

## Harrison, Debra

---

**From:** Richard Tracey [REDACTED]  
**Sent:** 14 November 2019 17:29  
**To:** Coley, Rebecca; Harrison, Debra; Pearson, David  
**Subject:** Trafford Place - Design Enabling  
**Attachments:** Agenda\_201119.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear All,

Please find attached our agenda for the enabling session on the 20th November at Trafford College.

You are all very welcome to attend and I'd appreciate it if you would confirm or otherwise with myself and Matthew Hard.

Many thanks,

Richard

**Richard Tracey**  
Panel Manager  
for **Places**Matter

Royal Institute of British Architects  
RIBA North  
21 Mann Island  
Liverpool Waterfront  
Liverpool L3 1BP

M: 07841 458 696

W: [www.architecture.com/placesmatter](http://www.architecture.com/placesmatter)

[@PlacesMatter\\_1](#)

---

Disclaimer: This email and any attachments are confidential and may be read, copied and used only by the intended recipients. Unauthorised use is strictly prohibited. If you have received it in error, or are not the intended recipient, please notify the sender immediately, delete the email and any attachments, and do not disclose its contents to others. While RIBA takes care to protect its systems from virus attacks and other harmful events, the organisation gives no warranty that this message or any attachments are free of viruses or other harmful matter and accepts no responsibility for any resulting loss or damage. Security and reliability of email is not guaranteed. If you think someone may have interfered with this email, or need this communication verified, please contact RIBA immediately on +44(0)20 7580 55 33 or [info@riba.org](mailto:info@riba.org). Information about how we use your data can be found in our Privacy Policy. The Royal Institute of British Architects (RIBA) is a charity, registered in England and Wales, No. 210566. Our registered office is at 66 Portland Place, London W1B 1NT, [www.architecture.com](http://www.architecture.com).

## Agenda

### Places Matter Design & Enabling: Trafford Place

Venue: Board Room, Trafford College

**20 November 2019**

#### Panel Members:

**Matt Brook – Chair**  
**Stephen Hodder**  
**Kate Bailey**  
**Murray Graham**

11.00 – 12.00	Site Visit: Stretford	PM Panel Only
12.00 – 12.30	Lunch	All
12.30 – 13.15	Presentation by PowerPoint	WSP Indigo / O'Connell East
13.15 – 14.45	Design Review & Enabling Session	PM Panel comments on options and sketches ideas and thoughts
15.00	CLOSE	

## Harrison, Debra

---

**From:** Richard Tracey [REDACTED]  
**Sent:** 18 November 2019 19:45  
**To:** Harrison, Debra  
**Cc:** Pearson, David  
**Subject:** Re: Trafford Place - Design Enabling  
**Attachments:** Pro-forma PM\_Design Review.docx; 333-CAM-01-TEST-D.jpg; Places Matter floor plans.pdf

Dear All,

Please find attached the pro-forma, visualisation and plans which I have just received from Indigo.

Best Regards,

Richard

---

**From:** Richard [REDACTED]  
**Sent:** 15 November 2019 10:05  
**To:** Harrison, Debra [REDACTED]  
**Cc:** 'Matthew Hard' [REDACTED]; Pearson, David [REDACTED]  
**Subject:** Re: Trafford Place - Design Enabling

Debra,

Thanks for getting back to me.

We have been asked to look at the scheme for the former B&Q site next to Old Trafford Cricket club.

Yes, we will be in the Boardroom at the Stretford site, next door to your offices.

This will be an enabled session with the Panel seeking to assist in resolving outstanding issues from previously submitted schemes and having the opportunity to draw their thoughts as well as discuss these with the applicant, their designers and yourselves.

Do let me know if you need any further information.

Hope that helps,

Best Regards,

Richard

---

**From:** Harrison, Debra [REDACTED]  
**Sent:** 15 November 2019 09:50  
**To:** Richard Tracey [REDACTED]  
**Cc:** 'Matthew Hard' [REDACTED]; Pearson, David [REDACTED]  
**Subject:** RE: Trafford Place - Design Enabling

Hello Richard,

Thank you for your e-mail and invitation to attend the Places Matter discussion. I can confirm that David Pearson and I are able to attend.

Please can you confirm which scheme is being presented to Places Matter and whether the meeting will be taking place at the Stretford campus of Trafford College?

