

# Old Trafford Central

## OLD TRAFFORD MASTERPLAN



Old Trafford Central



Historical Plan



Open Space Plan



Road Hierarchy Plan



Land Use Plan

Old Trafford Central is the area between Stretford Road and Upper Chorlton Road including Hamilton Grove, Cornbrook Grove, School Walk, the Cliftons and the terraced area of housing between Shrewsbury Street and Prestage Street. This area would benefit from environmental improvements to roads and open space and infill housing on vacant sites.

## Developing the options for Old Trafford Central



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 Central shown next.

### Youth comment:

"We have a lovely house but the graffiti isn't nice at all ..." Linko and Vanish Mackova, 11yrs, 13yrs



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).

Overall people love living in Old Trafford but there are a few concerns residents have which could be addressed by the masterplan.

- The mosque needs more parking, at present it's causing traffic congestion.
- Hullard Park is seen by residents to be a great asset.
- Isabella Lodge- Residents unsure what should be done, however feel it should be priority.
- Some felt the community centre worked well in its present location, additionally it was felt the centre was not run enough by the community.
- Re-open streets that have been closed down in the past, movement is controlled and access to some areas is confusing.
- Ayres Road- Possibility to make it a one way street. Traffic is a major problem at the moment, with lack of parking and the noise and speed of traffic on the road. A car park was suggested and separate parking for residents and shoppers.
- Roads are used as play spaces at the moment.
- Harwood Drive area is a rat-run.

### Shrewsbury/ Stamford

- Community centre entrance should be re-designed – the play area is not used, this space could better serve the community if replaced with benches for the elderly.
- The entrances need to be made more welcoming; at present it is hard to see if the centre is actually open.
- Housing above shops on Ayres road is poor quality.

### Green Space

- Under used at present, with only a sporting use. Could some space be made into a park?
- Mixed responses for fencing in the middle of the park.
- Possibility for some type of community facility in the green space in Tamworth- changing facilities, flood lights or Pavilion.

### Fahey Site

- Could become small workshop units, craft workshops or youth and enterprise centre.

# Old Trafford Central



## OLD TRAFFORD MASTERPLAN

### Option 1 for Old Trafford Central



New homes and flats developed on Stretford Road/Essex Way with ground floor retail/active uses.

Improvements to St Alphonsus Playing fields and changing facilities incorporated into new buildings.

New homes and flats developed on Car Wash Site.

New homes and flats developed at back of community centre.

New community use developed on the Fahey Site corner.

Community Centre & Library expanded and improved

Mosque access & parking improved

New homes and flats developed on Isobel Baillie Lodge.

New homes and flats developed on vacant Ayres Road site.

#### Option 1 - Minimal change

##### Demolitions

- Farneys Depo
- Car wash site
- Isobel Baillie Lodge

##### Refurbished

- All remaining stock to meet Trafford Standard
- Vacant Church

##### Newbuild

- Essex Way/Stretford Rd, Farneys Site, Car wash site/Carriage Street, Isobel Baillie Lodge site, Shrewsbury Street Car Park, Cleared Site on Ayres Rd

##### Open Space

- St Alphonsus School playing ground improved/use by public
- Loss of informal open space at Essex way

##### Access

- Cornbrook Street improved between Stretford Rd and St Brides Way.
- Mosque access and parking improved

