

# THANK YOU

Thank you for taking the time to attend this consultation event on the future of the former Ordsall district centre and Knowsley Green sites. Your views on the proposals are important to us so please do let us know what you think about the plans and any areas where we may be able to improve them.

Please don't hesitate to speak to a member of our team if you have any questions or would like any more details about the proposals.

## BACKGROUND

At the turn of the millennium, LPC Living and Salford City Council embarked on an ambitious plan to help improve the Ordsall estate for existing residents and attract new people to live and work in the area. The primary focus has been to add and improve what is an incredibly strong, hard-working and cohesive community.

Much of this work has focused on the regeneration of disused 'brownfield' sites to create affordable homes for first-time buyers and families as well as environmental improvements to parks, green spaces, roads and footpaths.

In 2006, LPC Living were appointed as the lead developer for the £100m regeneration of the whole of Ordsall, an area totalling 180 acres.

## THE STORY SO FAR

Working alongside partners including Salford City Council, Salix Homes, Greater Manchester Police and the NHS there has been significant change in Ordsall. Here's a few facts about what's been achieved to date.



**£50m**  
invested in  
Ordsall



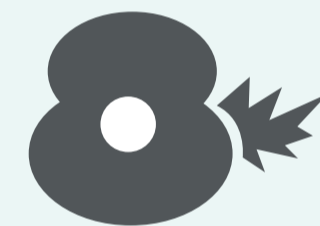
**607**  
affordable  
homes built



**200+**  
permanent  
jobs created



**156**  
bed hotel



**1**  
historic war  
memorial  
relocated



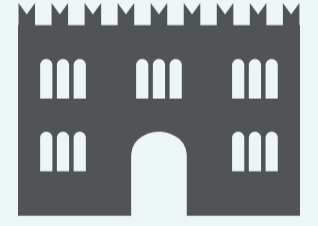
**£6.5m**  
state-of-the-art  
primary school  
for 315 kids



**7**  
new streets  
created



**1**  
of the UK's  
greenest  
health centres



**£190k**  
towards Ordsall  
Hall's renovation



**12**  
new shops  
created



**50,000**  
sq ft supermarket



**1**  
community  
police office  
built

## COMPLETED DEVELOPMENTS



Radclyffe Park



Hulton Square



Quay 5

# ORDSALL DISTRICT CENTRE

Former District Centre & Knowsley Green

## DISTRICT CENTRE

The Ordsall district centre was built in the 1970s as a place for local people to access services, shop and socialise. Containing a parade of high street shops, a small supermarket, church, post office, library and GP surgery the development was intended to be a focal point for the estate with all services within easy reach.

However, the district centre suffered from a number of problems relating to anti-social behaviour, vandalism and security. The facilities also suffered from a lack of passing trade owing to the poor visibility from the main roads around the estate.

Gradually, a number of business and organisations moved away from the development and some buildings were demolished to avoid further risk of vandalism.

However, many organisations chose to relocate to the new Radclyffe Park development on Trafford Road in 2011-12. The scheme, created by LPC Living, offers a range of retail, leisure and healthcare facilities for those living and working in Ordsall and Salford Quays.

