As a result, along side a core community live a transitory population and the turnover is equivalent to one tower block a year. Along Moss Lane West is an estate of low rise housing with a more stable community.

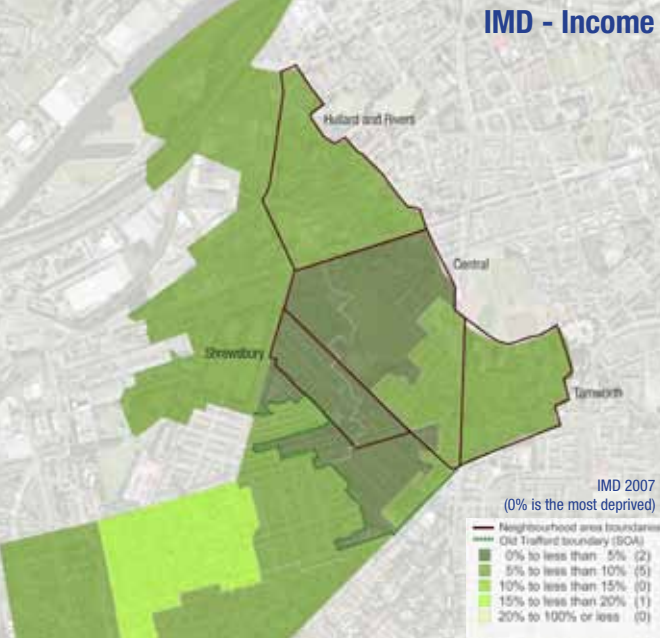
Source: IMD 2007 where 0 is 100%
IMD - Deprivation