Kind regards

**Debra Harrison**  
**Major Planning Projects Officer**

Planning and Development  
Place Directorate  
Trafford Council – Trafford Town Hall – Talbot Road – Stretford – M32 0TH  
T (Direct Dial): 0161 912 1930  
T (Planning General Enquiry Line): 0161 912 3149  
F: 0161 912 3128  
E: [Debra.Harrison@trafford.gov.uk](mailto:Debra.Harrison@trafford.gov.uk)

Trafford Council is a well-performing, low-cost council delivering excellent services to make Trafford a great place to live, learn, work and relax. You can find out more about us by visiting [www.trafford.gov.uk](http://www.trafford.gov.uk).

The Planning and Development Service privacy notice can be viewed [here](#).

---

**From:** Richard Tracey [mailto:████████████████████]  
**Sent:** 14 November 2019 17:29  
**To:** Coley, Rebecca; Harrison, Debra; Pearson, David  
**Subject:** Trafford Place - Design Enabling

Dear All,

Please find attached our agenda for the enabling session on the 20th November at Trafford College.

You are all very welcome to attend and I'd appreciate it if you would confirm or otherwise with myself and Matthew Hard.

Many thanks,

Richard

**Richard Tracey**  
Panel Manager  
for **Places**Matter

Royal Institute of British Architects  
RIBA North  
21 Mann Island  
Liverpool Waterfront  
Liverpool L3 1BP

M: 07841 458 696

W: [www.architecture.com/placesmatter](http://www.architecture.com/placesmatter)

[@PlacesMatter\\_1](#)

## Pro-forma

### Date of Meeting:

Please provide **concise** information about the project to brief panel members in advance of the meeting. Please follow the format set out below deleting any criteria that are not relevant to the project.

#### Scheme Information

##### Name of Project & Site address:

Residential-led redevelopment of disused B&Q

'Trafford Place', Former B&Q, Great Stone Road, M32 0YP

#### Attending Panel:

Client / Developer  
Land Ownership  
Architect

Landscape Architect  
Planning consultants  
Other consultants

#### Project Team:

Client / Developer  
Land Ownership  
Architect  
Landscape Architect  
Planning consultants  
Other consultants

Guy Pearson-Gregory (Accrue Forum 1)  
Accrue Forum 1  
OauPaul O'Connell (O'Connell East)  
Carl Taylor (TPM)  
Doug Hann and Matthew Hard (WSP | Indigo)

#### Planning Information:

Local Authority  
Type of application  
Statutory constraints  
Historic England  
Public consultation process

*Please include name of planning officer: Debra Harrison, Trafford MBC*

*Previously outline with landscaping reserved*

*N/A*

*N/A*

*An online consultation with local residents took place in early 2018, ahead of the planning application being submitted.*

*[Redacted] consultant also met ward members in early 2018.*

*10 letters of objection to the previous planning application, primarily relating to traffic and some on impact on residential amenity*

*Confidential*

Status of scheme  
Application No. if in planning

## Project Data:

Use	<i>Primarily residential</i>
Dwellings per hectare	<i>305</i>
% affordable housing	<i>TBC – previously 10%</i>
Project budget	<i>TBC</i>
Expected timescale for project	<i>Planning application 2020, commencement of development 2021</i>
Funding Bodies (in order our panel can declare interests)	

## Brief Project Description:

Residential-led redevelopment of site that currently comprises a disused B&Q store and surface car park. Site is bordered on two sides by Old Trafford cricket ground and on one side by the Metrolink tram line.

The highway frontage is to Great Stone Road, which rises in height along the site frontage to a bridge over the tram line. Consequently, much of the site is below road level.

A planning application for 433 apartments, flexible commercial / community uses at ground floor facing Great Stone Road and new public realm along Great Stone Road was refused earlier in 2019. Reasons for refusal related to wind microclimate effects, design (height and massing), residential amenity (daylight/sunlight effects on nearby properties and proposed properties), planning obligations, car parking for the commercial uses, and heritage impacts on Old Trafford cricket ground, Trafford Town Hall and Longford Park Conservation Area.

The applicant has spent six months negotiating alternative schemes with the LPA. The LPA's advice is leading to a scheme that the applicant and their design team and consultants do not think appropriate for the site.

The aim is to develop circa 350-450 apartments, potentially with flexible commercial / community uses at ground floor and new public realm / interface with Great Stone Road. Car parking would be provided in an undercroft beneath a street-level podium.

