



Text only version

The Trafford Design Code

Introduction

Trafford is a highly desirable place to live. It has excellent schools, great connectivity and a wide range of homes to choose from. Its parks and green spaces provide relief from the urban environment and opportunities for fresh air and improving wellbeing. Locally distinctive buildings, mainly in red brick, give a sense and understanding of place. Town and village centres draw in residents and visitors in both the daytime and the evening. Trafford has much to commend it and this Design Code seeks to take the best of

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Trafford, and use that to underpin a set of design principles, codes and guidelines to ensure that future development continues to offer distinctive, innovative and high quality placemaking which can be enjoyed for generations to come.

Good design delivers great places, and supports Trafford Council's corporate priorities. Access to fresh air and green spaces improves wellbeing, provides opportunities for exercise and active travel, and reduces health inequalities. Access to high quality, affordable housing helps to lift people out of poverty. Embedding sustainability and carbon reduction into new development will address the climate crisis. As a fundamental principle, good design improves people's quality of life, and where good design is available to all, reduces inequalities. It can also be used as a tool to improve accessibility and inclusivity.

The Trafford Design Code comes at a time when design is high on the national planning agenda. Design policy in the National Planning Policy Framework has been strengthened and the government's expectation is that there will be nationwide coverage of statutory design codes.

The Trafford Design Code makes clear to the community, developers and landowners the quality of new development which is expected in Trafford. It has been written as Supplementary Planning Guidance to sit alongside the National Design Guide and National Model Design Code as a key material consideration in planning decision making.

The Design Code has been delivered with the assistance of DLUHC through the Design Code Pathfinders Programme. This consultation draft document

emerges from initial work undertaken on the draft Trafford Design Guide, and a series of extensive community and stakeholder events and workshops in addition to an on-line consultation exercise. The code has been shaped by the feedback from those events, and will continue to be drafted in consultation with the community and stakeholders. After all, it is the people who live, work and use places that understand best what makes them successful, and what can make them even better.

The Trafford Design Code will be a vital tool in delivering the homes and jobs the Borough needs. The Council looks forward to working collaboratively with the community, developers, landowners, businesses and investors to deliver its principles and build a better Trafford.

The Trafford Design Approach

Through a landscape and place-led approach, the Trafford Design Code seeks to establish a new design standard in the borough. It will help shape the kind of places where people want to live, work and spend quality time by delivering more accessible, sustainable and beautiful development.

Trafford's Design Code applies to all forms of development other than retrofitting, extensions to existing buildings and householder planning applications.

All applicants will be expected to demonstrate how their design approach has been influenced by the surrounding context, including landscape, buildings, spaces, heritage and culture.

Good design should consider how to create socially and commercially attractive places which enhance their surroundings. It is for this reason Trafford Borough Council believes in the principles of 'first life, then spaces then buildings', established by Jan Gehl.

The National Design Objectives

The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics. Trafford's Design Code adopts the same design principles but sets out the character of the Borough, requiring new development to be appropriate to the context, history and the cultural characteristics of Trafford.

The underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well built places that benefit people and communities.

Trafford Coding Plan

Trafford's Area Coding Plan identifies a series of 'Area Types'. These are areas of similar character that allow elements of the design code to be set out depending upon which area type a development is within. Area Types do not necessarily correlate with the Trafford Places identified in the Design Guide and are broadly divided into previously identified allocations for substantial

new development, existing established areas of built development, and countryside areas.

The Area Types are as follows:-

New Places – High Rise:

High Density: covering Strategic Locations in the north of the Borough – Pomona, Trafford Wharfside, the Civic Quarter, and Trafford Waters.

New Places – Low Rise:

Low Density: broadly covering the New Carrington and Timperley Wedge allocations in Places for Everyone, with the exception of the land south of the Red Brook in New Carrington.

Town Centres:

The town centres of Altrincham, Sale, Stretford and Urmston.

Industrial and Commercial:

Trafford Park and Broadheath.

Suburbs:

The remainder of the existing built up area of the Borough where development is anticipated to predominantly come forward on infill sites.