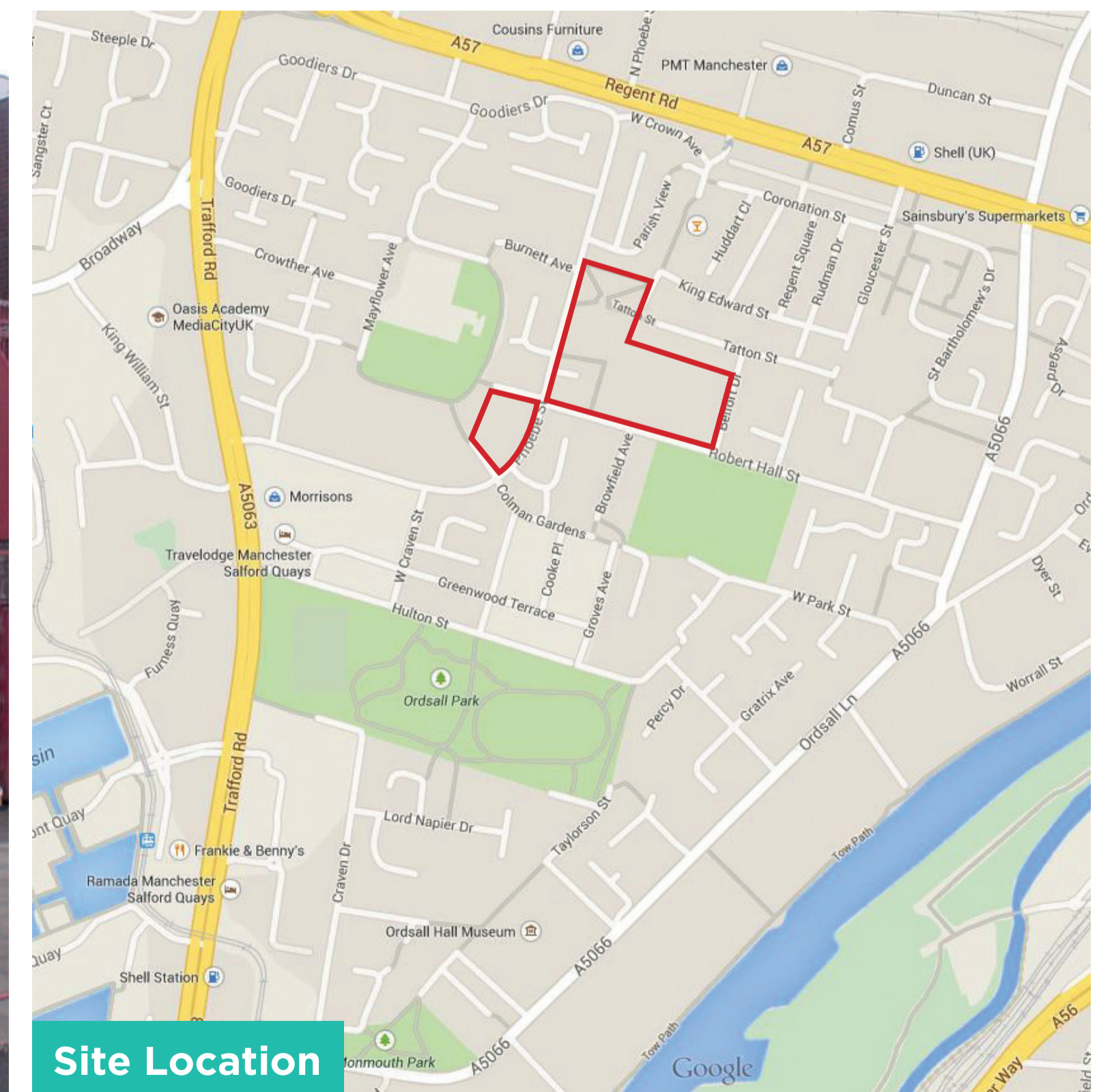
At present, the former British Legion is the only building to remain on the former district centre site. Sadly, it proved difficult for the former owners to run the club on a commercially viable basis. With the agreement of the British Legion the building is currently in the process of being transferred into the ownership of Salford City Council with a view to it being demolished in the near future.

## KNOWSLEY GREEN

Historically, the Knowsley Green site was used for housing. However, the 16 homes were poorly insulated, did not offer vehicular access and had low levels of security and privacy. It was also felt that the layout of the development posed a high risk of anti-social behaviour and vandalism.

In 2005, Salford City Council concluded that the properties had reached the end of their life and that the cost of refurbishing the homes would be prohibitive. The properties were subsequently demolished and residents rehomed.

It had been intended that the Knowsley Green site would be redeveloped by the council to create a new youth centre, however, funding for this project is no longer available. Therefore, as the lead developer for the area's regeneration LPC Living have been asked to include this parcel of land as part of the wider masterplan for the former district centre site.



# ORDSALL DISTRICT CENTRE Masterplan

## 1. PUBLIC OPEN SPACE

In addition to physical improvements to the public realm outside the café and an attractive tree-lined walkway around the allotments, the proposals also include additional planting to the grassed area to the east of the site and the possible resurfacing of St Ignatius Walk.

## 2. COMMUNITY CAFÉ

We propose a range of public realm improvements to the area immediately outside the café to encourage greater use and improved access. This includes permanent, outdoor seating for customers and improved, resurfaced car parking for those visiting the café and the community allotments.

## 3. ALLOTMENTS

The community allotments on the site have been a huge success and the masterplan has been designed with the growing space in mind.

An attractive Orchard Walk is proposed to provide improved visibility of the allotments and act as a continuation of the existing growing space. Housing is set back approximately 25 metres (82 feet) and a maximum of three storeys to prevent shadowing over the allotments. It is intended the public realm improvements outside the café would further improve links with the community allotments.

## 4. TRAFFIC CALMING

Vehicles travelling through the site would be restricted to 20mph in line with the rest of the estate. A range of speed calming measures are proposed at key junctions and on long stretches of road such as speed tables and speed cushions.

## 5. HOUSING

The proposed housing has one of the lowest densities of any new development built in Ordsall in recent years. Two thirds of units are allocated as 2, 3 and 4 bed family homes, all benefiting from gardens and driveway parking. The remaining properties are proposed as 1 and 2 bed apartments, again with allocated parking provided as standard.

## 6. ARCHITECTURE

The proposed family housing would typically be no higher than two or three storeys with traditional, brick finishes proposed. This is intended to be both sympathetic and in keeping with the existing Victorian housing on Tatton Street.