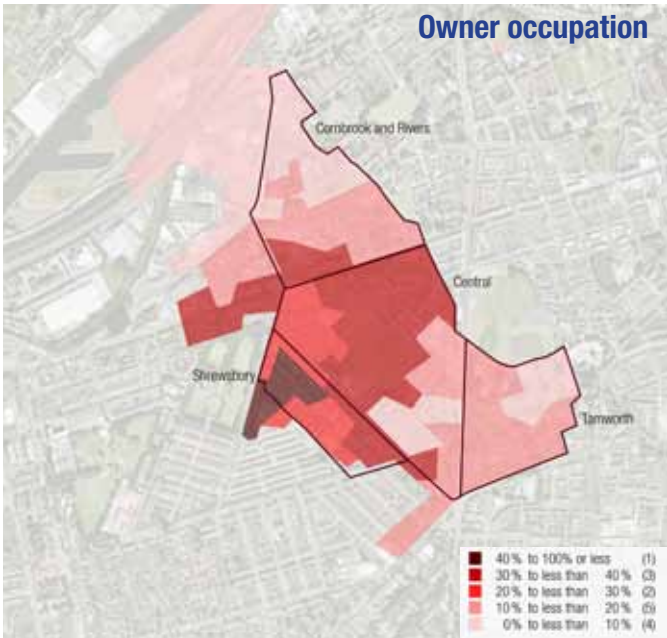
Long-term illness



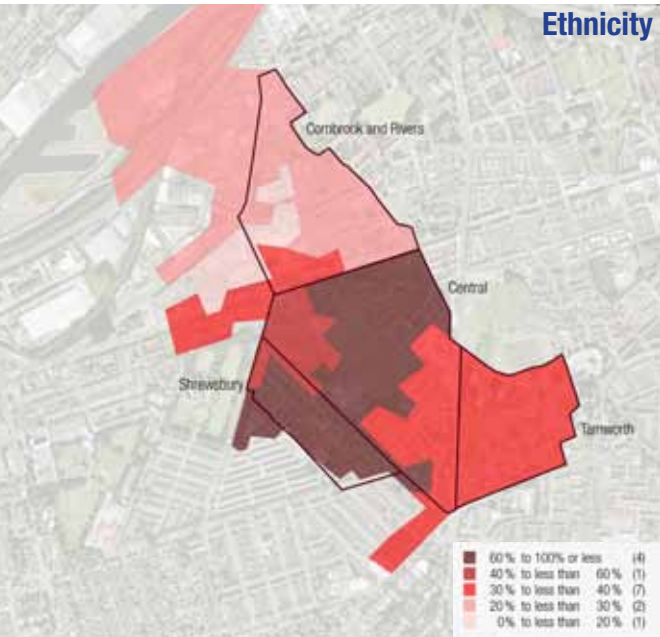
IMD - Income



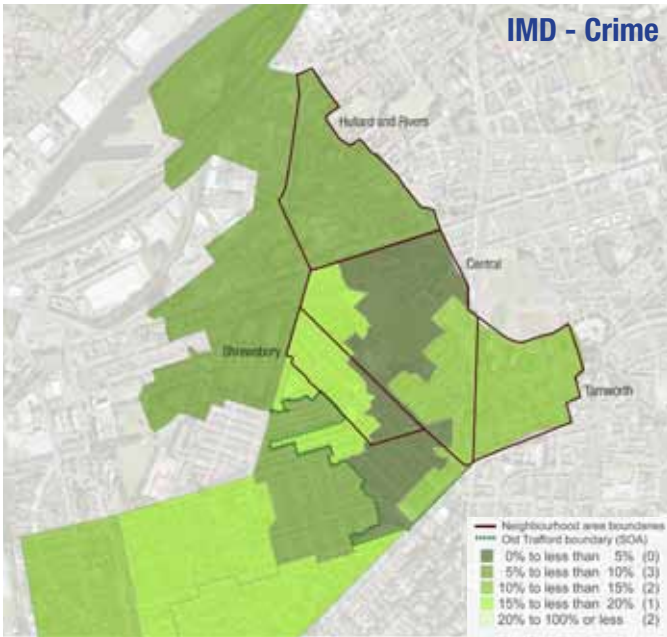
Owner occupation



Ethnicity



IMD - Crime



The People

Old Trafford is more typical of some parts of inner Manchester than it is of the Trafford Borough. Its people are younger, more ethnically diverse and more deprived than the rest of Trafford. There are problems of crime, health and poor education, however much of the area is stable and characterised by strong communities.

Population: There are 5385 people living within the study area boundary in 2074 households. Half of all households are single person and the age profile shows relatively high numbers of young adults and children.

Diversity: The area is ethnically diverse and Hullard and Rivers Estates are made up of 48% of people from Black and Minority Ethnic groups (BME). The central area and Shrewsbury Street areas are made up of 60% BME groups and Tamworth is made up of 44% BME people. Careful consideration needs to be given to the diverse mix of the local population to reflect the housing needs and culturally sensitive service provision.

Deprivation: Most of the area falls within the 10% most deprived nationally. Only a small area at the northern end of Shrewsbury Street falls outside this.

Employment: In terms of levels of employment the Hullard, Rivers and Tamworth Estates are in the bottom 5% nationally although the Tamworth Estate did show a significant improvement (over 5%) between 2004 and 2007.

Income: In terms of income the worst area stretches from School Walk to Shrewsbury Street despite this area having higher levels of employment. This reflects low wage levels particularly within the BME community.

Health: Most of the area falls within the bottom 5% in terms of health, the exception being Shrewsbury Street that has also shown the greatest improvement since 2004.

Education: In terms of Education the area does slightly better. The central area and Tamworth Estate fall in the bottom 10-30% band and the Hullard and Rivers Estate in the 30-50% band. The Tamworth Estate in particular has improved by more than 5% since 2004.

Crime: The worst performing area for crime statistics is a central band running from School Walk through the Shrewsbury Street Community Centre. Most of the area falls within the 10-20% worst band and the eastern part of the area has seen significant improvements.

Housing: Owner occupation across the area is 42% compared to the Trafford average of 72%. However much of this is in the terraced streets to the south and the majority of the study area is overwhelmingly social housing (except for right-to-buys). There are 1,259 THT homes in the area of which 79% are flats - including 758 flats in high-rise blocks. Most of the housing is relatively good quality. Trafford Standard decent homes works have been completed across most of the area, the exception being the tower blocks.

Health Services

1. Dr Rahuja Sa
2. The Range Medical Centre
3. Dr A Hasan
4. Seymour Grove Health Centre/ The Ali Medical Practice/ Seymour Grove Surgery
5. The Surgery
6. The Whalley Range Dental Practice
7. Brooks Bar Medical Centre & Dental Centre
8. Keith Locke Centre
9. Zion Health and Resource Centre
10. St. John's Centre
11. Streford Memorial Hospital

Education and Childcare

1. Seymour Park Community Primary School
2. St. Wilfrid's RC Primary School
3. Old Trafford Community School
4. St Aphonsus RC Primary School
5. Early years provision at Old Trafford
6. Affian High School for Girls
7. Bright Horizons at Trafford- Nursery School
8. Bright Horizons at Trafford- After School Club
9. Kiddi Days Private Day Nursery
10. Honey Bear Private Day Nursery
11. Kids Unlimited St Mary's Courtyard Hulme
12. St. John The Evangelist- C of E School
13. Trafford College
14. Loreto College

