



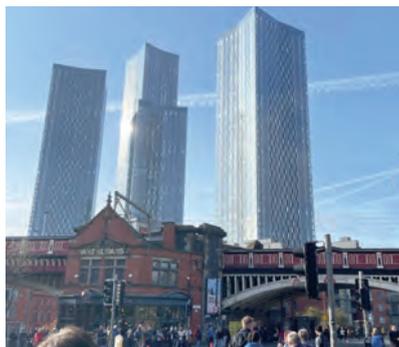
03

Trafford's Places

3.1 Trafford's Urban Context

SOUTH TOWER

STRETFORD MEADOWS



Context Appraisal

Prior to commencing the design process and making key decisions it is important to appreciate the constraints and opportunities of the site. It must take into account the surroundings as well as the site itself and take a open minded and realistic view on whether the site can be developed in the way proposed. The appraisal needs to be thorough to establish appropriate solutions.

This will also help to start to establish the likely costs of assessments, works and mitigation required. For larger sites this is likely also to include the preparation of a design code.

In most situations, the general character of a potential development site and its vicinity can be represented within a short supporting document called a Context Appraisal. The Context Appraisal is critical to informing design options for sites with development potential.

The level of detail required in each Context Appraisal will depend on the scale of development and the sensitivity of the site or location. In all cases site visits will be required which also incorporate a study of the surrounding areas.

It is important that this Appraisal fully considers the context of the site and the key characteristics which make up the prevailing context of the place.



Trafford's Urban Transect

Trafford can be broadly defined as domestic. It is a largely residential borough, defined by its historic suburban form, with pockets of commercial and town centre forms. The above "urban transect" of the Trafford outlines the unique transition from inner city edge at Old Trafford to the rural edge of the Borough.



This outlines the need to consider a range of forms, styles and scales to ensure this Guide is comprehensive in its approach.

We would encourage applicants to define their location on the transect. This will allow full consideration of the urban context of your site, as well as the potential connections with surrounding forms.



Common Building Types in Trafford

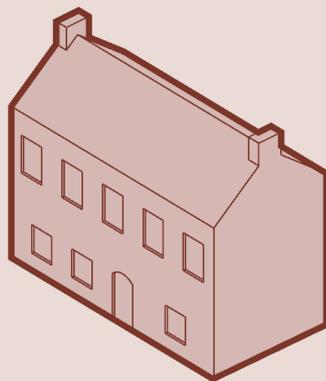
Whilst there is a predominant red brick Victorian residential vernacular in Trafford, it is clear that there is great variation in the vernacular of the borough. The following pages outline the predominant architectural forms in the borough.

The forms described in the following pages should be fully considered by designers when addressing their own site.

Rural Domestic Style

Trafford's rural edge marks a clear transition from the suburban edge of Trafford into the Cheshire's rich agricultural areas.

Small clusters of residential properties, generally clustered around village greens or road junctions, form hamlets and villages. Their form is intimate and unassuming, creating welcoming and familiar forms within the open countryside.



Characteristics:

- Generally Cheshire red brick in Flemish bond
- Slate or terracotta roofs
- Sandstone or brick sills
- Horizontal eyebrow windows often in informal arrangements
- Cottage style doors
- Clipped roof details
- Brick chimneys
- Small or no front curtilage
- Buildings set in clusters and informal groupings.
- Generally set tight against the highway
- Brick, hedge or timber picket boundaries

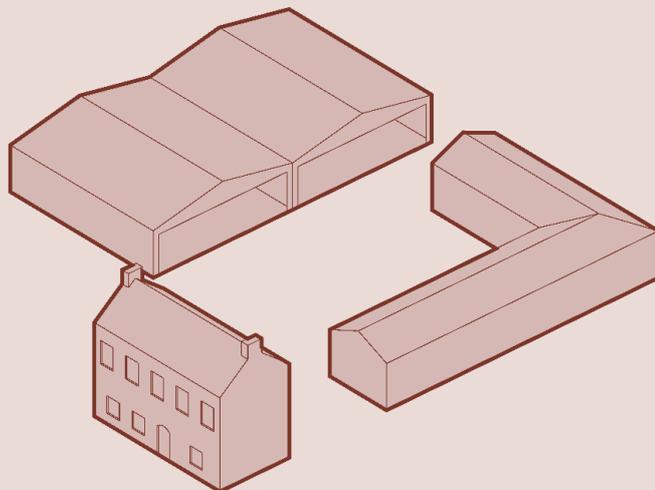
Rural Working Buildings



Agriculture is the predominant use in this area of Trafford. Traditional agricultural working buildings and associated residential forms create variable architectural forms set behind mature hedgerow.

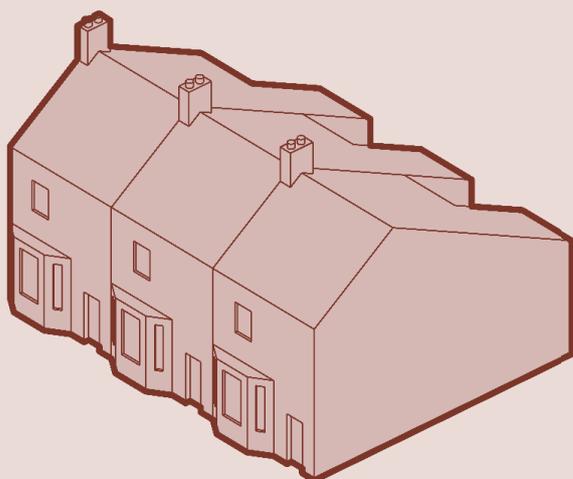
Characteristics:

- Generally Cheshire red brick in Common or English bond.
- Engineering brick detailing at openings and corners
- Slate or metal roofs
- Sandstone or brick sills
- Eyebrow and bull's-eye windows
- Barn or stable doors
- Clipped roof details
- Buildings set in clusters and formal groupings
- Hedge or timber picket boundaries



Victorian Terraces

Victorian terraces are the predominant typology throughout the borough, particularly within Stretford and Old Trafford. They are largely formed in a linear block, creating rigid back-to-back rows of housing.