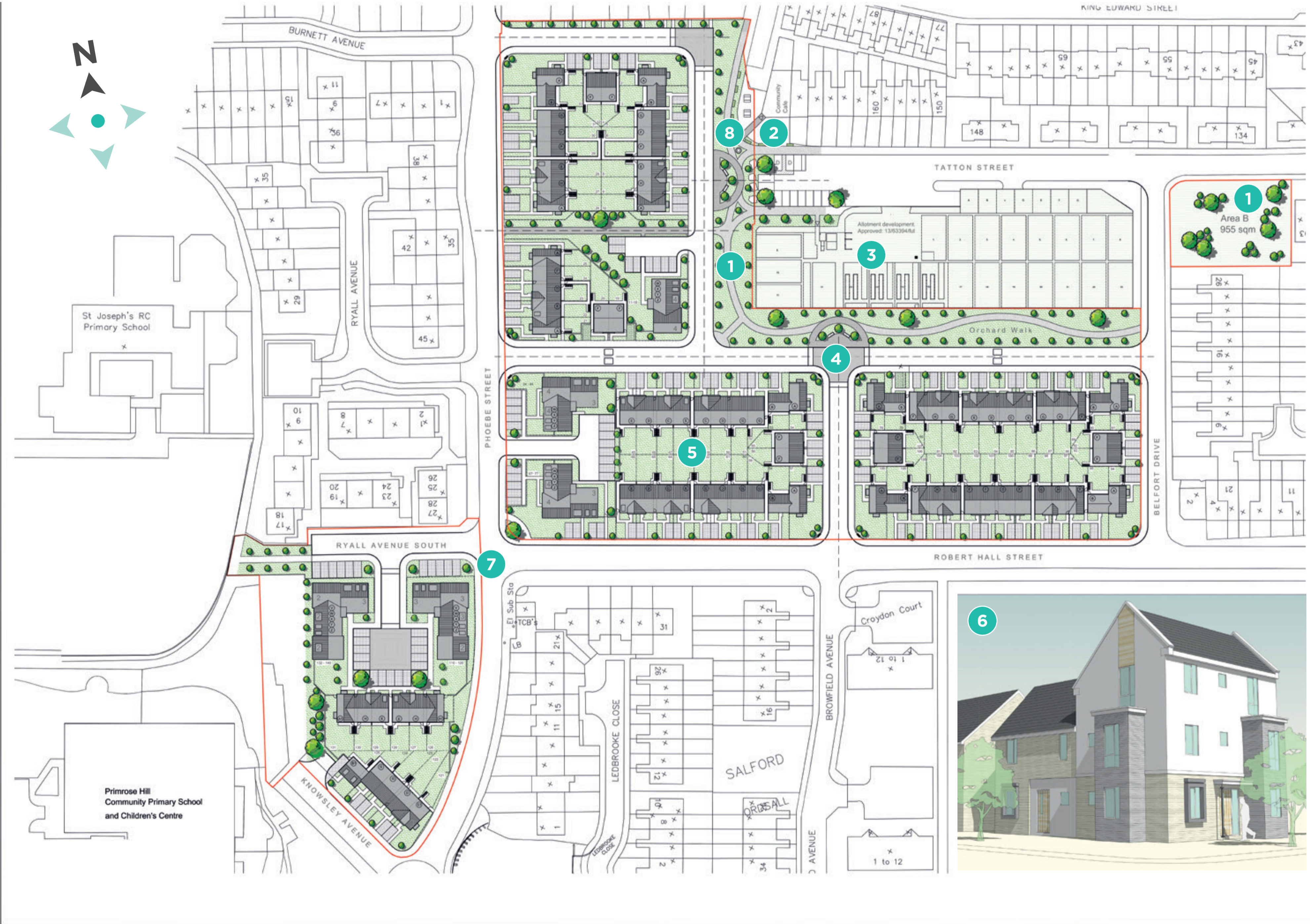
## 7. GATEWAY

The intersection of Robert Hall Street and Phoebe Street is the only junction for traffic travelling across the estate. With that in mind a number of four-storey feature buildings are proposed at this junction to provide a focal point for both pedestrians and vehicles.

## 8. SUSTAINABLE TRAVEL

Walking across the site is currently very difficult due to a lack of footpaths and signposting, uneven surfaces and the remnants of previous buildings on the site.

The proposals would create clearly defined pedestrian routes from the New Barracks in the north through the site to Ordsall Park and the southern end of the estate.



With the former retail and healthcare facilities relocating to Radclyffe Park many of the buildings which stood on the site have been demolished. However there are a number of organisations currently operating in the area. LPC Living has discussed the proposals with a number of stakeholders.



## ORDSALL COMMUNITY CAFE

The Ordsall Community Café opened in 2005 with the intention of creating a focal point 'for learning and social interactions'. The café is run by a group of volunteers and provides a wide range of services including hot and cold food, children's play area, an IT suite, hairdressing salon and meeting rooms for local groups.

While the café is well used the management team acknowledge that some facilities are underused. Therefore, the masterplan for the site has sought to integrate the café within the development to improve visibility and access and encourage greater use of the space immediately outside the café.

These include physical improvements to the area along St Ignatius Walk, high-quality permanent outdoor seating for customers and better car parking facilities.



## ORDSALL COMMUNITY ALLOTMENTS

In spring 2014, the Ordsall Community Allotments opened giving local residents the opportunity to grow their own fresh fruit and vegetables and help encourage healthier living.

The project is a superb example of a community-led idea coming to fruition thanks to the hard work of many local residents and the financial support of organisations including Salford City Council, Salix Homes and Salford NHS.

The current masterplan for the site has been designed to improve visibility and pedestrian access to the allotments. A new green space is proposed from the north of the site around the allotments to enhance visibility and security for ploholders and the proposed housing. It is proposed this area is planted with fruit trees to act as extension of the existing growing space.