Sport and Leisure Facilities

1. Moss Side Leisure Centre
2. Old Trafford Sports Barn/ Youth Centre
3. The Park playground
4. St Brides Playing Field

Religious and Community Centres

1. St. Bride Street Mosque
2. Old Trafford Library & Community Centre
3. Sharon Youth Association
4. Proctors Young People's Centre
5. St Aphonsus Social Club- Powell Street
6. Old Trafford Family Centre
7. Old Trafford Youth Centre

Job and Training Centres

1. Old Trafford Job Shop
2. Alexandra Park Jobcentre
3. Let's Go Global
4. Workers Film Association

Others

1. Hulme Library and Adult Education Centre
2. Zion Arts
3. Henshaws Society for the Blind
4. Scout and Guide Association
5. Afro-Caribbean Care Group for Elderly- situated within Harry Lord House Residential Home
6. Blue SCL- Broom House
7. British Red Cross- Greater Manchester HQ
8. Chen Style Tai Chi Centre



Community facilities

The study area is generally well served with community facilities and residents have access to some facilities in Manchester such as the Zion Centre. The main deficiencies are in youth provision and the quality of local shops.

Childcare: This is considered to be relatively good in the study area, with 5 nurseries identified either within or close to the study area. The local SureStart coordinator's view is that provision is sufficient to meet current demand. There is an established nursery in the Old Trafford Community Centre currently using the community hall. This means that the use of the hall is limited for other activities. There is a need to develop a purpose built nursery facility as part of the community centre for use by the nursery and also to provide childcare for the community using both the Old Trafford Library and community centre.

Youth Facilities: There is a youth worker covering the Old Trafford area funded by THT. However the main youth facilities are associated with churches and are not adequate for the population. The Old Trafford Youth Club in Seymour Park is some way from the area. There is a need for new youth facilities which has been explored as part of the community facilities study undertaken in parallel with this masterplan.

Education: The main primary schools serving the area are Old Trafford Community School (OTCPS), St. Alphonsus and Seymour Park School. All are rated as Good overall with St Alphonsus and OTCPS rated as Good or Outstanding overall. There are the three available secondary schools, Trinity CE High School in Hulme, Stretford Grammar School and Stretford High School. Stretford High School is rated one of the top 100 high schools in the country and is rated by Ofsted as Outstanding. Aifiah High School is independent and has a satisfactory record of educational attainment. Stretford Grammar School has recently been taken into special measures due to a drop in attainment levels. College provision includes Trafford College and Loreto 6th Form College in Manchester which boards with the Tamworth Estate.

Healthcare: There are seven GP surgeries or health centres available to the people of the study area. The Stretford

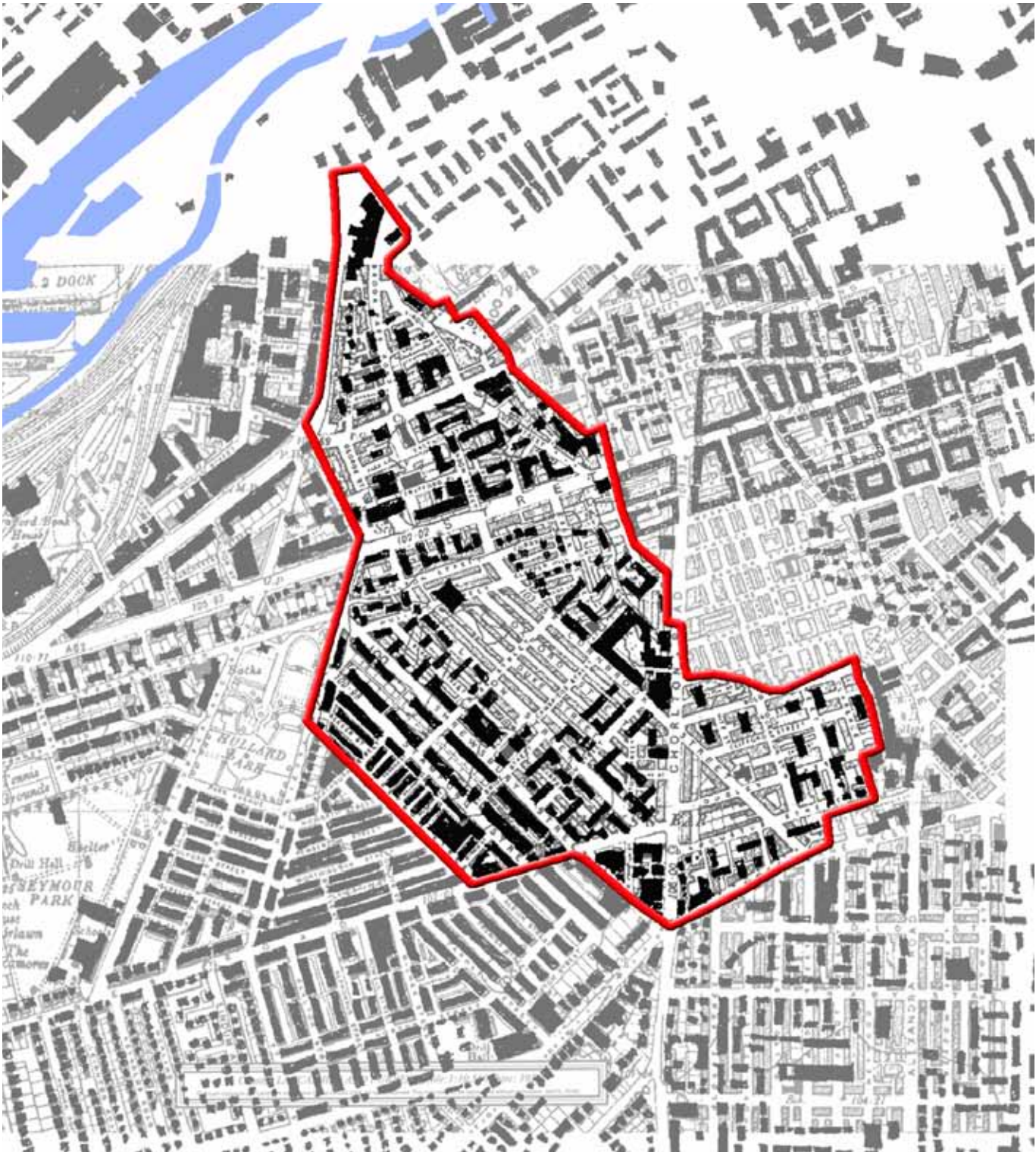
Memorial Hospital and the Kath Locke and Zion Centres in Hulme area also accessible, however provision for Trafford residents is restricted as priority is given to Manchester residents. The Trafford PCT are proposing to develop a hub for GP services at Stretford Memorial Hospital on Seymour Grove which will reduce the accessibility of services but would improve the range of services available to the Old Trafford area.