Rural and Villages:

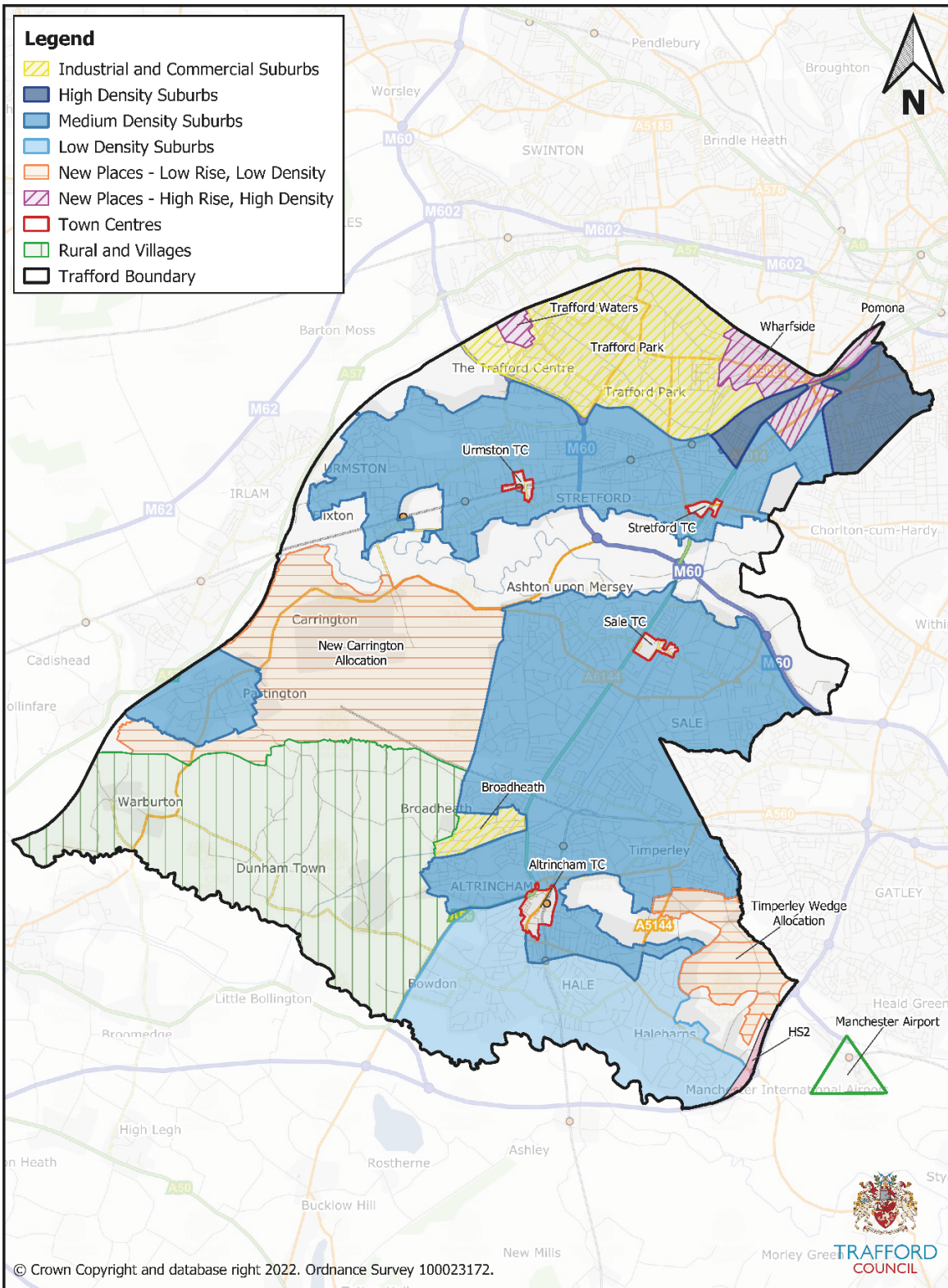
Broadly covering Warburton, Dunham and their rural surroundings and including land in New Carrington south of the Red Brook.

