

# WELCOME

HOMES FOR  
TRAFFORD



## Tamworth Phase 2 – Member Information Pack

Trafford Council and Trafford Housing Trust, part of L&Q – one of the UK's leading housing associations developers – are working together as **Homes For Trafford** to bring forward an exciting new community on land off Bold Street.

We are developing plans to create a low-carbon, sustainable community in Old Trafford, regenerating the site to deliver 162 new, energy-efficient homes in a range of styles and sizes, including 30% affordable homes under social rent and shared ownership, a cafe or commercial space for local businesses or community groups, a central village green, and safe outdoor play areas for children.

Homes For Trafford want to create an attractive, vibrant neighbourhood on land off Bold Street that provides a home for everyone, no matter what stage in your life you are at. With that said, Homes For Trafford is more than just new homes. The scheme is packed with measures to prioritise energy efficiency, sustainability and community to set the benchmark for future developments in Trafford.



## SITE BACKGROUND

The site, located south of Bold Street and west of Loreto College, has been vacant for over ten years. Until 2013, the site was the home of four tower blocks - known as 'the Bird blocks' due to their bird-themed names: Falcon, Osprey, Raven and Eagle Courts. Though these blocks have now been demolished and the land is now vacant, the site remains easily accessible with good public transport links and is close to shops, services and local schools, including Loreto College.

Historically, the site has always been used for housing and its regeneration is a vital step towards delivering much-needed new homes and an opportunity to set a high standard for a sustainable, innovative and inclusive new neighbourhood in the heart of one of England's most vibrant cities.

## WHAT ARE WE PROPOSING?

Trafford Housing Trust and Trafford Council are bringing forward proposals for 162 new homes, including 46 apartments and 116 houses, while 30% of the total number of homes built will be affordable. This is more than just 'bricks and mortar' though. The plans will also include opening up new green spaces, such as a central village green, outdoor play areas for children, a cafe or commercial space for a local business or community group to call home. Working together, our aim is to create a community and deliver a home for everyone.

Our vision endeavours to raise the bar for low carbon and low-car neighbourhoods in Greater Manchester.

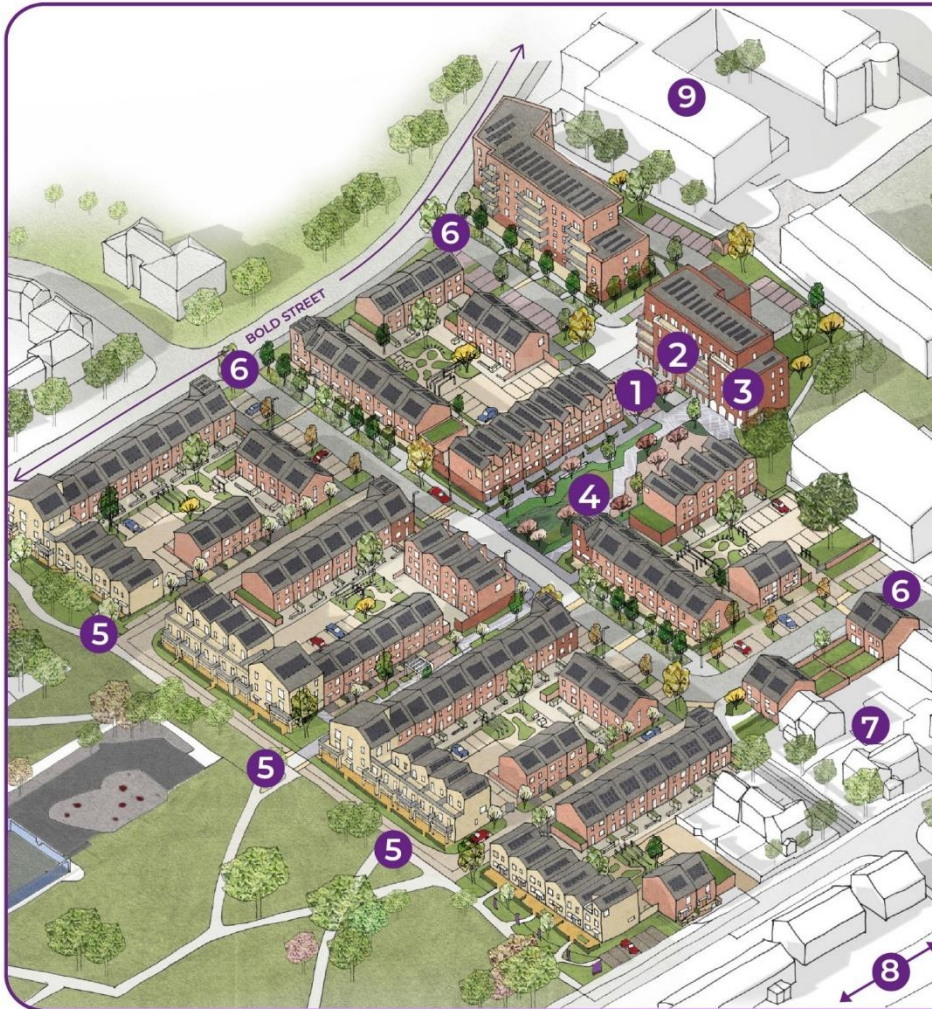
It is a sustainably located site that has been designed to build around Trafford's future, prioritising health and wellbeing, access to nature, and sustainable travel.