Characteristics:

- Generally Accrington or Cheshire red brick in stretcher or Flemish bond
- Slate roofs
- Sandstone sills
- Sandstone or brick arched lintels
- Vertically proportioned sash windows
- Panelled doors
- Clipped roof details
- Dentil detailing
- Brick chimneys
- Narrow or no front curtilage
- Buildings set in grid iron streets
- Brick boundaries

Edwardian Terraces

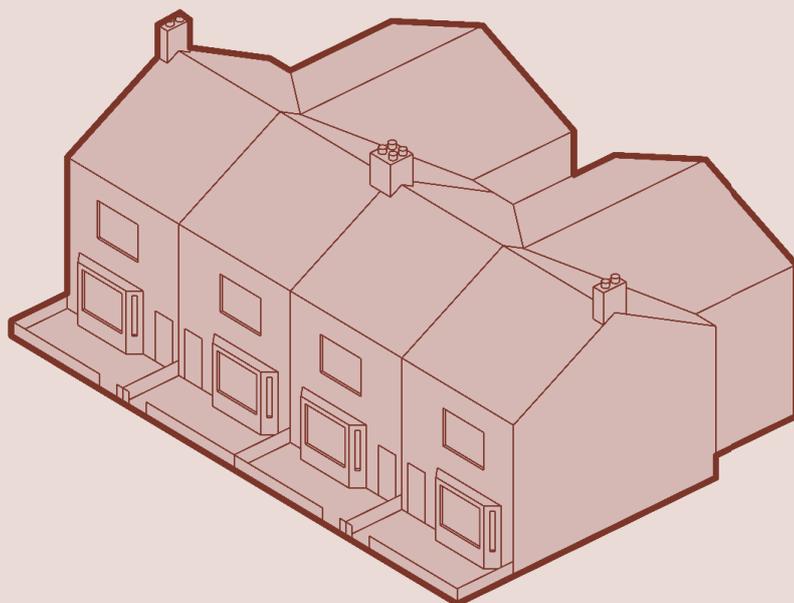


The Edwardian terrac provides a variation on the Victorian form, adding a more ornate form and distinct repetition of bay windows and coupling of entrance thresholds.

They are particularly prevalent in Sale, Stretford, parts of Old Trafford and Altrincham.

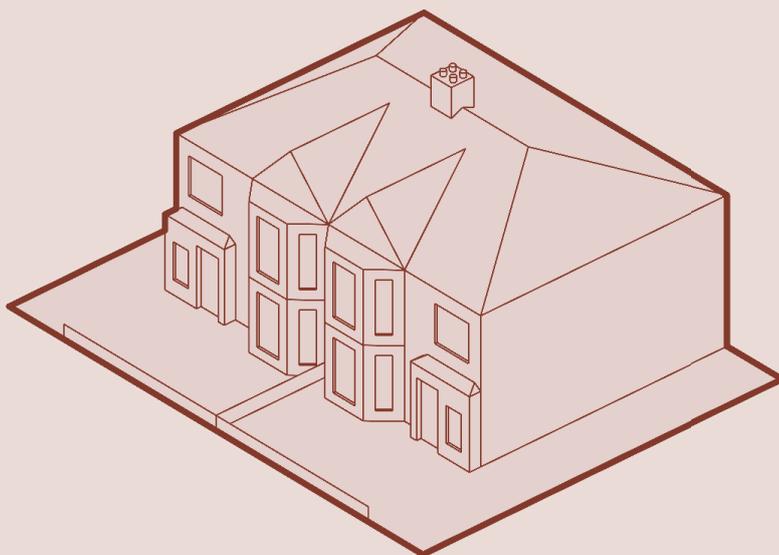
Characteristics:

- Generally Accrington red brick in stretcher or Flemish bond.
- Often contrasting brick panelling and banding (buff, cream and blue commonly)
- Slate roofs
- Sandstone sills
- Sandstone or brick arched lintels
- Sandstone detailing
- Vertically proportioned sash windows
- Bay windows
- Panelled and part glazed doors
- Clipped or simple roof details
- Dentil details
- Buildings set in straight rows
- Elevated ground floor levels above a cellar
- Medium sized front gardens
- Brick boundaries with stone gateposts



Edwardian Semi-Detached

Similarly to the terraced variation, the Edwardian semi-detached provides a more ornate form to the traditional semi-detached property. A coupled bay frontage with tudor detailing is predominant, with well defined entrances.



Characteristics:

- Generally Accrington red brick in stretcher or Flemish bond.
- Carved brick details
- Rendered panels at upper levels
- Slate or terracotta roofs
- Gabled fronts with mock-tudor details
- Sandstone sills
- Sandstone or brick arched lintels
- Vertically proportioned windows with decorative fenestration
- Bay windows
- Arched doorways
- Panelled and part glazed doors
- Clipped or simple roof details
- Buildings set in straight rows
- Large sized front gardens
- Brick or stone boundaries with stone gateposts

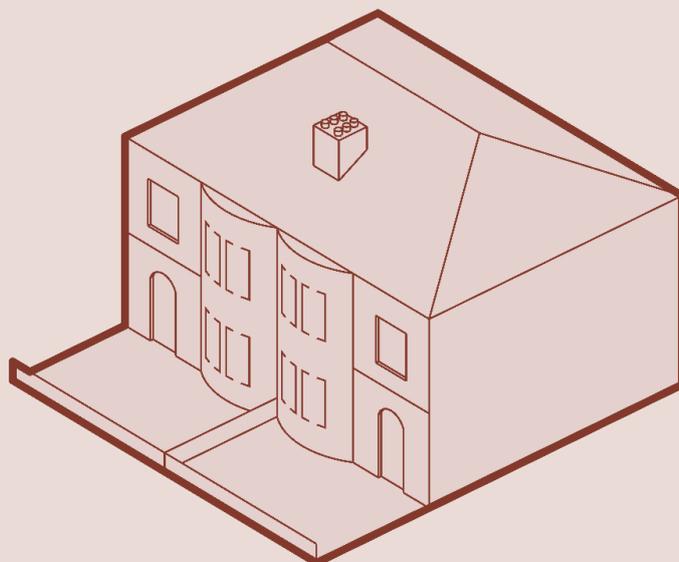
1930' and 40's Semi-Detached



Trafford's growth can be largely attributed to the suburban growth of Manchester. The vast growth of Sale, Old Trafford, Urmston and the surrounding areas of Altrincham were driven by the development of 1930's semi-detached properties. This creates a consistent and recognisable form for Trafford.

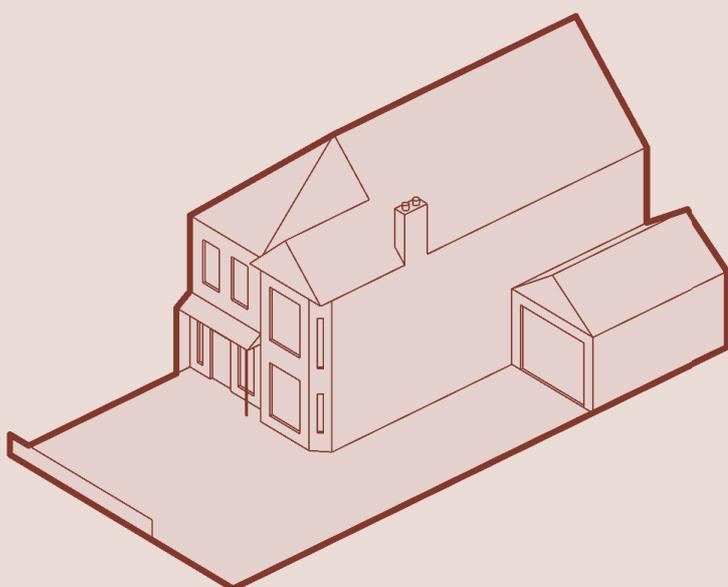
Characteristics:

- Generally Accrington red brick in stretcher bond.
- Terracotta tile or rendered panel details
- Slate or terracotta roofs
- Gabled fronts with mock-tudor details
- Timber sills
- Soldier course brick lintels
- Horizontally proportioned windows with decorative fenestration
- Arched doorways
- Panelled and part glazed doors
- Clipped or simple roof details
- Buildings set along variety of street patterns
- Large sized front gardens with driveways to the side
- Brick or stone boundaries with brick gateposts



Villa Houses

As wealth grew in Trafford and the surrounding Cheshire countryside, villas were developed to provide large spaces set within a larger plot. These properties, largely located around Sale and Altrincham, offered larger gardens and a clear boundary (i.e. hedge) form set off the street.