Green Belt and River Valleys:

Everything not covered by the above, where little, if any development is anticipated and which can be covered by general code-wide design principles.

Applicants must identify where their proposed development site is located and the relevant area type to determine which sections of the Trafford Design Code are applicable to their project.

Trafford Design Code - Coding Plan



Using the Code

The landing page for the Code immediately sets out the options available to users. The introductory part 'Learn about the Code' is split into three sections:

- Learn how to use this Design Code;
- Strategic Design Principles, and
- Understand Trafford's Places.

This section comprises the 'how' and the 'why' of the Design Code and its vision. The vision is, in short, designing for the way people live, creating quality and healthy places and design influenced by Trafford's rich heritage and culture. Underpinning this are the eight strategic design principles which are consistent with the consultation draft Trafford Design Guide.



Introduction

Strategic Design Principles

Introduction

The Trafford Design Code outlines a landscape led approach to shaping design proposals. It challenges the designer on how to create outcomes that are shaped by their environment to create healthy, engaged and connected communities.

Trafford's Design Code must be referred to at all design and planning stages, with evidence provided on how proposals and decisions respond to the code and guidance contained within it.

Introduction

Strategic Design Principles

The Trafford Design Code outlines a landscape led approach to shaping design proposals. It challenges the designer on how to create outcomes that are shaped by their environment to create healthy, engaged and connected communities.

Eight Strategic Design Principles have been established to drive forward high quality design. All design proposals must consider these Strategic Principles, demonstrating how they have been addressed through the evolution of the scheme.

The Strategic Principles are described in more detail below. Each Strategic Design Principle is supported by a set of clear guidelines (“What you should consider”) which must be followed for all development in the borough.



SDP 1 **Leading with landscape**

Applicants must demonstrate how landscape has informed and influenced the development from the beginning by retaining, enhancing and increasing the existing landscape.

Summary

The presence and proximity to landscape is an important element for a healthy and high quality life . The creation of high-quality landscapes is vital for development, playing an intrinsic role in establishing a sense of place through the creation of enhanced natural and urban environments.

Developments should not be quantum led but informed by landscape-led placemaking principles.

What you should consider

- Appraise and consider the context of the development site to retain, enhance and increase landscaping across the site.
- Provide clear and direct links to nearby existing green infrastructure (off site), creating green corridors to form a network of open spaces.
- Include defined and useable open space within your development, if not contribute to the provision of space nearby.
- Design SUDS to be an integral part of the development's green open space network.
- Incorporate existing green infrastructure (on site) and natural habitats within your proposals and create new ones where not.
- Specify site appropriate plant species in the design of open space and consider the long-term maintenance and delivery of trees and planting.
- Understand and describe how your green infrastructure and landscape design will be delivered and phased.

References

A Green Future: Our 25 Year Plan to Improve the Environment

Biodiversity 2020: A strategy for England's wildlife and ecosystem services

Building for a Healthy Life

Building with Nature Standards

Garden City Principle

National Planning Policy Framework

- 2. Achieving sustainable development
- 8. Promoting healthy and safe communities
- 11. Making effective use of land
- 12. Achieving well-designed places
- 13. Protecting Green Belt land
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment

SDP 2 **Connected Neighbourhoods**

Applicants must demonstrate how proposals have been designed to connect into existing neighbourhoods and improve connectivity across the wider area.

Summary

Above all, we want people and place to be connected throughout Trafford. Future development must react to a changing way of living where private motor vehicles are not the primary mode of transport.

The existing neighbourhoods in Trafford are generally well connected. New developments should strive to connect and integrate well into these existing neighbourhoods to improve connectivity across the Borough and wider Greater Manchester area.