##### 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.

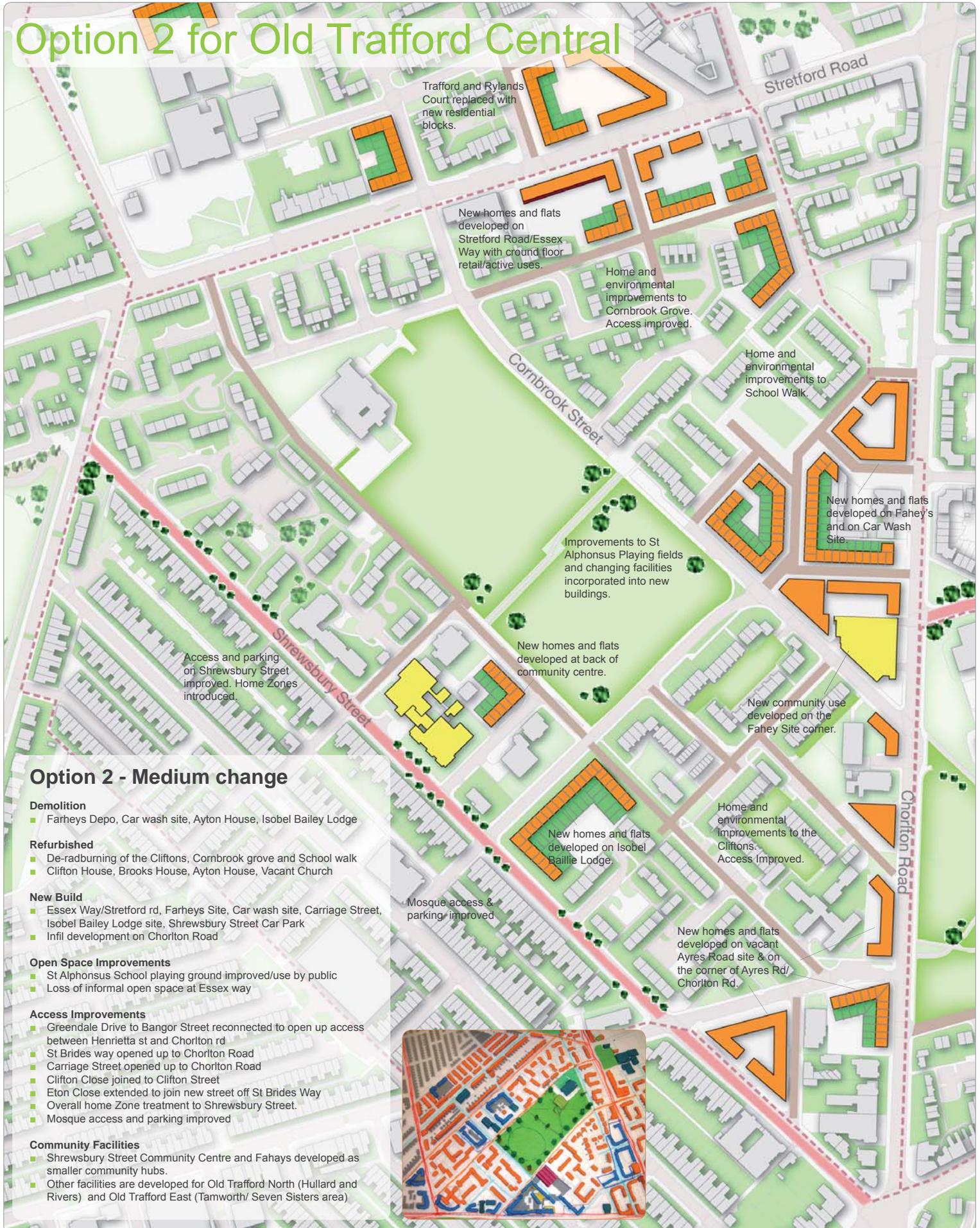


# Old Trafford Central



## OLD TRAFFORD MASTERPLAN

### Option 2 for Old Trafford Central



Trafford and Rylands Court replaced with new residential blocks.

New homes and flats developed on Stretford Road/Essex Way with ground floor retail/active uses.

Home and environmental improvements to Combrook Grove. Access improved.

Home and environmental improvements to School Walk.

New homes and flats developed on Fahey's and on Car Wash Site.

Improvements to St Alphonsus Playing fields and changing facilities incorporated into new buildings.

New homes and flats developed at back of community centre.

New community use developed on the Fahey Site corner.

Access and parking on Shrewsbury Street improved. Home Zones introduced.

New homes and flats developed on Isobel Baillie Lodge.

Home and environmental improvements to the Cliftons. Access Improved.

Mosque access & parking improved

New homes and flats developed on vacant Ayres Road site & on the corner of Ayres Rd/ Chorlton Rd.