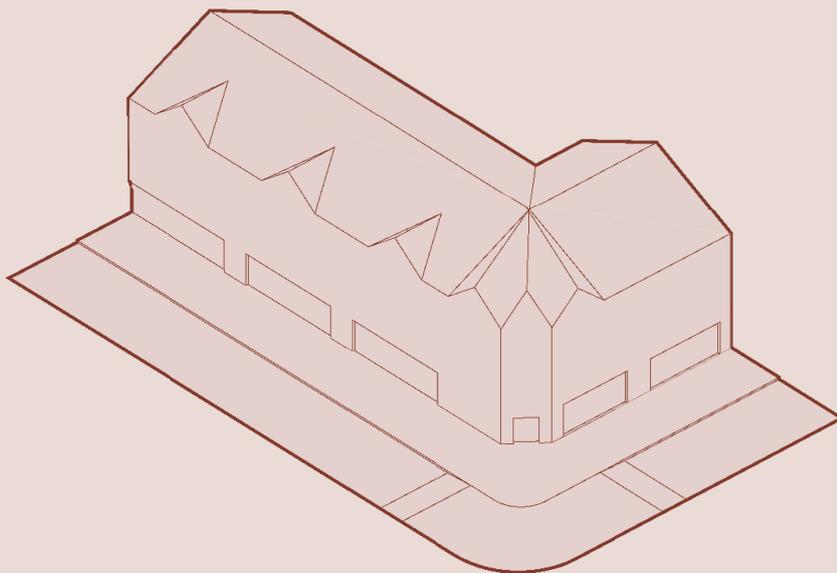
Characteristics:

- Generally Accrington red brick stretcher or Flemish bond
- Carved brick and sandstone details (banding, keystones etc)
- Slate or terracotta roofs
- Complex roof forms often with gabled fronts
- Sandstone sills
- Sandstone or brick arched lintels
- Vertically proportioned sash windows
- Bay windows and porch structures
- Panelled and part glazed doors
- Decorative and ornate roof details
- Detached or semi-detached
- Buildings set in short rows or gently meandering streets
- Elevated ground floors above cellars
- Large sized front gardens
- Stone boundaries with hedges

High Streets and Town Centres

Trade and commerce have a huge part to play in the history and future of Trafford. The borough is defined by five town centres, plus key civic and commercial centres, which make up a network of active hubs.

Many high streets are traditional in their form, however some are defining a new era of market towns for Trafford. Public realm and placemaking is hugely important in the future of these places.



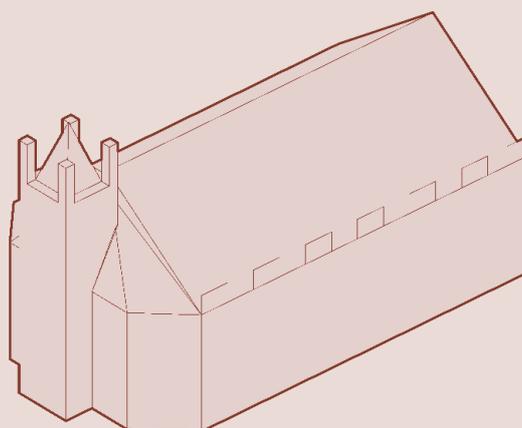
Characteristics:

- Generally Accrington red brick in stretcher or Flemish bond.
- Carved brick and sandstone details
- Slate roofs
- Decorative parapets and roof details
- Sandstone sills
- Sandstone or brick arched lintels
- Vertically proportioned windows
- Traditional glazed timber shopfronts and panelling at ground floor
- Buildings set in straight rows
- Little or no front curtilage

Public and Commercial Buildings

Trafford has a number of landmark civic and commercial buildings which have a significant impact on the historic growth of Trafford, but also its architectural form.

These buildings are recognisable in their form and appearance, as well as their location, as important buildings of trade, decision making and service.





Characteristics:

- Generally Accrington or Cheshire red brick in Flemish or stretcher bond.
- Terracotta and carved brick detailing
- Slate roofs
- Decorative and ornate principal facades
- Terracotta or sandstone sills
- Brick arched or terracotta lintels
- Brick and terracotta mullions
- Variety of window types
- Arched doorways
- Decorative entrances with ornate door designs
- Decorative and ornate roof details
- Large sized front gardens with driveways to the side
- Decorative brick boundaries with terracotta detailing





Looking for Design Cues

The previous pages have highlighted the predominant forms of residential and commercial properties in Trafford. This is a tool for designers when reviewing the prevailing architectural form and/or vernacular within their sites context.

It is important that designers create proposals which are creative in their response to their context. We do not advocate direct copies and instead encourage taking creative cues from surrounding architectural styles. By doing

so, designs will be responsive in their appearance and form, but will avoid being pastiche.

Designers must interpret the surrounding form, place and architectural vernacular through a careful review of the following key aspects:

- Form and Scale
- Elevation Composition and Street Rhythm
- Boundaries and Thresholds
- Material Palette
- Articulation and Detail

Applicants will be required to define how their design proposal responds to the surrounding context and vernacular.

The worked example shown adjacent highlights how a traditional vernacular can influence a modern response to design context.

Chimney Exaggerated chimney detail extending vertically at each gable end.

Façade symmetrical facades provide strong rhythm along the street, brick detailing surrounding window and horizontal brick banding

Bay Windows symmetrical bay window detail creating hierarchy of features; entrance, bay, upper windows, roof

Form and Scale Form and dimensions of each building is defined by relationship to the street and surrounding buildings/spaces

Roof Slate tile roof, sometimes with gables with ornate brick or rainwater detail

Porch/front entry central location to create symmetry and deliver defined and ornate threshold



Spacing between buildings appropriate separation of building plots responding to necessary privacy distances

Worked example of interpretation taken from the architectural forms and materials delivering a modern development that responds to the design cues of the building adjacent.

3.2 Trafford's Places

Part of Trafford's appeal lies in the diversity of its towns, neighbourhoods and landscapes. The borough plays host to a rich tapestry of characterful streets and public spaces mixed with many fine examples of North Western vernacular architecture and urban planning. That diversity of character is something which should be reinforced through the planning and design of development in the borough.

New proposals should seek to enhance and draw out the qualities which make each place within Trafford unique. This should be done through well-considered and locally appropriate design responses, avoiding bland and rubber-stamped solutions.

To guide applicants when thinking about the context of their proposals we have defined Trafford through a series "Places". These are the localities within the borough which are recognisable as being of a different character as defined by their geography, history, character, landscape or land uses.