What you should consider

- Where possible, focus development within existing communities around urban centres and/or transport hubs. Consider mixed-use development or co-location to contribute towards a diverse mix of uses within the neighbourhood.
- Provide infrastructure to support active travel and / or contribute to the delivery of accessible streets which facilitate and encourage walking, wheeling and cycling over the use of the private car.
- Develop to a human scale, delivering positive public spaces which encourage use, activity and engagement.
- Provide legible pedestrian and bicycle routes through neighbourhoods which connect to the centre and out to surrounding destinations.
- Creating a network of strategic active movement corridors by utilising a range of design features such as walkways, trails and street trees. Incorporate design features that reduce vehicle speeds and increase pedestrian activity.
- Creation of public spaces, such as parks, squares, and outdoor play spaces, can encourage social interaction and active recreation.

References

Manual for Streets 1

Manual for Streets 2

Building for a Healthy Life

National Planning Policy Framework

2. Achieving sustainable development

6. Building a strong, competitive economy

7. Ensuring the vitality of town centres

8. Promoting healthy and safe communities

9. Promoting sustainable transport

SDP 3

Sustainable Movement

Applicants must demonstrate how their proposal enables and actively encourages active travel and sustainable movement patterns within the development site and its wider surroundings

Summary

Half of all trips made in Greater Manchester are less than 2km, and 38% of these short trips are by car (2040 Transport Strategy,. Transport for Greater Manchester). Car use increases air pollution, noise pollution, and congestion while inactive lifestyles and the negative health implications associated with them are also exacerbated when people choose to drive.

We need to think differently about how we shape streets and places to meet these aspirations and ensure that walking, wheeling and cycling is a realistic, safe and attractive option. Coupled with the adoption of the principles set out by Connected Neighbourhoods, active and healthy streets will connect people with their neighbourhoods delivering vibrant and sustainable places for the future.

What you should consider

- Design streets in a way that prioritises walking, wheeling and cycling, whilst also recognising the need to facilitate vehicle movement where necessary.
- Deliver streets that are enjoyable places that people want to spend time in, encouraging activity.
- Walking and wheeling routes should be designed to provide the easiest and most enjoyable way to move around.

- Design to achieve appropriate traffic speeds (ideally a maximum of 20mph in most places) with crossing points located on defined desire lines.
- Reduce clutter to make the street more attractive and navigable. Where applicable, street furniture should be adaptable, multi-functional and flexible in uses, encouraging people to get outside and helping to establish a sense of place.
- Street layouts should work with the existing built form and landmarks to ensure routes link seamlessly with the existing movement network to deliver legible and inviting neighbourhoods.
- New development should introduce traditional street patterns that reinforce character and local distinctiveness.

References

Manual for Streets 1

Manual for Streets 2

Committee on Climate Change publication

2040 Transport Strategy for Greater Manchester

Walking, wheeling, cycling

National Planning Policy Framework

2. Achieving sustainable development

9. Promoting sustainable transport

11. Making effective use of land

12. Achieving well-designed places

13. Protecting Green Belt land >

14. Meeting the challenge of climate change, flooding and coastal change

SDP 4 Respond to Place

Applicants must demonstrate how the context of the site has informed and influenced the layout and appearance of the development.

Summary

Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. The positive re-use and integration of heritage assets and their settings in a development scheme will not only secure the preservation of that asset but also contribute to wider social, cultural and economic benefits. It is important to understand the heritage and history of a site at the outset of the development process.

In responding to place it is also important to consider the qualities of a sites context that are not heritage assets, including existing buildings, landscape and infrastructure.

What you should consider

- Engage with the Council to understand the significance, constraints and opportunities of the site from the outset. Where a development lies within or adjacent to the setting of a conservation area, the relevant Conservation Area Appraisal and Management Plan should be consulted.
- The Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) also provide the legislative and national policy framework for assessing works to a listed building or within a conservation area.
- Choose a design team with demonstrable experience and skill within the historic environment.

- Seek to understand the contribution made by the historic environment in terms of landscaping, built form , urban grain, street patterns, key and kinetic views, and open spaces.
- Engage with the Council to understand what heritage documentation they require for submission. You may be required to prepare a heritage assessment even if your project does not involve a listed building or sit within a conservation area.
- Ensure design development takes historic context into consideration. Seek ways to interpret interesting elements of heritage into a new design.
- View the historic environment as a positive influence, take the opportunity to create new views, visually interesting juxtapositions, and add texture and variety to a place.