### **Our Bold Street proposals will:**

- Create a new, truly sustainable neighbourhood in Trafford;
- Regenerate a vacant brownfield site and prevent development elsewhere on greenspace;
- Provide 162 much-needed new homes in a mix of styles, sizes and tenures, including 30% affordable housing for social rent and shared ownership;
- Include carefully selected materials to ensure that we are creating energy efficient homes right from the outset, and reducing energy bills;
- Create significant beautiful green spaces and landscaping for new and existing residents to enjoy, including a central village green;
- Deliver safe, outdoor play areas for children;
- Promote sustainable travel through walking and cycling routes, superb links to public transport and electric vehicle charging points;
- Ensure level access across the site for people with mobility issues;
- Include a cafe or commercial space for a local business or community group;
- Represent £28 million of investment for the local area; and
- Support new jobs and apprenticeships during construction, in addition to further jobs indirectly through the supply chain.

# MASTERPLAN

HOMES FOR  
TRAFFORD



## KEY

**116** Houses  
**46** Apartments  
**162** Total Dwellings

- 1** Children's Play Area
- 2** Community Space
- 3** Proposed Café
- 4** Village Green
- 5** Links to park
- 6** Vehicular Access Points
- 7** Places of Worship
- 8** Transport Links
- 9** Loreto College



## OUR DESIGN PRINCIPLES

Homes for Trafford's proposed masterplan focusses on high-quality design and place-making. We will re-introduce the traditional network of streets to create a familiar, walkable neighbourhood for new and existing residents with public space and generous landscaping, complementing the parkland to the west and providing views to key landmarks such as St Mary's church.

Existing high-quality trees will be kept, and further hedgerow and tree planting will line roads and footpaths. Overall, the scheme will be aiming for biodiversity net gain; seeking to improve the environment and increase biodiversity as a result of the scheme. A central 'green spine' will connect the heart of the development to the surrounding area as a 'neighbourhood green' that provides significant new external amenity space. Smaller mews streets and semi-private courtyards, shared by groups of residents, will provide further access and enjoyment of outdoor space, providing families with a safe space to play.

Extensive planting will enhance external spaces and focal trees will act as landmarks for visitors to identify where they are and navigate the neighbourhood. Species selected will provide year-round variance in colour and foliage, and ground level planting and sustainable drainage systems will contribute to a biodiverse landscape.

The design features a variety of different family houses, with apartment buildings at key locations within the masterplan. Our team of architects have closely studied the nearby residential streets, and paid respect to this in the design, materials and scale of the proposed homes, ensuring that the buildings are designed to feel familiar to all.

At its heart, the masterplan seeks to engender a neighbourly, community feel that encourages well being and healthy lifestyles through safe opportunities for children's outdoor play, a wide range of highly-visible cycle parking and easy connections to both local surroundings and the wider city.



Homes for Trafford wants to ensure that we are looking to the future and reducing our impact on the environment wherever possible. For that reason, we are targeting a minimum of 70% reduction in carbon across the site compared to current building regulations.

## A FABRIC-FIRST APPROACH

We have adopted a fabric-first approach to our design; carefully selecting our building materials to deliver a scheme which has an excellent energy efficiency rating, reducing both energy usage and bills. Our target is to aim for a 70% reduction in carbon across the scheme compared to current building regulations. This will be achieved through incorporating the following into our design:

- Careful consideration of the position of the homes in relation to the sun;
- High levels of insulation to keep the homes warm and to minimise heat input required;
- Mechanical ventilation with heat recovery;
- High levels of air tightness;
- Low energy lighting;
- Solar panels.

These measures represent a £2 million additional investment beyond a standard building regulations scheme utilising a gas solution.

By considering the fabric of the building first, this is not only a better way to build new homes, but also saves residents money in terms of energy bills, especially at a time when these costs are so high.

## SUSTAINABLE TRAVEL

The Bold Street site benefits from being in an ideal location, close to local shops and businesses, as well as public transport links. Homes for Trafford wants to encourage residents to walk, cycle or use public transport, such as buses or the Metrolink to travel to the shops, work or school.

We will make cycle stores highly visible across the site to promote cycling and ensure there are safe, accessible locations for bikes.

Electric Vehicle charging points will be included across the site, including in the secure courtyards. We are also considering including car club spaces, reducing the need for privately-owned cars wherever possible.