## PRIMROSE HILL PRIMARY SCHOOL

It is proposed that a small cluster of apartments is built on the site known as Knowsley Green which is to the east of Primrose Hill Primary School.

The homes have been sensitively designed to be set back some distance from the school to a similar distance as the existing housing to the south on Phoebe Street. A landscaped buffer would be introduced between the proposed housing and the school to soften the boundaries and increase privacy for both the school and future residents.

It is also proposed that homes bordering the school are designed to incorporate skylights where appropriate rather than traditional glazing to further improve privacy for the school.

“ The proposals to improve the area outside the café would make a substantial difference to the facilities we are able to offer, particularly during the summer months. In addition, we hope that the new homes proposed for the derelict land around the café would have a positive impact on our business. ”

Debbie Butler, Ordsall Community Café

“ We're pleased that the proposed housing is set some way back from the allotment and limited to a maximum of three storeys to avoid casting shadows over our growing space. In principle, the orchard walkway would help raise awareness of the allotments and we would be happy to work with LPC Living to look at how any fruit grown could be used for community causes. ”

Thomas McMullen, Ordsall Community Allotment Society.

“ The land at Knowsley Green is currently poorly utilised. We have always enjoyed a good relationship with the developer and would work closely with them to ensure any construction near the school caused minimum disruption to our pupils. ”

Gill Harding, Headteacher, Primrose Hill Primary School.