Community Facilities: The main community facility within the area is on Shrewsbury Street. This includes a library and a community hall. A Community Feasibility study was commissioned to review existing community facilities in the area and to explore the need for a New Community Facility in Old Trafford. The first stage of the Community Feasibility Study identified the need for an improved community centre with better services, more sustainable design and a more flexible approach to the use of the building. As part of the second stage of the Community feasibility study the development of a new facility on an alternative site will be explored.

Sports and leisure: The main sports facility is the Trafford Sports Barn in Seymour Park which provides a good range of services in a new facility. The nearest sports centre is in Moss Side and the Stretford Leisure Centre is a bus ride away.

Employment: Access to employment services are provided through the Old Trafford Job Shop which forms part of the Old Trafford Community Centre. The nearest Job Centre is on Moss Lane. Adult education and training services are delivered by Lets go Global, and St John's Centre and Lets Go Global as well as through many other community organisations based in the area.

Shops: There is a limited range of shops in the area. Many residents shop at supermarkets outside the area such as ASDA in Hulme. There are local shopping areas on Seymour Grove, Ayres Road and Shrewsbury Street, the latter doing poorly.



1842



1900



2000

History

Old Trafford remained fields until the mid 19th century and then developed rapidly with by-law housing like much of inner Manchester. It was once a lively, dense neighbourhood integrated with the wider city. The re-developments of the 1960's and 70's may have addressed the poor quality of the housing but they have broken these connections creating a series of isolated estates.