We have defined seven principal Places:

- Old Trafford and Stretford
- Sale and Surroundings
- Altrincham and Surroundings
- Rural Trafford
- Carrington and Partington
- Urmston, Flixton and Davyhulme
- Trafford Park

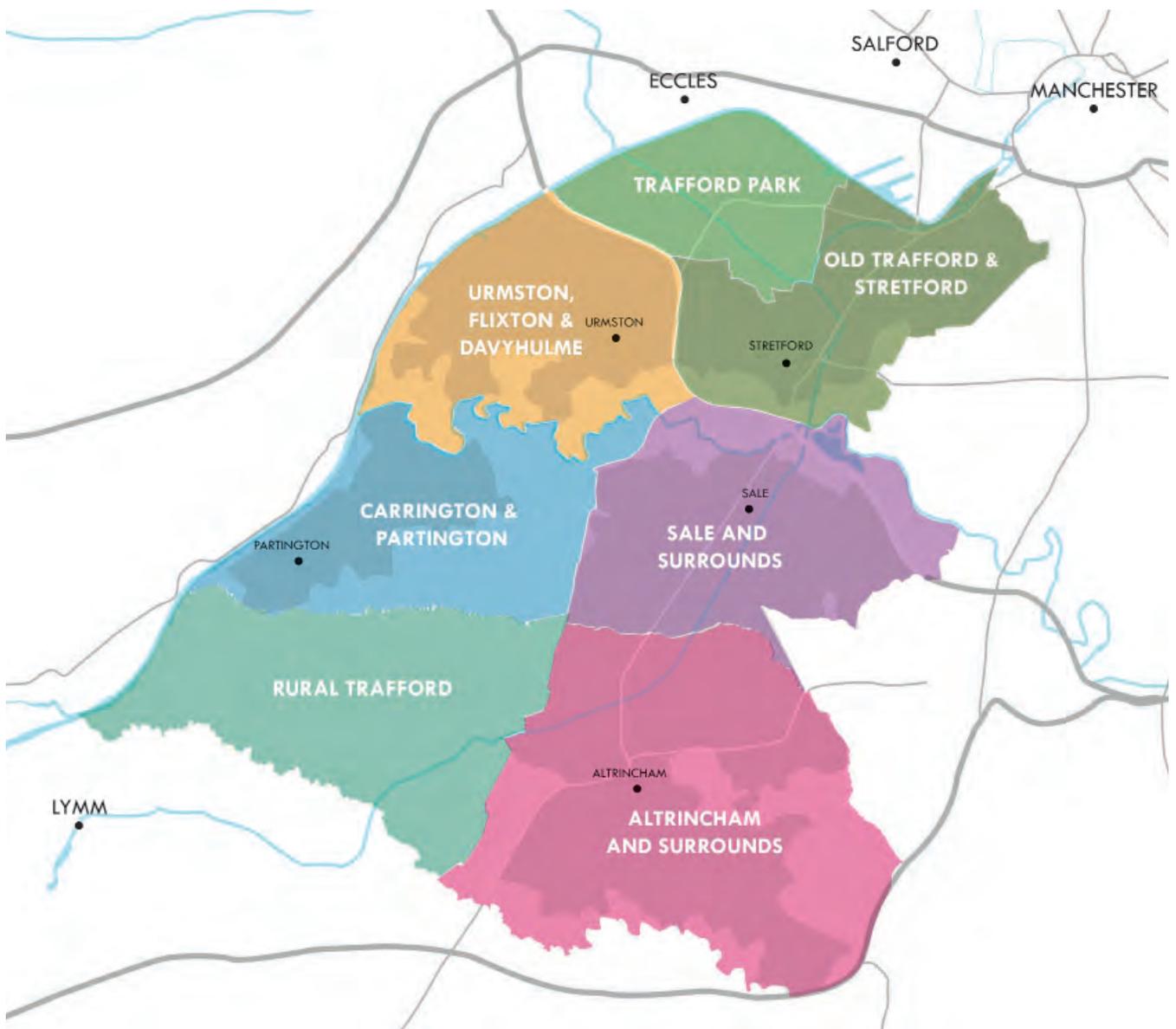
Applicants should seek to understand the unique characteristics of the Place in which they are proposing development. This may include more localised characteristics that should be researched and responded to through the design of proposals.

Interpreting the place

The following pages provide an overview of each of Trafford's Places, describing their typical characteristics and any unique design considerations.

It is recognised that there are limitations to this approach as within each Place there are numerous and more detailed distinctions that can be made between sub-areas. The Guide has sought to identify some of these, however it is not practical to identify or indeed describe all their characteristics in detail. Therefore applicants are expected to conduct their own analysis prior to any design development and engage in discussion with the local authority to ensure a common interpretation of its character is agreed.

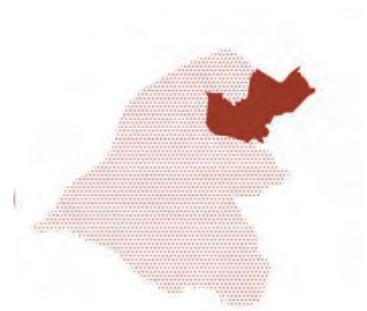
Local Design Guides and Conservation Area Character Appraisals should also be read in conjunction with the details published here and will take precedence where there is any conflict. Proposals near to the boundary of an area should take into account the character of both adjacent Places. For each place, we have set out key design cues for each Place to assist in your work.



What you should consider:

- Demonstrate an understanding of the Place in which their proposals are located. Reference the history, architecture, townscape and landscape of the site and its surroundings when planning and designing new development.
- Look to the local vernacular for design cues (highlighted within this section for each Place), responding to the scale, form, composition, thresholds, boundaries, material palettes and detailing. Designs should avoid a pastiche approach.
- Where possible proposals should enhance and elevate the existing character of the area. New development should contribute to the setting of existing historic landscapes and buildings and not be overbearing.

Old Trafford and Stretford



Old Trafford and Stretford are predominantly residential areas to the north east of the Borough. This distinctive inner-urban location is closely associated with Manchester City Centre, Salford Quays, and Trafford Park as well as the neighbouring neighbourhoods of Whalley Range and Chorlton to the East.

Unlike other residential areas in Trafford there is no one defined central area, rather a series of smaller centres combine to serve the townscape. This leads to a distinct “tapestry” like character, with smaller neighbourhoods and communities gathering around each local place.

Old Trafford and Stretford is one of the most accessible locations in Greater Manchester with

roads, Metrolink and rail providing excellent connections into Manchester City Centre, as well providing easy access out to the southern parts of Trafford

That proximity to surrounding employment and leisure hubs provides significant opportunities for high quality sustainable pedestrian and cycle links throughout the area.

Old Trafford is home to two internationally recognised sporting arenas, Old Trafford Cricket Ground and Old Trafford Football Ground, and the borough’s major civic hub. This, alongside large commercial blocks along Chester Road, creates a distinctive and varied form in the area.

Old Trafford and Stretford urban form is typically characterised by an tight-knit network of streets laid out in historic gridiron pat-

terns. This is punctuated with parks and open spaces which serve each local neighbourhood.

The area is dissected by the A56 corridor which provides a focus for historic and current commercial activity. This also includes Talbot and Chester Roads which contain a number of examples of exceptional 19th and early 20th century architecture.