# ORDSALL DISTRICT CENTRE

Proposed Housing

## Family Housing



## Apartments



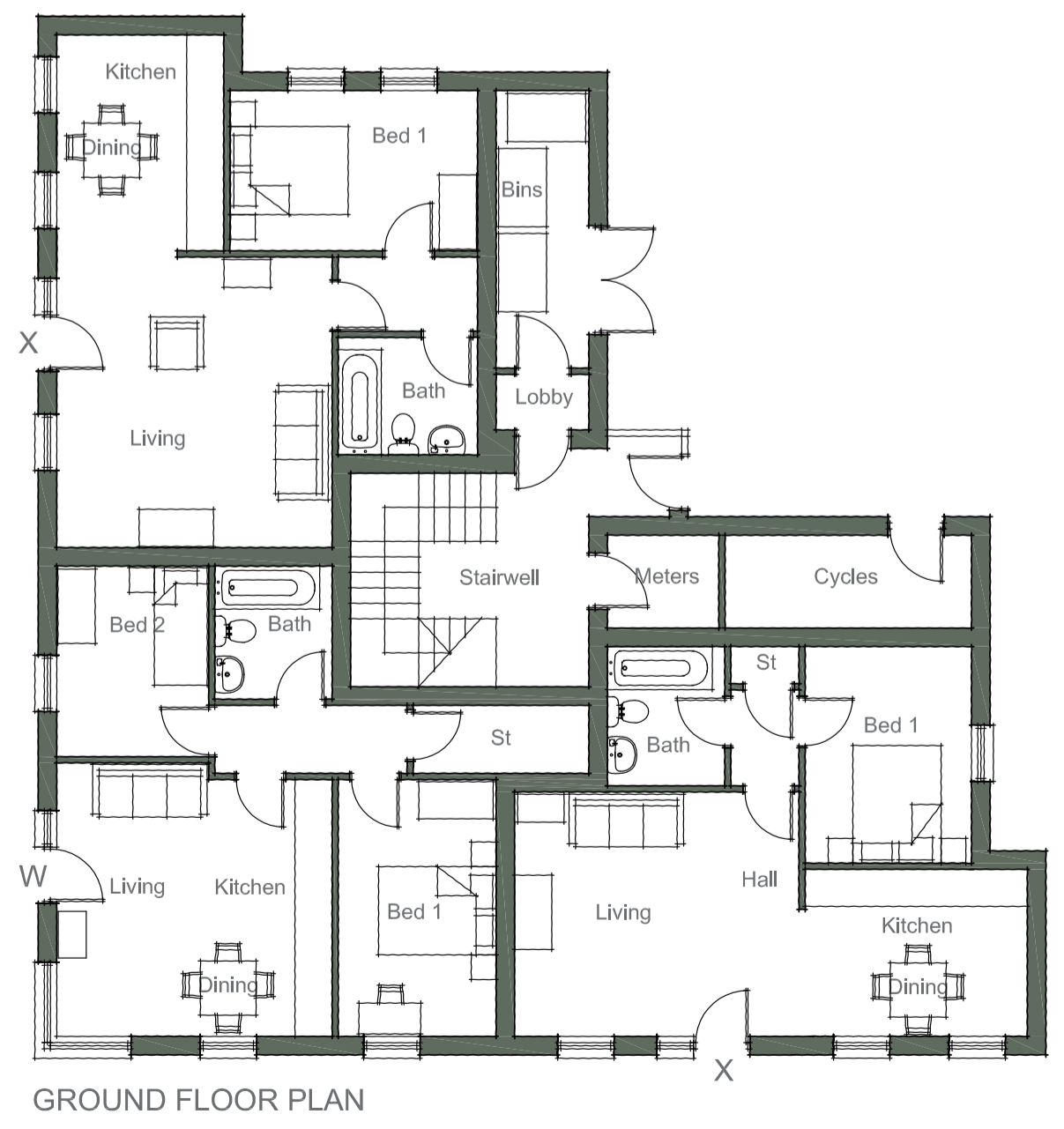
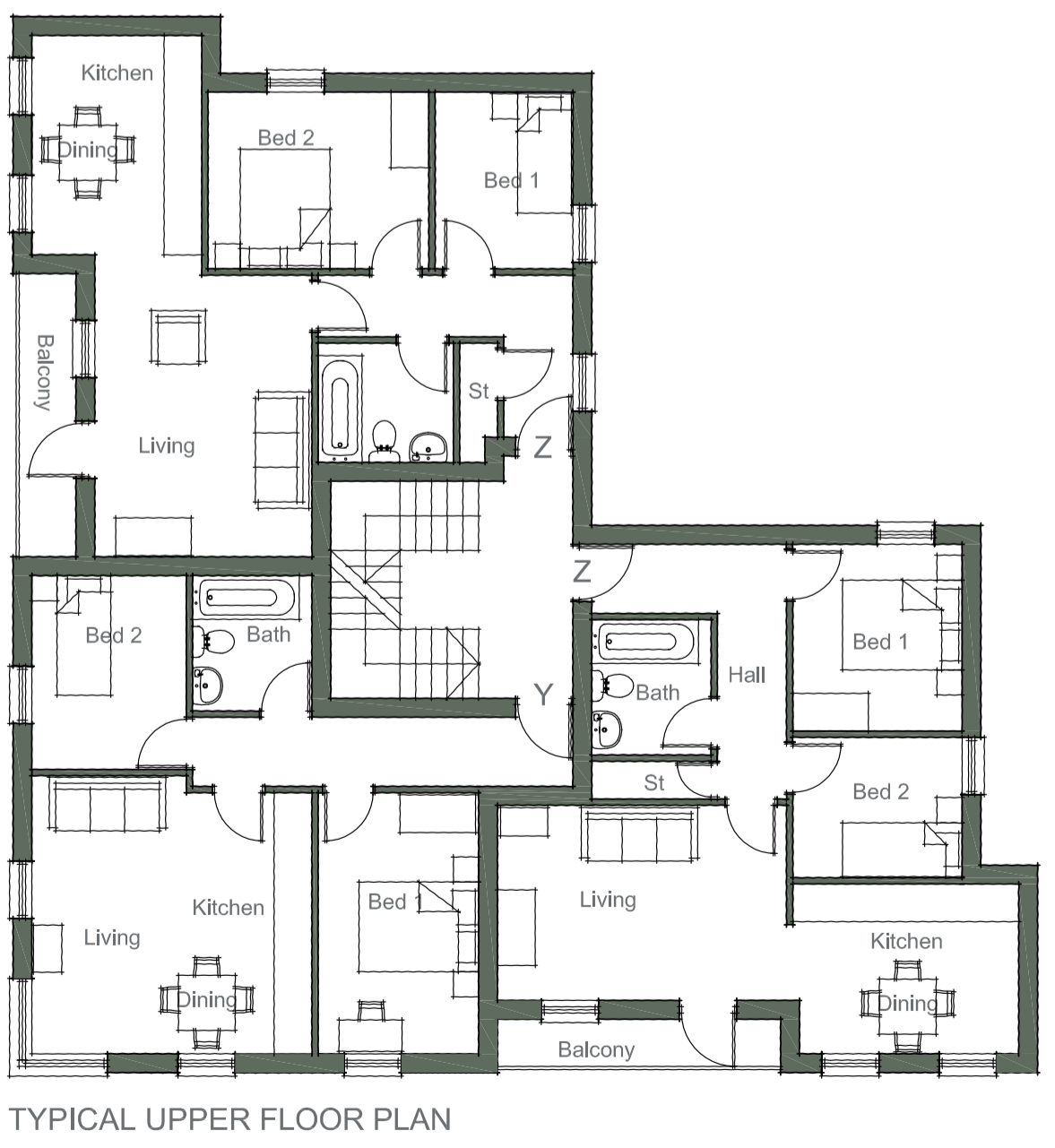
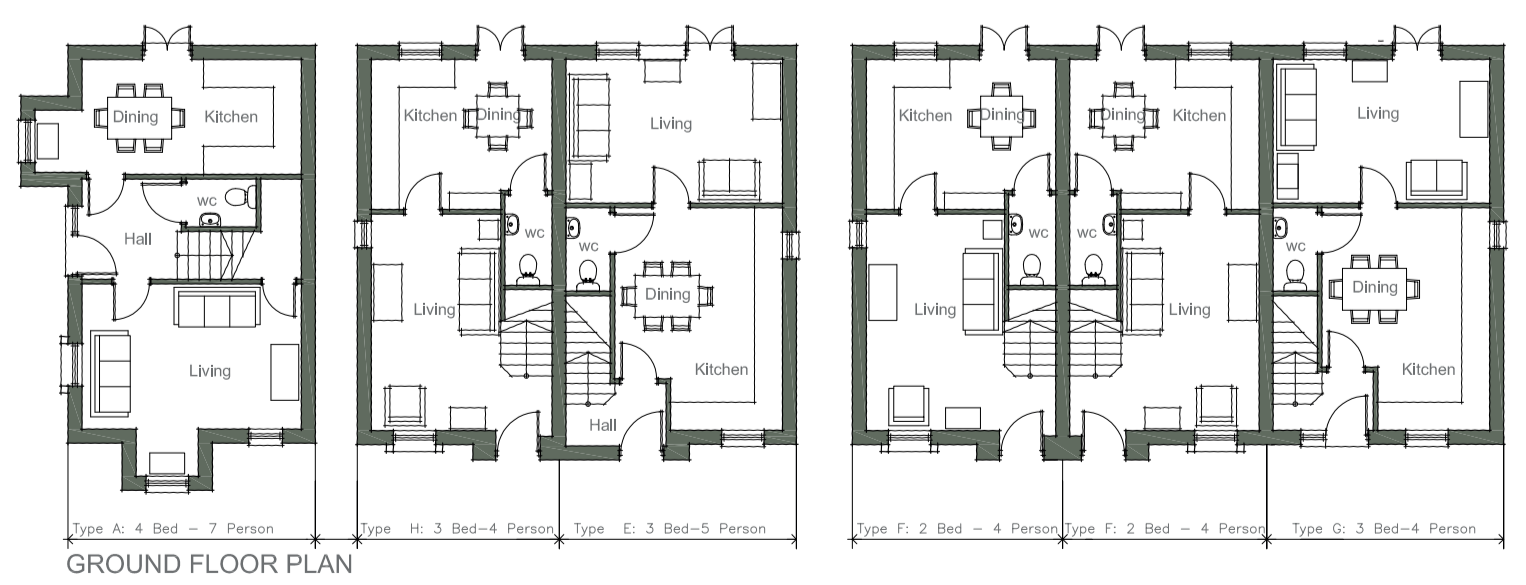
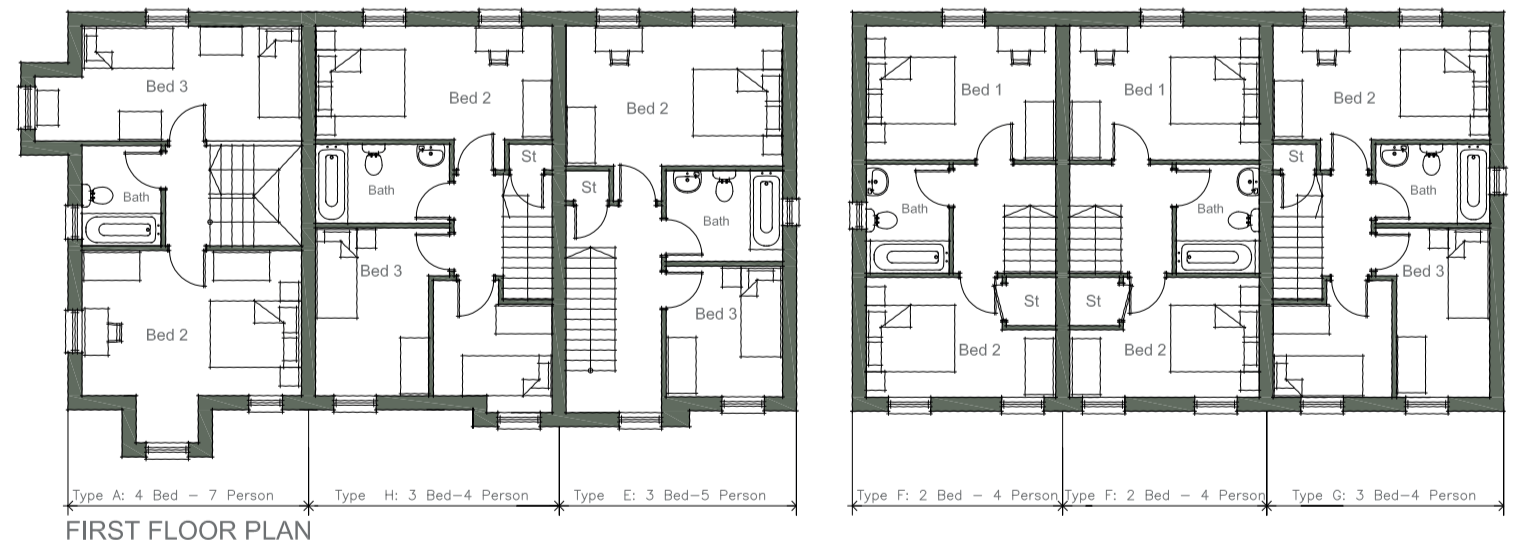
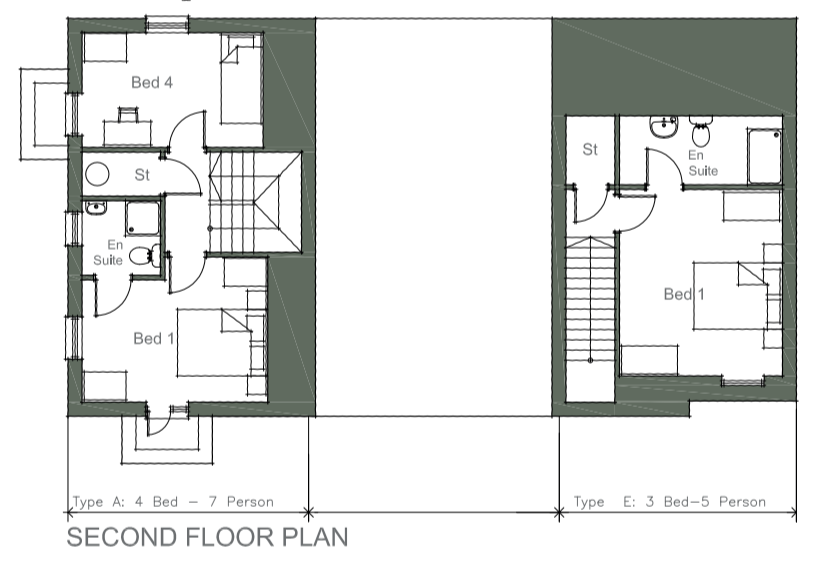
The proposals will provide a broad range of sizes and types of high quality family houses, from 1 bedroom apartments through to spacious 4 bedroom family homes with private gardens and driveway parking. The development will be well suited for first-time buyers and growing families alike, with flexible living, dining and kitchen spaces and private balconies in some units.