### Option 2 - Medium change

#### Demolition

- Farheys Depo, Car wash site, Ayton House, Isobel Bailey Lodge

#### Refurbished

- De-radburning of the Cliftons, Combrook grove and School walk
- Clifton House, Brooks House, Ayton House, Vacant Church

#### New Build

- Essex Way/Stretford rd, Farheys Site, Car wash site, Carriage Street, Isobel Bailey Lodge site, Shrewsbury Street Car Park
- Infil development on Chorlton Road

#### Open Space Improvements

- St Alphonsus School playing ground improved/use by public
- Loss of informal open space at Essex way

#### Access Improvements

- Greendale Drive to Bangor Street reconnected to open up access between Henrietta st and Chorlton rd
- St Brides way opened up to Chorlton Road
- Carriage Street opened up to Chorlton Road
- Clifton Close joined to Clifton Street
- Eton Close extended to join new street off St Brides Way
- Overall home Zone treatment to Shrewsbury Street.
- Mosque access and parking improved

#### Community Facilities

- Shrewsbury Street Community Centre and Fahays developed as smaller community hubs.
- Other facilities are developed for Old Trafford North (Hullard and Rivers) and Old Trafford East (Tamworth/ Seven Sisters area)

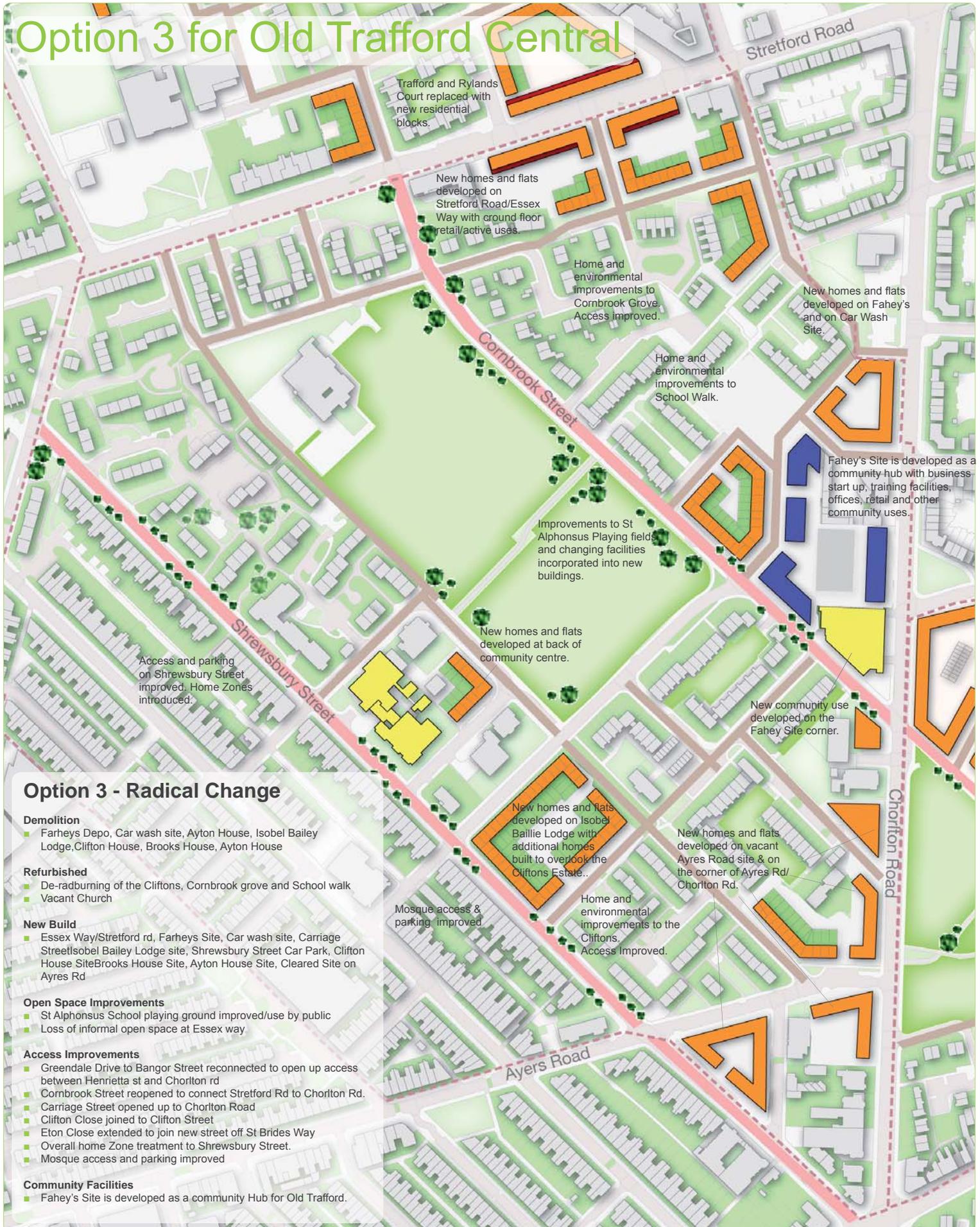


# Old Trafford Central



## OLD TRAFFORD MASTERPLAN

### Option 3 for Old Trafford Central



#### Option 3 - Radical Change

- Demolition**
  - Farneys Depo, Car wash site, Ayton House, Isobel Bailey Lodge, Clifton House, Brooks House, Ayton House
- Refurbished**
  - De-radburning of the Cliftons, Cornbrook grove and School walk
  - Vacant Church
- New Build**
  - Essex Way/Stretford rd, Farneys Site, Car wash site, Carriage Street/Isobel Bailey Lodge site, Shrewsbury Street Car Park, Clifton House Site/Brooks House Site, Ayton House Site, Cleared Site on Ayres Rd
- Open Space Improvements**
  - St Alphonus School playing ground improved/use by public
  - Loss of informal open space at Essex way
- Access Improvements**
  - Greendale Drive to Bangor Street reconnected to open up access between Henrietta st and Chorlton rd
  - Cornbrook Street reopened to connect Stretford Rd to Chorlton Rd.
  - Carriage Street opened up to Chorlton Road
  - Clifton Close joined to Clifton Street
  - Eton Close extended to join new street off St Brides Way