Beyond the core historic and commercial areas, the character becomes more spacious and suburban. Particularly to the west of Stretford, where it begins to share townscape characteristics with neighbouring Urmston, Flixton and Davyhulme. Including wider streets and avenues lined with 1930’s and 40’s semi-detached homes.



Local Character Areas

Within Old Trafford and Stretford there are a number of sub character areas where local characteristics in the urban forms and landscapes are identifiable.

For example there are a large number of streets within the Old Trafford and Gorse Hill areas where the Victorian terrace form is prevalent, leading to dense residential neighbourhoods. Amongst these neighbourhoods are formal parks and high street parades which provide amenities for local residents. Around these well-preserved historic streets are areas of 1930's and 40's semi detached housing estates in their typical style.

In the southern part of the area in Longford it is more common to see Victorian and Edwardian semi-detached housing set in tree lined streets adjacent to the historic Longford Park. Whereas in Stretford there is a broader spectrum of building forms. This includes a few remaining historic public buildings and high streets surrounded by variety of Victorian

and Edwardian terraces types and examples of Edwardian semi-detached. Stretching to the west are larger planned estates of 1930's and 40's semi-detached housing which meets with Urmston.

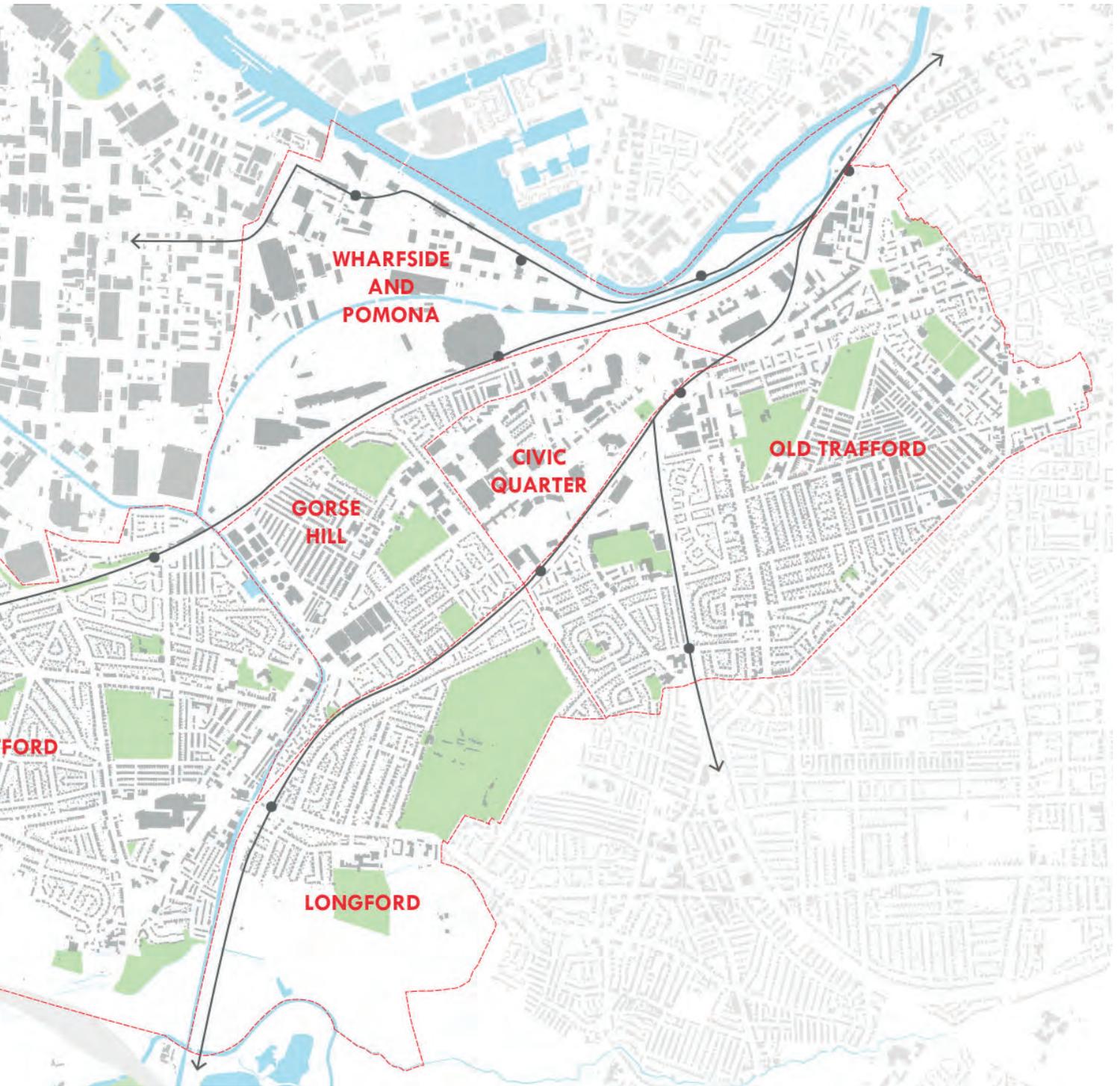
The Civic Quarter is a focus for leisure, entertainment and commercial activity including the globally recognised Old Trafford football and cricket grounds. Amongst however are also notable surviving examples of historic commercial buildings and Victorian villas. It also hosts the administrative centre for the borough at the Town Hall a fine example of a neoclassical public building in Trafford. The Wharfside and Pomona areas have an historic industrial character, being closely associated with the Manchester Ship Canal. Here rare examples of historic industrial buildings in Trafford can be found as well other commercial buildings of note.



Land use character in Old Trafford and Stretford

Land use in Old Trafford (2020)





Place Specific Design Cues





Sale and Surrounds



Sale and its surroundings are largely a residential suburb. It is distinctly separated from the northern part of the Borough by the River Mersey and from the west by Carrington Moss. To the east it shares characteristics with neighbouring Wythenshawe and to the south, Timperley and Altrincham.

Sale town centre provides the central focus to the area, while Sale Moor and Ashton Upon Mersey centres provide two other local centres which have a well-preserved “village” quality. The M60 Motorway, primary road, Metrolink and canal corridors pass through Sale, making it a well connected

place, with opportunity to provide sustainable development with active pedestrian and cycle transport links.

The central parts of Sale are best characterised by their well preserved Victorian and Edwardian suburban qualities, leading to a generous spatial quality. Amongst are exceptional examples of this suburban style typically with decorative facades and roof details, while buildings are generously sized and set behind establish boundary hedges and stone walling along tree lined streets.

Beyond the historic central areas, 20th century housing estates make up the majority of the

urban form, where the character remains green and suburban, with numerous parks providing space for recreation. The primary residential forms are Edwardian and Victorian Terrace, Edwardian Semi-Detached and Villas.

The A56 corridor passes through the middle of Sale, which has provided impetus for more dense development historically as well as a focus for commercial activity. This includes some notable examples of the early 20th Century Art Deco and early modernist style.