References

The Setting of Heritage Assets, Historic England

Good Practice for Design in the Historic Environment: Principles and Case Studies, Historic England

Planning Practice Guidance

Home Quality Mark

Urban Characterisation

National Planning Policy Framework

7. Ensuring the vitality of town centres

8. Promoting healthy and safe communities

11. Making effective use of land

12. Achieving well-designed places

16. Conserving and enhancing the historic environment

SDP 5

Design with Character and Beauty

Proposals must incorporate a level of detailing and articulation which adds visual interest and contributes to the beauty of Trafford

Summary

Great design should always strive to improve the existing context. Trafford has a rich and varied architectural character.

Each part of the Borough, as identified in Trafford Places, has its own distinct character which defines its identity and contributes towards a sense of place. An understanding of the character of a place is essential to producing a contextual, sympathetic and high quality design proposal.

What you should consider

- A context appraisal should be undertaken of the character of a place. This should cover urban grain, density, townscape, connectivity, landscape, built form and architecture.
- Look at historic mapping. Archives can assist in defining how a place or building has evolved and positively influence the form, scale and density of development.
- Local distinctiveness should positively influence the design of new development in order to create new innovative architecture which complements and enhances the existing character.
- New developments should, where possible, use materials that are reflective of the character and local distinctiveness of the area.

References

Home Quality Mark

Urban Characterisation

National Planning Policy Framework

- 3. Plan-making
- 7. Ensuring the vitality of town centres
- 8. Promoting healthy and safe communities
- 11. Making effective use of land
- 12. Achieving well-designed places

SDP 6 Safe, Inclusive and Accessible Places

Applicants must demonstrate that their developments are safe, inclusive and accessible.

Summary

Trafford follows the social model of disability which holds that people with impairments are 'disabled' by the barriers operating in society, including physical barriers linked to the physical and built environment.

The delivery of safe, and inclusive places is one of the key components to delivering good design and provides an opportunity to bring people together, promote sociability, good health and a sense of community. The Trafford Design Code will improve accessibility in all new development and ensure that all individuals have equal access, opportunity and dignity in the use of the built environment within Trafford.

The Code requires applicants to make their developments safe, inclusive and accessible. This covers designing areas of public realm, houses and apartments in addition to commercial and non-residential buildings.

Applicants are also signposted to documents which promote safety, accessibility and inclusivity in the built environment including the National Design Guide and 'Building for a Healthy Life: A Design Code for neighbourhoods, streets, homes and public spaces'.

What you should consider

- Seek to remove barriers that can prevent equal access, such as steps, kerbs, narrow corridors and doorways.
- Provide safe level access to all publicly accessible buildings and spaces and step free access between internal public areas.
- Design all new dwellings to meet Building Regulations M4(2) Category 2: 'Accessible and adaptable dwellings' and incorporate dwellings which will meet Building Regulations M4(3) Category 3: 'Wheelchair user dwellings'.
- Provide wheelchair accessible lifts to all apartment buildings.
- Ensure entrances and windows face onto public areas.
- Design internal habitable spaces to face out onto public areas. Avoid blank walls and facades, active frontages are encouraged.
- Include a range of high and low-level lighting solutions, avoiding dark spots.
- Integrate security features into the design at an early stage.
- Consider and engage with Secure by Design to creatively
- Respond to security and safety issues within the design from the outset.

References

A Design For Life: Urban Practices for an age-friendly city, Manchester School of Architecture
Manual for Streets 1
Manual for Streets 2
Spatial Planning for Health: An evidence resource for planning and designing healthier spaces

Streets for All, Transport for Greater Manchester

National Planning Policy Framework

- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 12. Achieving well-designed places

SDP 7 Embrace New and Sustainable Ideas

Applicants must demonstrate how they have incorporated modern innovations and technology to improve the sustainability of developments.