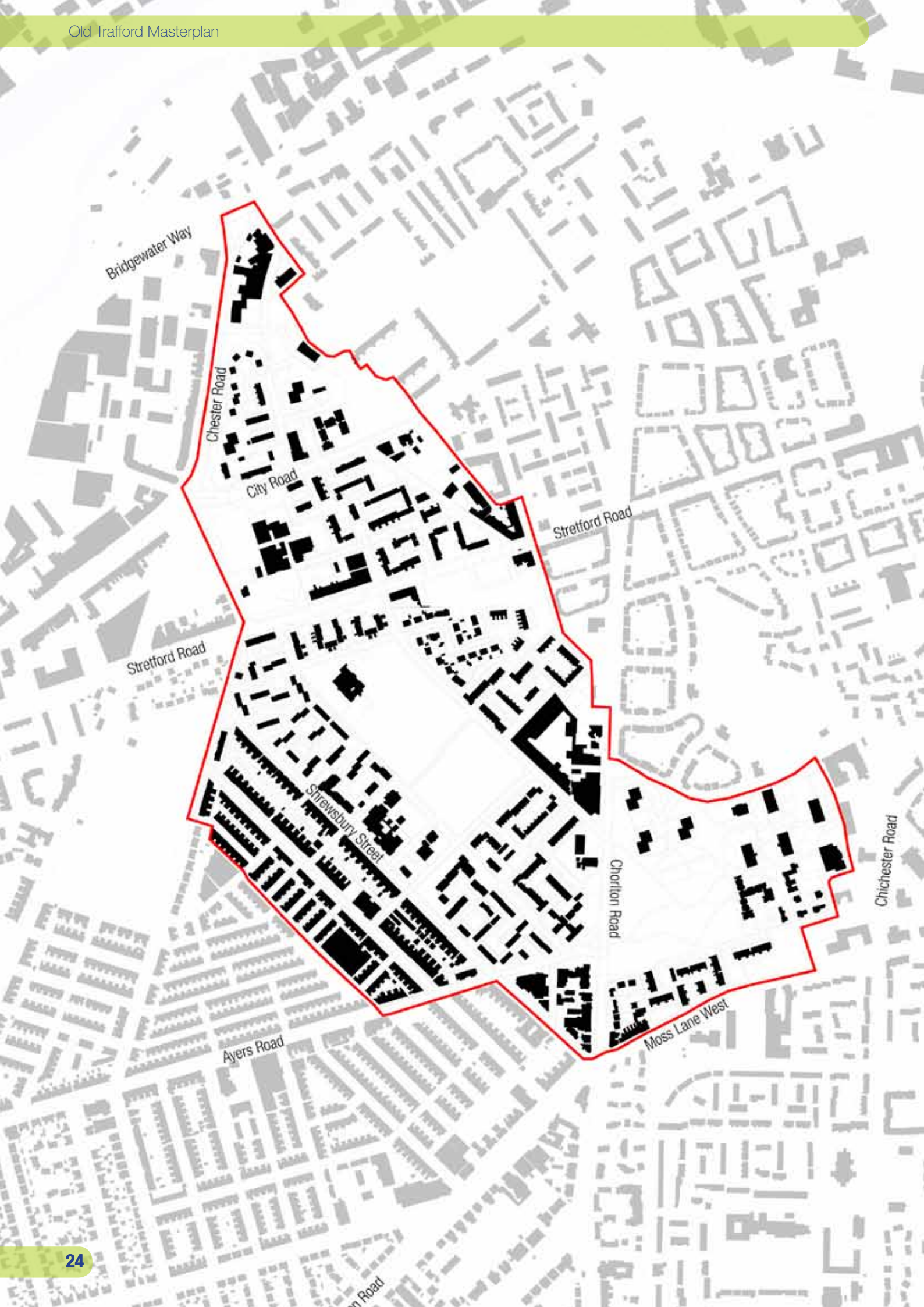
The Old Trafford area grew up as a series of neighbourhoods of Victorian Terraces in the mid to late 19th century. As the three plans show (bottom left) the area was still mostly fields in 1842. White City had developed as pleasure grounds to the west and Whalley Range as Manchester's first suburb to the south. Brooks Bar is so called because it was where Samuel Brooks who built Whalley Range placed his toll bar.

The land of Old Trafford and indeed much of Hulme and Moss Side remained boggy fields. However as industry developed in Trafford Park and the Docks and around the southern edge of the city centre all of these fields were developed very quickly for bylaw housing as can be seen from the 1900 plan. The quality of this varied - Hulme having the poorest quality, most densely built housing while parts of Moss Side and Old Trafford were built to a higher standards. The quality of the housing in the central part of the study area was generally good and south of Shrewsbury Street the housing remains. The housing in the Tamworth and Hullard estate areas was much poorer. The main streets through the area then as now were Stretford Road, City Road, Chorlton Road and Moss Lane to the South. Stretford

Road in particular was a major route into the city and was lined with hundreds of shops between Chester Road in the west and Oxford Road in the East. The major secondary streets were Shrewsbury Street that still exists and Cornbrook Street which ran between Stretford Road and Moss Lane which only partly remains.

The majority of the area was cleared in the 1960's and 70's. The Tamworth Estate (pictured below) replaced the tightly packed terraces with a series of high rise blocks. Later re-developments used two storey housing mostly based on 'Radbun' layouts. As the main plan to the left shows the result is a) that the density of development in the area has decreased massively b) that its urban form and structure has become much less coherent and c) that each of the estates has become isolated from each other and the rest of the city. Old Trafford was once an integral part of inner city Manchester and has become an isolated series of estates. The aim of the masterplan must be to address the damage done by the re-developments of the past.