Local Character Areas

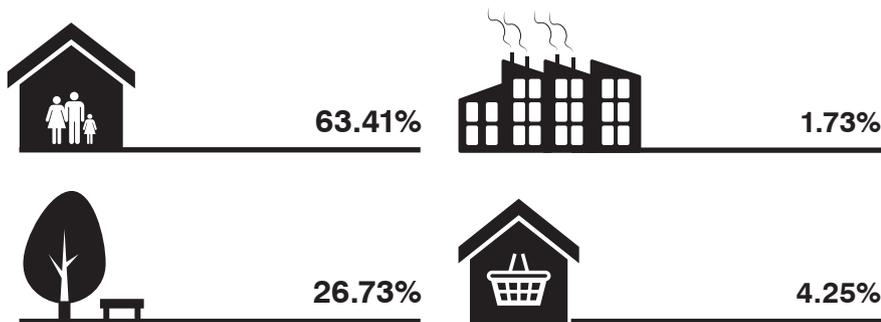
- **Sale**, the principle commercial centre, and the residential areas surrounding it, are of mixed character but predominantly housing, with a high number of parks and open spaces;
- **Sale Moor**, a compact village centre with local amenities and retail offering surrounded mostly by smaller historic housing stock;
- **Brooklands**, an area of housing that has grown around Brooklands road and train station, typically made of larger detached and semi detached properties;
- **Sale East**, an area with high amounts of poor quality housing stock with Norris Road running through its centre and closely associated with nearby Northern Moor and Wythenshawe;
- **Woodhouses**, the area that borders with Timperley to the South typically comprised of detached and semi detached post war houses;

- **Ashton-upon-Mersey**, is a large residential area typified by late Victorian villa housing that is also served by a small historic village centre;
- **Sale West** on the fringes of the area is characterised by a variety of residential estates. It is poorly integrated with surrounding areas and forms a barrier between Sale and the adjacent landscape of Carrington Moss.
- The **A56 Corridor** cuts a straight route through the centre of the area including Sale town centre. It is a car dominated environment and leads to severance between communities.
- The **Bridgewater Canal** through Sale is unusual as the straightest section of the waterway in Trafford. The corridor is well used by pedestrians and cyclists with good links to the town centre, parks and other Green Infrastructure in the area.
- The **Mersey Corridor** provides a major natural and recreation route. It includes facilities such as Sale Water Park and various golf courses as well as nature reserves.



Land use character in Sale (2020)

Land use in Sale (2020)





Place Specific Design Cues





Altrincham and Around



The established and historic market town of Altrincham provides the central focus of the area in South-Eastern corner of the borough. It includes the surrounding neighbourhoods of Timperley, Bowdon and Hale and is enclosed by the open landscape of Cheshire and Dunham to the South and West, giving its extremities a semi-rural character. To the North it adjoins with Sale.

Altrincham Town Centre has a tight-knit core, and while there has been a loss of historic character in some areas it is largely well preserved. Moving away from the town centre the urban character quickly becomes suburban.

Particularly notable are the neighbourhoods of Bowdon and Hale Barns with a proliferation of grand detached villa houses that is unique to this part of the borough. The Broadheath area also contains a significant grouping of industrial buildings, breaking from the surrounding residential character.

With its historically established core, a relative separation from Manchester City Centre as well as good transport connections, Altrincham has maintained a degree of economic autonomy and prosperity while also providing a place to live for those looking for an easy commute to commuting to the city centre.

A side-effect of its success and geography is high levels of car ownership, although there are good opportunities to encourage sustainable movement through an attractive secondary street network and green corridors.



SHAW'S ROAD

Zone ENDS

DÉCOR

CAFÉ

ST. MARGARET'S
CAFÉ
OPENING
HOURS
10am - 5pm
Monday to Friday

Restricted
Parking
Zone
7am - 7pm

Corridors and character areas

- **Altrincham**, the largest and most diverse town centre in the Trafford includes both newly emerging and historic residential areas;
- **Bowdon**, an historically affluent residential village directly adjoining Altrincham. Notable for its concentration of large Victorian villas and mansion houses;
- **Hale**, has its own town centre and high street and alongside Bowdon and Altrincham makes up the core of the area.
- **Hale Barns** is a sprawling residential neighbourhood with a variety of house types but typically large detached properties set in established tree lined streets;
- **Timperley** has a small village centre and high street and is a low density residential area, comprising mostly of detached and semi-detached post war housing;
- **West Timperley** is residential in character and includes the new development at Stamford Brook, it is

somewhat isolated from the rest of Altrincham by Broadheath and the A56 Corridor, but is closely connected to the adjacent countryside of Rural Trafford;

- **Broadheath**, is an historically established industrial and commercial estate alongside the Bridgewater Canal, it provides a popular retail park and emerging new communities;
- **Timperley Wedge** is an open landscape which stretches from the edge of Altrincham town centre towards Manchester Airport providing space for recreation and nature;
- The **A56 Corridor** terminates at Altrincham, before connecting with the motorway network. It has a meandering nature and passes through Altrincham town centre with negative effect.
- The **Bridgewater Canal** corridor has a short section running past Altrincham town centre and links with rural Trafford and the Cheshire countryside beyond..
- **Former railway lines** leading West to the west provide strategic recreation corridors and connect with nearby towns.



Land use in Altrincham (2020)



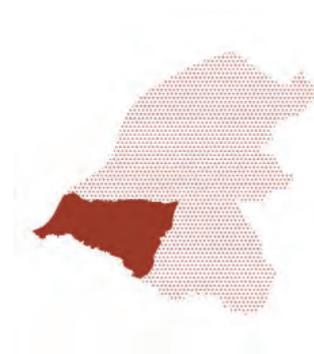


Place Specific Design Cues





Rural Trafford



The rural areas of Trafford lie in the south western corner and merge with the Cheshire countryside to the South. The extremities of Altrincham and its surroundings lie to the East and Carrington and Partington to the North. The River Mersey clearly defines its Western edge which is the boundary of the borough.

The area is notable for its well-preserved rural character and unique architecture, as well as a functioning agricultural industry. It also includes the regionally significant Dunham Massey estate and deer park.

Settlements are dispersed although there are groupings of dwellings that notionally form the villages of Warburton, Dunham Woodhouses and Dunham Village, although these lack any formal centre and have limited local facilities. The remainder of the area includes a scattering of farm buildings and associated isolated dwellings.

The areas remoteness limits the capacity for significant sustainable development, although there is potential for exceptional and interesting responses to the unique

architecture of the area.

The area provides a significant green infrastructure resource for the borough as an open and natural setting to enjoy while passing through or visiting local attractions.



Corridors and character areas

- The parish of **Warburton** occupies the most easterly part of the borough. It is agricultural in character and includes the Village of Warburton along with hamlets and linear settlements that house the small resident population. It is notable for a number of buildings by the victorian architect John Douglas.

- The parish of **Dunham Massey** includes the villages of Sinderland Green Dunham woodhouses and Dunham Town as well as a number of pubs and local attractions. Like Warburton the area has largely avoided development since the 19th century.