Design Team: O'Connell East Architects and TPM Landscape Architects

Please provide a **brief factual description** of the project (**totalling no more than two A4 pages**) covering the following headings where applicable:

- Important constraints

The change in levels along Great Stone Road results in much of the site's ground level being lower than road level, resulting in no meaningful

Within a few minutes walk of Old Trafford tram stop, but could be improved.

Within easy reach of local bus corridors.

streetscene.

The Metrolink line to Stretford and Altrincham runs parallel to the southern boundary, behind a treeline.

There are homes on the opposite side of Great Stone Road and on the opposite side of the tramline.

The site is bound on two sides by Lancashire County Cricket Club land, with one boundary facing the indoor cricket school. The pavilion is deemed a non-designated heritage asset by the Council.

- Main elements of the brief

To deliver new homes making effective and efficient use of a site in a highly accessible location.

To facilitate future pedestrian access to Old Trafford Metrolink stop.

To create a strong streetscene along Great Stone Road.

- Site context

A site of circa one hectare located adjacent to Old Trafford Cricket Ground, within the 'LCCC Quarter' within the Trafford Core Strategy, where "a major mixed-use development will be delivered in this Location to provide a high quality experience for visitors balanced with a new, high quality residential neighbourhood centred around an improved stadium at Lancashire County Cricket Club."

Located within the area covered by the Stretford Masterplan, which aims "to transform the wider Stretford area into a prosperous and vibrant place

Close to cycle corridors that are being improved.

Existing vehicular access from Great Stone Road.

- Public realm and landscape design

Original aims were to:

a) create a new streetscene and wider public realm along Great Stone Road

b) create a new pedestrian link for all from Great Stone Road to the Old Trafford tram stop

c) Use courtyards, balconies and roof gardens to provide private / semi-private amenity space

to be separated from the public realm at the front of the site

- Sustainability

First and foremost, create an energy-efficient building.

Secondly, introduce green infrastructure to what is currently a sea of hardstanding and a dilapidated retail warehouse.

Thirdly, discourage the use of the car.

with attractive communities and a wide range of facilities throughout the day and evening that realises the full potential of existing assets.”

Within a few minutes walk of Old Trafford Metrolink stop, with regular trams to Stretford town centre, Altrincham and Manchester city centre.

Dilapidated brownfield land.

A “prominent location” within the emerging ‘Civic Quarter Masterplan’, earmarked by the Council as a potential site for a multi-storey car park and mixed-use scheme.

- Built form [REDACTED]

Adjacent to large, modern sports stadium.

An area of change, with Council-led (or partnered) proposals emerging for new high-density residential development, replacement leisure centre, University Academy and hotel, along with private initiatives including apartment schemes and high-rise hotel.

Existing office blocks including some being converted to residential.

No uniformity or prevailing character or vernacular architecture.

Beyond the Civic Quarter boundaries, the built form changes to predominantly two-storey suburban housing.

*A site plan, elevations or illustrations of your proposed development would be useful to issue to the panel before the review day.*

*To follow*

***PLEASE NOTE WE WILL NEED A DIGITAL COPY OF THE PRESENTATION SENT TO PLACES MATTER! AFTER THE PANEL MEETING.***



## Contact details:

***Please ensure that all parties – designers, clients and local authority planners email and postal addresses are included***

Architect / Designer

*Please insert name, organisation, address, email and telephone number here*

*Paul O'Connell*

*O'Connell East Architects*

*paul@oea.org.uk*

*0161 839 9380*

Client / Developer

*Please insert name, organisation, address, email and telephone number here*

*Guy Pearson-Gregory, Accrue Forum 1 LLP*

***29 Curzon Street, London, W17 7TL***

**[REDACTED]**

Local Authority Planning  
Officer

*Please insert name, organisation, address, email and telephone number here*

***Case Officer:***

***Debra Harrison, Trafford MBC***

***Debra.harrison@trafford.gov.uk / 0161 912 1930***

***Major Projects Team Leader:***

***David Pearson, Trafford MBC***

***David.pearson@trafford.gov.uk / 0161 912 3198***

***Head of Planning:***

***Rebecca Coley, Trafford MBC***

***Rebecca.coley@trafford.gov.uk / 0161 912 3149***

**[REDACTED]**

***Invoice Details – MUST BE COMPLETED***

Name *Guy Pearson-Gregory*

Company Name (if applicable) *Accrue Forum 1 LLP*

Address Line 1 *29 Curzon Street*

Address Line 2

[REDACTED]