The new homes will be modern and stylish, whilst incorporating traditional design and materials in-keeping with the surrounding environment. All new homes will be built to Code for Sustainable Homes Level 3, incorporating environmentally friendly measures to save water and reduce energy bills.

The designs will also meet Secured By Design standards, with enhanced security measures incorporated throughout, including secure bicycle storage.

High quality public open space will be provided across the development incorporating leisure spaces and footpath links to the local area, as well as traffic calming measures.

### Suggested Materials



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**The regeneration of Ordsall can only work with the support and feedback of those who best know the estate: the people who live and work here.**

In the current form these proposals could offer a wide range of benefits to both new and existing residents and community groups. However, we would like to know of any ways you feel the plans could be improved to better serve the needs of both existing and future residents.

Please take a few minutes to complete a questionnaire and do not hesitate to speak to a member of the development team should you wish to discuss anything in more detail.

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High quality family housing



Construction jobs and apprenticeships



New public open spaces

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## Anticipated Timescales

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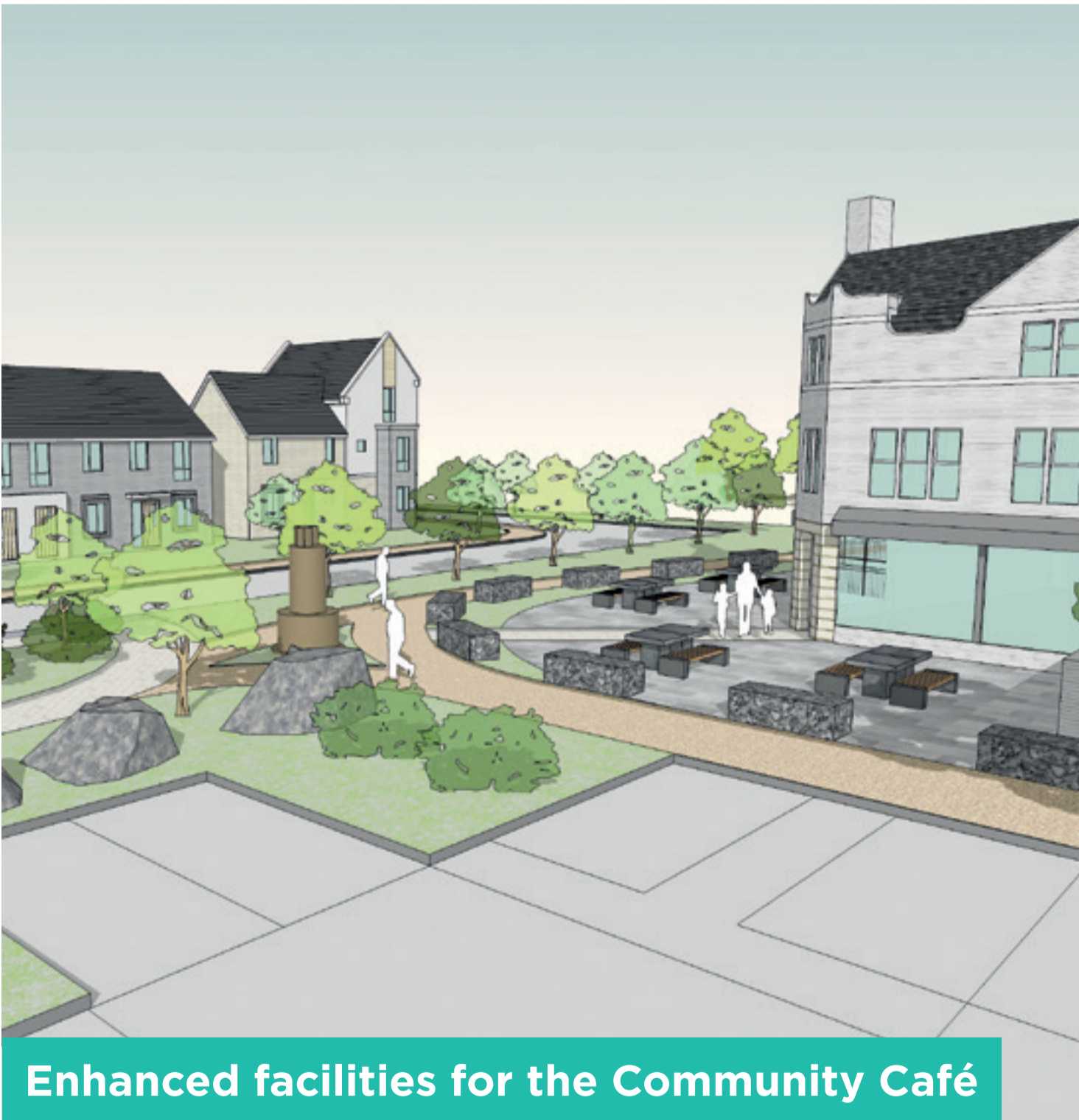
Autumn 2014  
Community Consultations