- **Dunham Massey Park** is part of the Dunham Massey parish, but distinct for its walled estate which contains the Grade 1 listed hall, gardens and deer park that is a popular destination for visitors across the region. It has a recently completed contemporary visitor centre and cafe, one of the few modern buildings in the area.

- **The Bridgewater Canal** corridor ends its route in Trafford as it passes through the area linking the Trafford conurbation to its surrounding countryside as well as surrounding towns such as nearby Lymm.

- The **former railway** between Altincham and Warrington also provides a key strategic leisure route between Altincham and the rural areas. It forms part of the Trans-Pennine Trail, running from Liverpool to Hull.

- **The Manchester Ship Canal**, is merged with the River Mersey for this section is a significant heritage asset but also now provides a leisure opportunity and important habitats for flora and fauna.

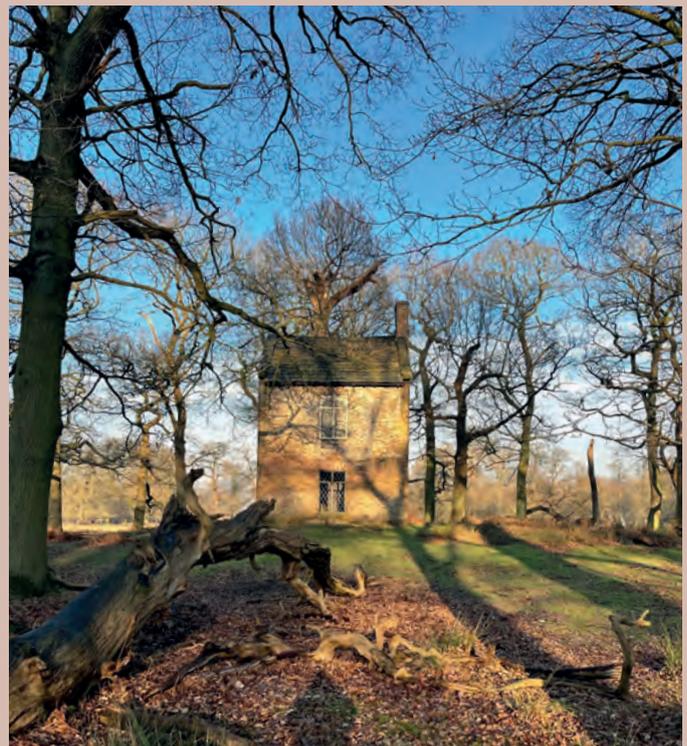


Land use in Rural Trafford (2020)





Place Specific Design Cues





Carrington and Partington



Carrington and Partington occupy an outlying area to the West of the borough, separated from the primary conurbation by the Mersey Valley, Manchester Ship Canal and Carrington Moss.

Historically the area remained undeveloped until the early 20th Century, when industry first associated with the Manchester Ship Canal, power generation and gas and a chemical works was established.

It is essentially rural in character, with a small concentrated settlement and centre at Partington, while Carrington, although heavily developed by

Industry is of a more open and sprawling character, where the historic village centre has all but been lost. The urban form of Partington is generally poorly planned, leading to a confusing layout with a lack of central focus and lack of accessible services

The area is undergoing significant change as land formerly used by industry is developed into new homes and places of business. There is a significant opportunity to introduce more innovative models for living and working as well as exemplar placemaking and regeneration initiatives.

Carrington Moss, a large area of peat bog makes up the remainder of the area and provides significant open space. It includes a number of nature reserve and it also the location for training grounds for a number of nearby sports teams, including Manchester United, as well as hosting a number of equestrian centres.



Corridors and character areas

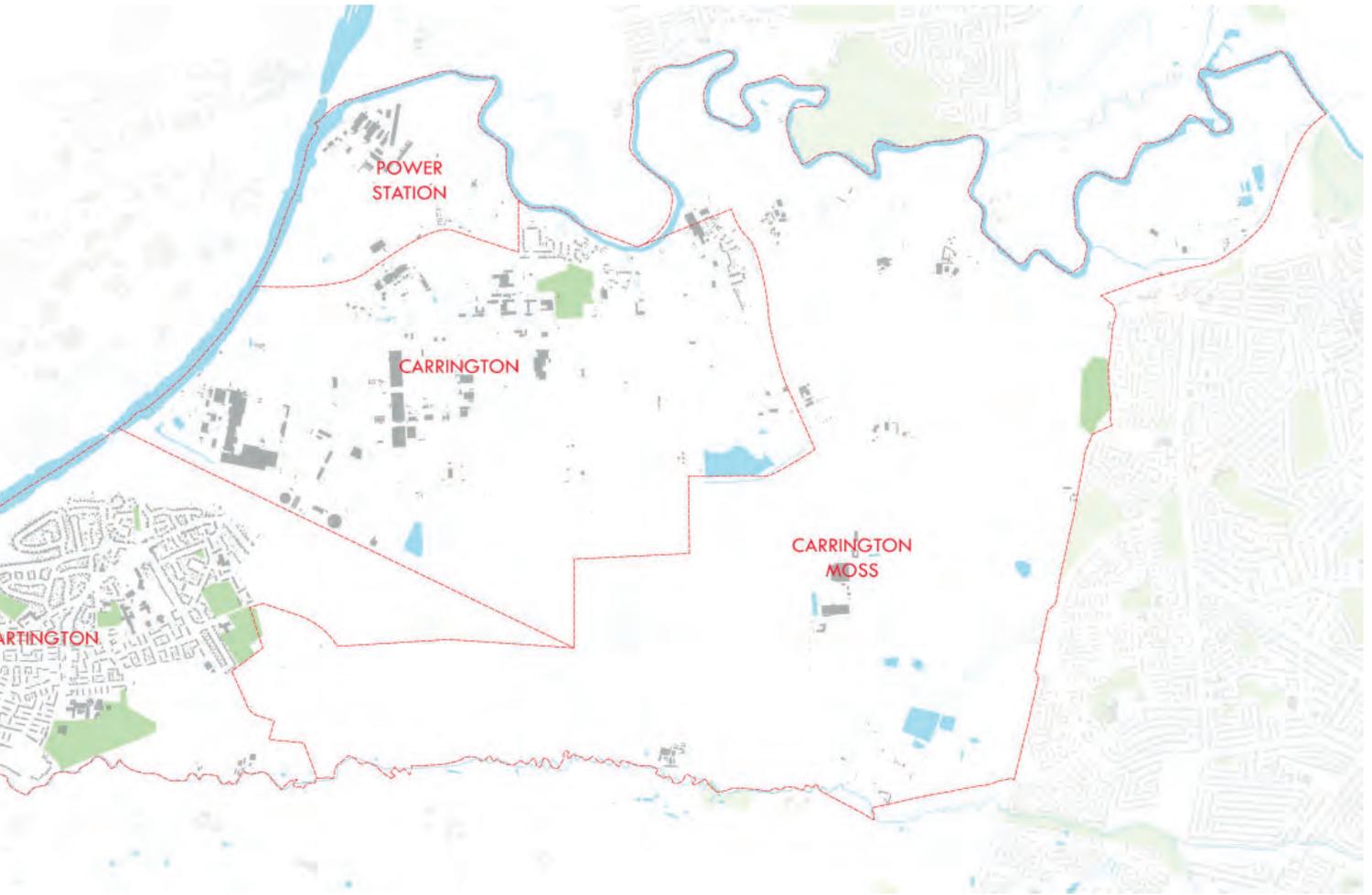
- **Partington** is a historic village, which has been largely lost through the development of mass built 20th century housing estates. It is one of the most deprived areas of the borough.
- **Carrington** also has an historic village centre, which is still evident but poorly preserved. It is dominated by the industrial landscape of the chemical works. Plans are under way to redevelop the area into a residential neighbourhood and business park.
- **Carrington Moss** represents the surviving green space in the area. It was historically cultivated to grow various crops for the markets of nearby Manchester, when it also received fertiliser in the form of “night soil” from the city’s disposal of sewage.