Address Line 3

County *London*

Postcode *W17 7TL*

Purchase Order Number  
(if required)

Contact Telephone Number *020 7864 3500*

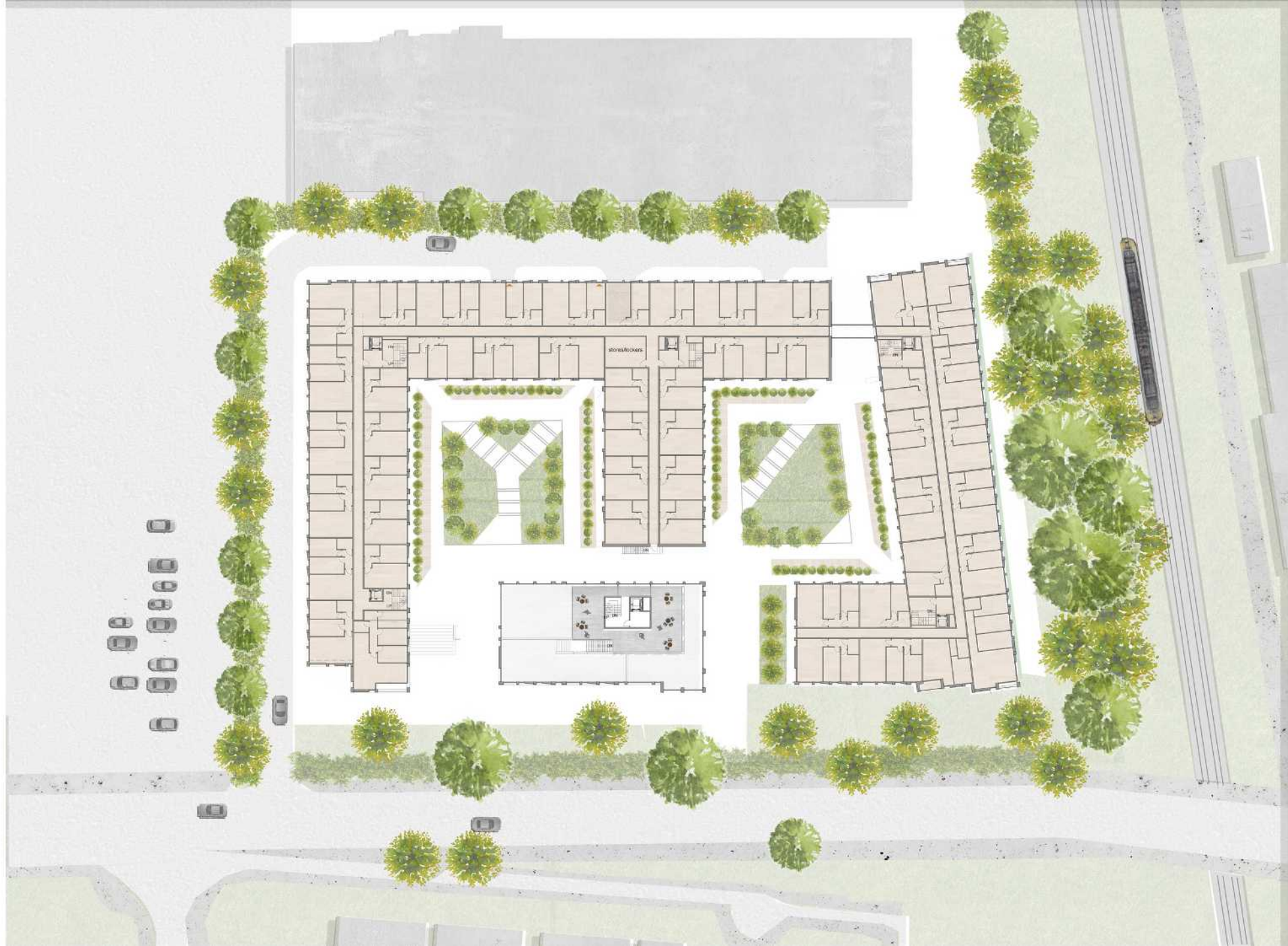
Contact Email address

[REDACTED]





















Roof Plan