Summary

Greater Manchester has the ambition of being carbon neutral by 2038, making active travel the natural option for short trips to help reduce the carbon emissions associated with vehicular transport. Trafford Council shares this ambition and has published its Carbon Neutral Action Plan, outlining how Trafford will meet these targets.

The way in which buildings are designed, built, used, adapted and decommissioned has a significant impact on the environment. It is vital to ensure that new buildings and places are designed and built in a way that minimises their impact on the environment.

What you should consider

- Design innovation should be sought in all proposals, embracing both contemporary design thought and new technical approaches.
- Applicants should seek to reduce the carbon footprint, energy consumption and the use of natural resources throughout the construction and lifetime of a development.
- The application of technological solutions should not create a burden on building users or excessive maintenance requirements.
- Applicants should aim to set carbon reduction targets that exceed those set out in Building Regulations.

References

Planning Practice Guidance

A Green Future: Our 25 Year Plan to Improve the Environment

Biodiversity 2020: A strategy for England's wildlife and ecosystem services

BREEAM Technical Standards

Building for a Healthy Life

Building with Nature Standards

The Clean Growth Strategy

Trafford Carbon Neutral Action Plan

National Planning Policy Framework

2. Achieving sustainable development

6. Building a strong, competitive economy

9. Promoting sustainable transport

10. Supporting high quality communications infrastructure

14. Meeting the challenge of climate change, flooding and coastal change

15. Conserving and enhancing the natural environment

SDP 8

Designing Together

Applicants must demonstrate how their developments have been designed in partnership with stakeholders and the wider public.

Summary

Trafford is an engaged and passionate network of communities and Trafford Council is committed to giving communities and stakeholders a say in shaping its future growth and design.

Applicants and designers should take responsibility for communicating with those who may be affected, engagement should be inclusive and consider innovative ways of engaging traditionally hard to reach groups to make sure that they are informed about the project and, where possible, have the opportunity to contribute to shaping the development.

Rather than simply informing communities of proposed developments, designers and applicants should engage with them in the design process to help shape their proposals and gather local “buy-in” from the outset. Consultation must, naturally, be commensurate to the scale of a project. For example, smaller developments that are unlikely to impact a large number of people significantly will be expected to deliver proportional engagement on design development and testing.

Larger development proposals, however, will be expected to engage fully with communities to shape and test ideas.

What you should consider

- Undertake pre-application discussions with the LPA at concept stage

- Applicants should assess the extent of consultation required at the outset and put a responsive engagement plan in place
- Where feasible, applicants should establish a project brief that is fully informed by local communities
- Early engagement should seek to identify key issues and opportunities, and future stewardship.
- Engage communities and stakeholders, establishing “touch-points” throughout the design process, improve certainty by engaging communities and stakeholders by establishing touch-points throughout the design process.
- Keep engagement simple and well-informed.

References

Home Quality Mark

Planning Practice Guidance

Trafford Statement of Community Involvement

National Planning Policy Framework

3. Plan-making

4. Decision-making

8. Promoting healthy and safe communities

12. Achieving well-designed places



Introduction

Trafford Places

Introduction

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 open spaces mixed with many fine examples of architecture.

Trafford was historically an agricultural landscape, industrialisation did not occur in the area until the late 19th century. Trafford's main settlements owe much of their character to suburban growth of the 19th and 20th centuries. The construction of the Manchester, South Junction and Altrincham Railway [1849] created new suburbs for the middle classes of Manchester with the construction of villa-type houses centred around railway stations. There are many fine residences constructed from red brick, the distinctive Bowdon 'white brick', and sandstone. Roofs are generally slate, and many buildings have terracotta detailing. A number are by renowned architects including Edgar

Contents

[Trafford's Places](#)

[Area coding plan](#)

[Interpreting the Place](#)

[What you should consider](#)

Wood, Henry Goldsmith, Charles Heathcote and John Douglas.

That diversity of character is something which should be reinforced through the planning and design of new 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 solutions.