- **Carrington Power Station** occupies the area north of Manchester Road and between the River Mersey and Manchester Ship Canal. In recent times a new combined cycle gas turbine was built to replace the original coal fired station.
- Redundant **railway corridors** scar the landscape. These provide an opportunity for active travel or public transport connections between Carrington, Partington and the rest of the Trafford conurbation.
- **The Manchester Ship Canal** is a significant heritage asset that now provides a leisure and nature corridor along the Western edge of the area.
- The **River Mersey** merges with the Manchester Ship Canal to the Northern edge of the area and provides an additional recreation and natural corridor through its floodplains and river banks.



Land use in Carrington and Partington (2020)



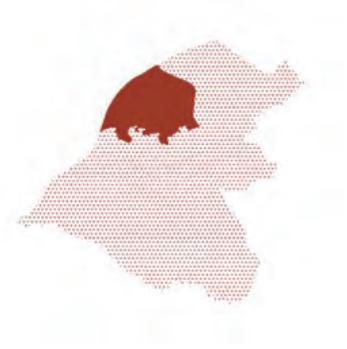


Place Specific Design Cues





Urmston, Flixton and Davyhulme



Urmston, Flixton and Davyhulme are residential areas in the North West of the Borough. Their location is separated from the rest of the borough by the Manchester Ship Canal to the West, the M60 to the East, and the River Mersey forming the Southern edge. Together the areas retain a distinct identity, known for its verdant qualities, with large open green spaces interspersed amongst housing which is often set along established tree lined streets and avenues.

The area is generally suburban in character and while there are some terraced streets close to the historic town centre of

Urmston, the urban form beyond is typically less dense, with a proliferation of semi-detached and detached post-war houses that have generous plots.

A number of the streets benefit from a distinct planned form which results in wide avenues that integrate verges and tree lines separating pedestrians from the vehicular traffic.

Modern redevelopment has occurred in Urmston town centre, which has led to the loss of some of the historic grain, but has, however, contributed to a resurgence in the local high street.

The area's geographic spread and relative isolation has led to a slower rate of development. Never-the-less the area has good potential for high quality residential design and the generous streets provide an opportunity for creating exemplar active travel routes. The close proximity of the Trafford Centre has had some ill effects on the vitality of its high streets, however recent regeneration efforts have regained a focus on Urmston town centre in particular.



Corridors and character areas

- **Urmston** contains the principle town centre for the area at its heart and includes an historic high street while period properties are focussed around its core;
- **Flixton** is a residential area to the West which abuts the Manchester ship canal. It lacks an obvious centre
- **Flixton Village** on the fringes of the conurbation provides a snapshot of historic Trafford village life and retains a distinct identity through the conservation areas status of its heart;
- **The River Mersey** corridor has a less engineered riverbank through the area than elsewhere and provides the setting for recreation and leisure activities as well as natural habitats;

- The **Manchester Ship Canal** provides an additional green resource as well as being a significant heritage asset, where remnants of its industrial past can be discovered;
- **Davyhulme** is the residential area to the North which includes Trafford General Hospital and abuts the M60 and nearby Trafford Centre. It also includes Trafford Retail Park in close proximity to the Trafford Centre and a large sewage treatment works.



Land use in Carrington and Partington (2020)



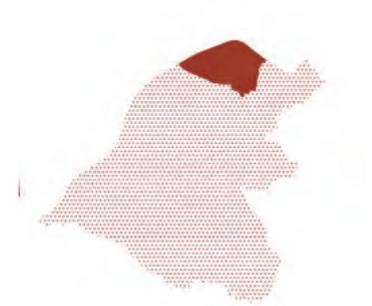


Place Specific Design Cues





Trafford Park



Trafford Park is a distinct industrial and commercial setting in the North of the Borough. It borders with Salford across the Manchester Ship Canal, to which its formation is attributable, to the North and Old Trafford and Stretford to the East. To the South it is separated from Urmston, Flixton and Davyhulme by the M60.

The area has a sprawling urban form with a variety of commercial buildings that are predominantly industrial in character. While developed to a relatively low density the area has a typically low level of pedestrian permeability and access leading the dominance of vehicles and

highways throughout. Exceptions to this include the Village area, which has a finer grain and street pattern as a result of its former residential purpose, with historic elements well-preserved amongst less characterful surroundings.

The Trafford Centre and its surroundings also stands out as unique and is a regional focus for retail and leisure activities. It attracts high numbers of visitors however the majority arrive by car contributing to the dominance of the highway infrastructure.

Historic planning of the area has resulted in a surprising green character, which is at danger of being lost as sites are redeveloped and seek to maximise the land use.

Being located close to the regional city centre, established surrounding residential areas, while also including good access to key transport connections and corridors, Trafford Park is a opportunity to build a highly sustainable place or work and leisure and continue to be internationally recognisable industrious and prosperous location.

1902
TRAFFORD
PARK HOTEL



Corridors and character areas

- **The Village** is a well-preserved historic area of Trafford Park and formerly a residential neighbourhood. It has a more domestic scale than other areas and features the only traditional “high street” in the area.

- **The Trafford Centre** and land that surrounds it form a key visitor attraction in the borough. It includes a number of retail and leisure opportunities close to the M60. It is dominated by a complex highway and car-parking network and is characterised by an eclectic mix of building forms and styles.

- **Central Way** is the primary movement corridor linking directly to the M60 motorway. It includes a recent extension to the Metrolink tram network and forms most visitors experience of the area.

- The main body of **Trafford Park** includes a mix of commercial, light industrial and heavy industrial uses. It has evolved over time with changes in manufacturing and is seeing some change in the businesses

that operate within. It is notable for an unusual amount of established greenery and planting throughout. and includes a small ecology park.

- The Manchester to Leigh branch of the **Bridgewater Canal** passes through Trafford Park. It provides a link to Old Trafford and Stretford as well as into Manchester Town Centre and is part of the Regional Cycle Network Route 82

- **Trafford Waters** is a newly planned neighbourhood making use of land adjacent to the Manchester Ship Canal close to the Trafford Centre. It will bring a resident population to the area.

- The Manchester Ship Canal retains an urban character through the area and is a significant heritage asset. With dwindling industrial functionality it could be better utilised as a natural resource, providing a waterside setting.



Land use in Carrington and Partington (2020)





Place Specific Design Cues