Urban form

Tamworth, Hullard and the Rivers- built in the 1960's and 70's demonstrate a loose urban grain, denoting areas dominated by wide highways, and poorly stewarded open areas. This is in contrast to the area around Shrewsbury Street and Ayres Road which has a finer grain.

The figure ground plan for 2008 on the opposite page gives a very important insight to the 'urban grain' and density of the area, the pattern of building footprints, streets and spaces. The historic figure grounds begun to touch on the concept of grain, describing 'tight' or 'loose', 'fine' or 'coarse' grains, depending on the pattern.

Places with a tight grain are usually made up of streets on a human scale that offer a sense of enclosure. They allow overlooking and animation of public areas from nearby buildings. This is demonstrated most clearly by the Victorian areas of Old Trafford that have survived. The triangular area bound by Ayres Road, Shrewsbury Street and Henrietta Street consists of a fine urban grain, where individual buildings and blocks have clear structure in relation to each other and to public areas. This provides a clear grid pattern that makes them areas that are easy to find one's way around and promote more community connection through the use of streets as social spaces.

The earlier tight grain has an even dispersal of density that allows for and maintains a rich mix of uses and ownerships. It also provides continuous frontages with strong definition of streets and open spaces. Hullard Park is an example which is very well overlooked with lots of houses fronting onto the park.

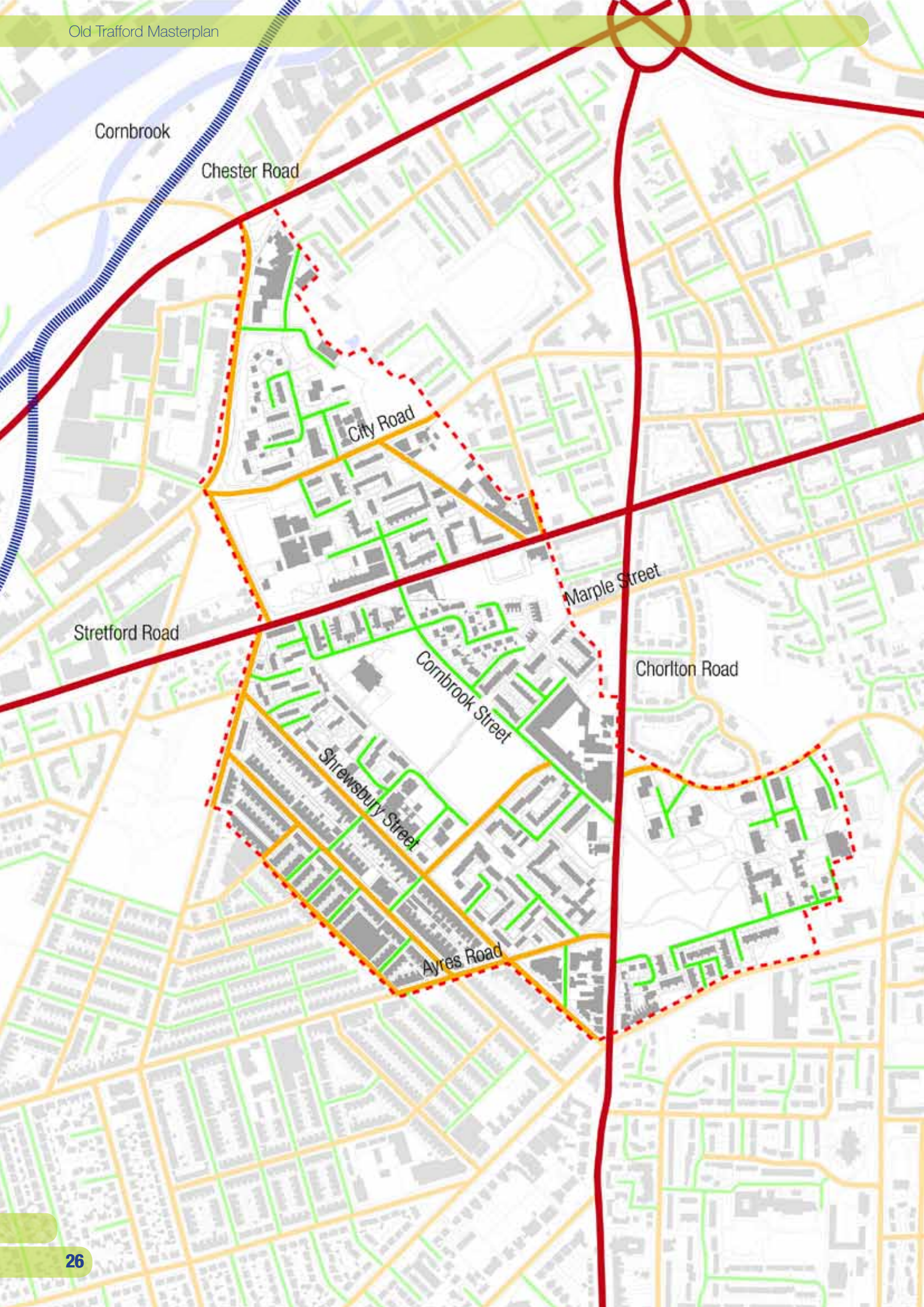
Estates such as Tamworth, Hullard and the Rivers built in the 1960's and 70's demonstrate a loose urban grain, denoting areas dominated by wide highways, and poorly stewarded open areas, places where people may feel exposed and feel unsafe. Such places can feel confusing to be in and lack a strong identity. The Tamworth Estate feels very isolated from the rest of Old Trafford and Hulme. The issue of permeability is further highlighted by the new development of Hulme where the streets are well connected to the rest of the neighbourhood and where the streets are defined and overlooked by buildings with windows and front doors promoting the feeling of neighbourhood and safety.