Early 2015  
Submit Planning Application

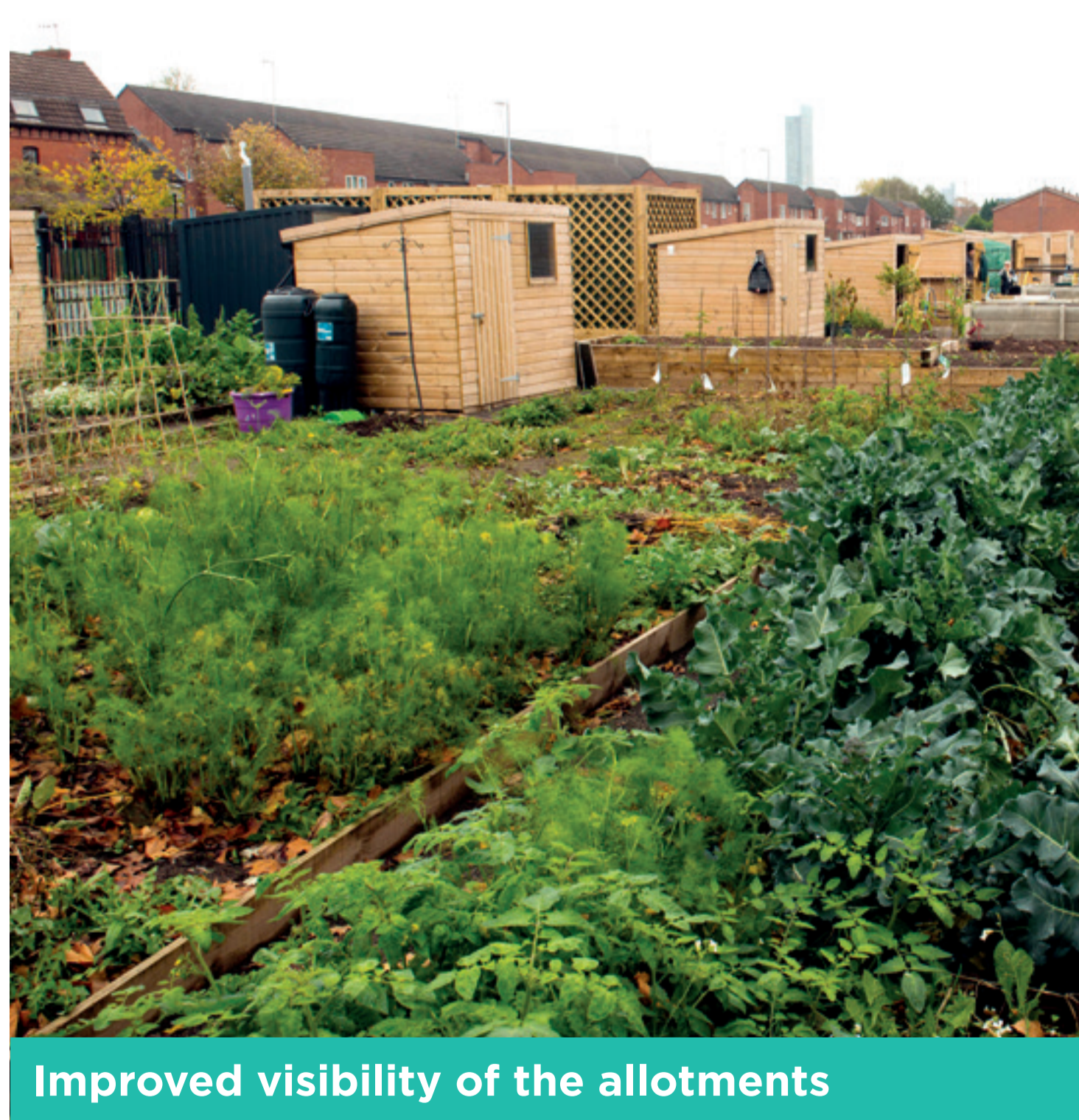
Mid 2015  
Planning Decision Anticipated

Late 2015  
Construction Anticipated to Start

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Enhanced facilities for the Community Café



Improved visibility of the allotments

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**Thank you again for taking the time to attend today's consultation event.**

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