  - Overall home Zone treatment to Shrewsbury Street.
  - Mosque access and parking improved
- Community Facilities**
  - Fahey's Site is developed as a community Hub for Old Trafford.

Trafford and Rylands Court replaced with new residential blocks.

New homes and flats developed on Stretford Road/Essex Way with ground floor retail/active uses.

Home and environmental improvements to Cornbrook Grove. Access improved.

New homes and flats developed on Fahey's and on Car Wash Site.

Home and environmental improvements to School Walk.

Improvements to St Alphonus Playing field and changing facilities incorporated into new buildings.

Fahey's Site is developed as a community hub with business start up, training facilities, offices, retail and other community uses.

Access and parking on Shrewsbury Street improved. Home Zones introduced.

New homes and flats developed at back of community centre.

New homes and flats developed on Isobel Baillie Lodge with additional homes built to overlook the Cliftons Estate.

New homes and flats developed on vacant Ayres Road site & on the corner of Ayres Rd/Chorlton Rd.

Mosque access & parking improved.

Home and environmental improvements to the Cliftons. Access Improved.

New community use developed on the Fahey Site corner.

# 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	<input type="checkbox"/>	Indian	<input type="checkbox"/>
Black British	<input type="checkbox"/>	Pakistani	<input type="checkbox"/>
Irish	<input type="checkbox"/>	Bangladeshi	<input type="checkbox"/>
Other White	<input type="checkbox"/>	Other Asian	<input type="checkbox"/>
Mixed white and Black Caribbean	<input type="checkbox"/>	Black Caribbean	<input type="checkbox"/>
Mixed white and Black African	<input type="checkbox"/>	Black African	<input type="checkbox"/>
Mixed White and Asian	<input type="checkbox"/>	Other Black	<input type="checkbox"/>
Other mixed	<input type="checkbox"/>	Chinese	<input type="checkbox"/>
		Any other ethnic group	<input type="checkbox"/>

## 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  *Comments*
- Agree
- Disagree
- Strongly Disagree

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?**

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

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...

**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**