Worthington Street



Bird Blocks and Maher Gardens



Connections

A great number of tertiary streets are cul-de-sacs or severed secondary streets which undermine permeability and movement. One of the key issues to be addressed by the masterplan will be to improve permeability in the Old Trafford area and to increase connections to other areas.

The road hierarchy opposite helps us understand movement dynamics and linkages, in and through an area. Cities and places are often thought of as “movement economies” where movement and connectivity are the single most important variables. The greater number of connections; the more democratic and the better dispersed activity is.

Old Trafford benefits from very good wider connectivity with three A-roads: Stretford Road, Chorlton Road and Chester Road running through the study area connecting to Manchester City centre and the wider area. Secondary routes are strong in the south west of the study boundary. Streets such as Shrewsbury, Henrietta and Ayres Road all provide a clear secondary network. However, with the exception of City Road, the remainder of the study area lacks strategic secondary streets. In places, vital routes such as Cornbrook Street and Marple Street have been severed. This places a level of dependence on neighbouring roads that is unnecessary. A great number of tertiary streets are cul-de-sacs and / or severed secondary streets which undermine permeability and movement between the neighbourhoods of Old Trafford.

The current Metrolink skirts the northern boundary of the

study area with Cornbrook as the closest tram stops. This station is not popular with residents due to its location and poor quality environment. The confirmed Metrolink extension (orange) runs south from the Altrincham line with new stops at Firwood and Chorlton. However the majority of the study area will not fall within 400 meters (10 minute walk) of a tram stop. The proposed extension, to the Trafford Centre, via Trafford Park, would be a very positive introduction- making important links to these two employment hubs. Should this extension materialise, it is unlikely to happen until 2013.

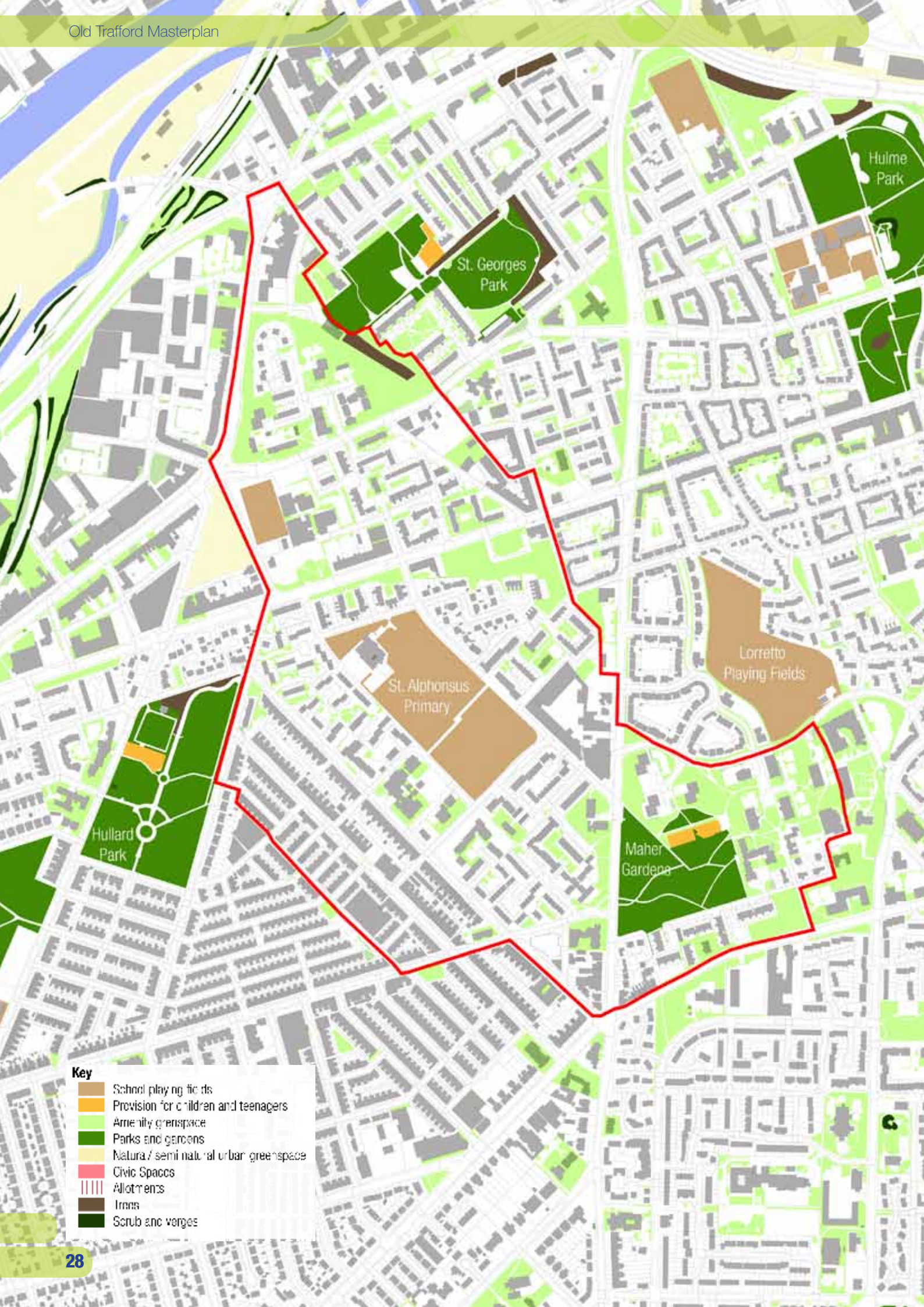
A Quality Bus Corridor (QBC) programme has been implemented in the area. This has included new priority bus lanes along Upper Chorlton Road and the alteration of traffic light phasing along the A56 to improve efficiency of bus flow. However, bus coverage is patchy, it is well-served by services into the city centre but less so with cross town routes (The 250, 253 and 258 being the only available choices; to be found along Stretford Road). Stretford and Chester Road are the best served, with several day and night services. However Chorlton Road, King's Road and City Road, which all have a single day bus service and no night service, and there are several potential routes such as Ayres Road, Northumberland Road and Victoria Street which have no service at all.



Primary Route - Chorlton Road



Secondary Route - Shrewsbury Street



Key

- School playing fields
- Provision for children and teenagers
- Amenity greenspace
- Parks and gardens
- Natural / semi natural urban greenspace
- Civic Spaces
- Allotments
- Inns
- Scrub and verges

Open Space

The open space plan highlights the large quantity of space which is best described as passive amenity space and has little, or sometimes no, functional or amenity value.

One of the most immediate observations that jumps out of the plan is the number, volume and distribution of parks, gardens and childrens play facilities in the area. The most notable in terms of quality and feel are the Victorian Parks- Hullard and Seymour. Tamworth Park provides valuable open space for the area but is not an official park. This space is well maintained, with good paths, diverse and mature vegetation, play and sports facilities. This space however, largely because of its size and undulating topography, lacks natural surveillance from the neighbouring buildings and despite modern lighting, does not feel safe at night.

In 2007, Groundwork completed an Open Space Feasibility Study on behalf of Trafford Housing Trust. This work covered four estates: Hullard, Rivers, School Walks and Clifton Close, evaluating open space within the estates and their potential for improvement. The plan opposite includes designations given by Groundwork's audit.

The open space plan highlights the very large quantity of space which is best described as passive amenity space and has little, or sometimes no, functional or amenity value. Although many of these space are well maintained with grass that is cut regularly in the summer and vegetation that is pruned, they very often feel like 'left-over' scraps of land that collect litter and are not well overlooked or used.

Brown areas within the study boundary represent St Alphonsus school playing fields, St Brides Field and Old Trafford Community School play area. The recent development of an Astroturf football pitch at Old Trafford Community School is currently condemned for use due to flooding and further investment will be needed to bring it back to use. St. Brides Field is currently used for football and cricket and is currently managed by a dedicated team including Youth Workers for the area whom run mentoring and football coaching sessions. They are keen to develop a Community Resource Centre in conjunction with St Alphonsus School.

Passive amenity space in the Clifton's area



Maheer/ Tamworth Gardens- childrens play



OLD T
YOUTH