Trafford's Places

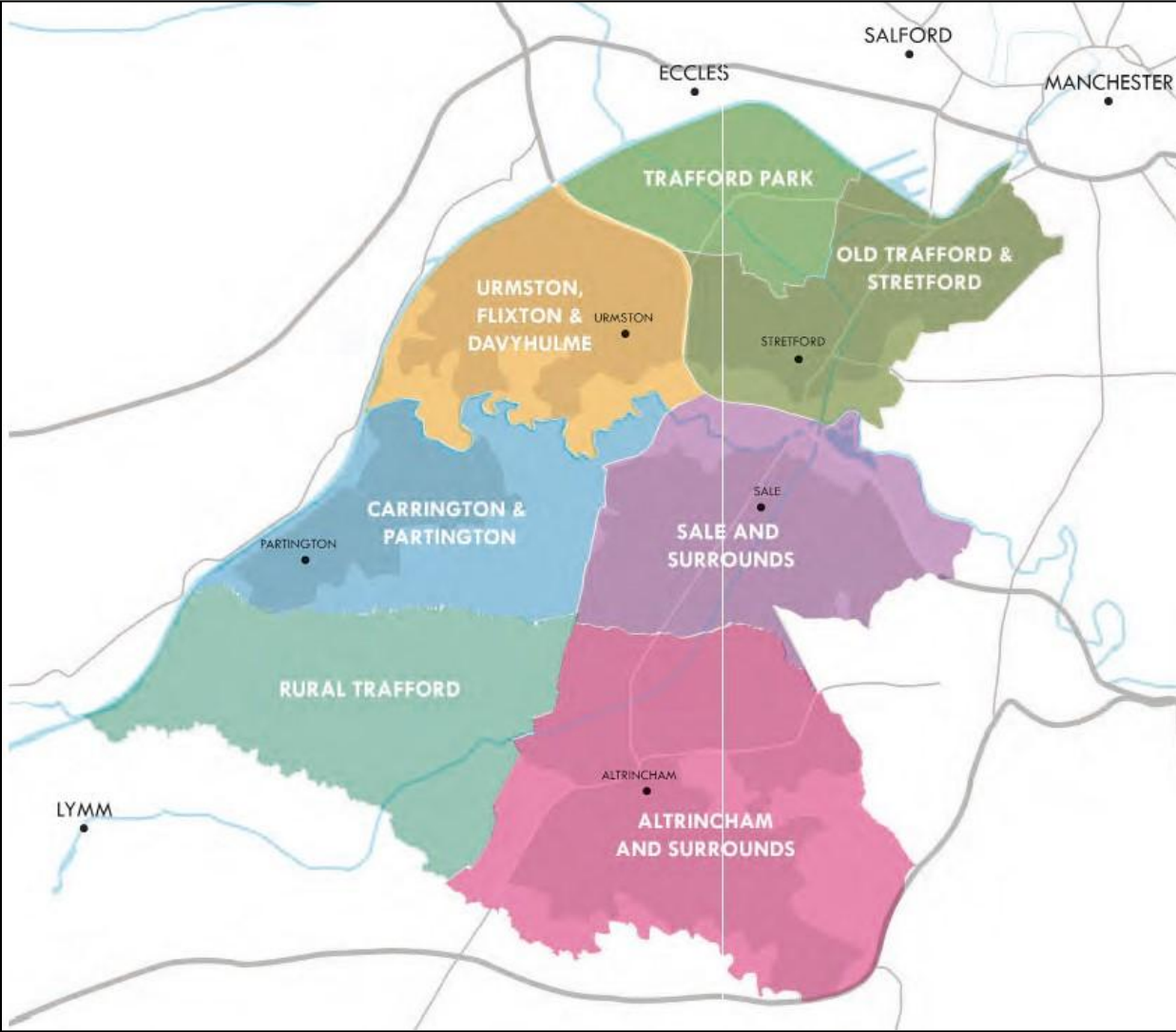
To guide applicants when thinking about the context of their proposals we have defined Trafford through a series “Places”. These are the localities within the Borough which are recognisable as being of a different character as defined by their architecture, history, character, landscape or land uses.

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.

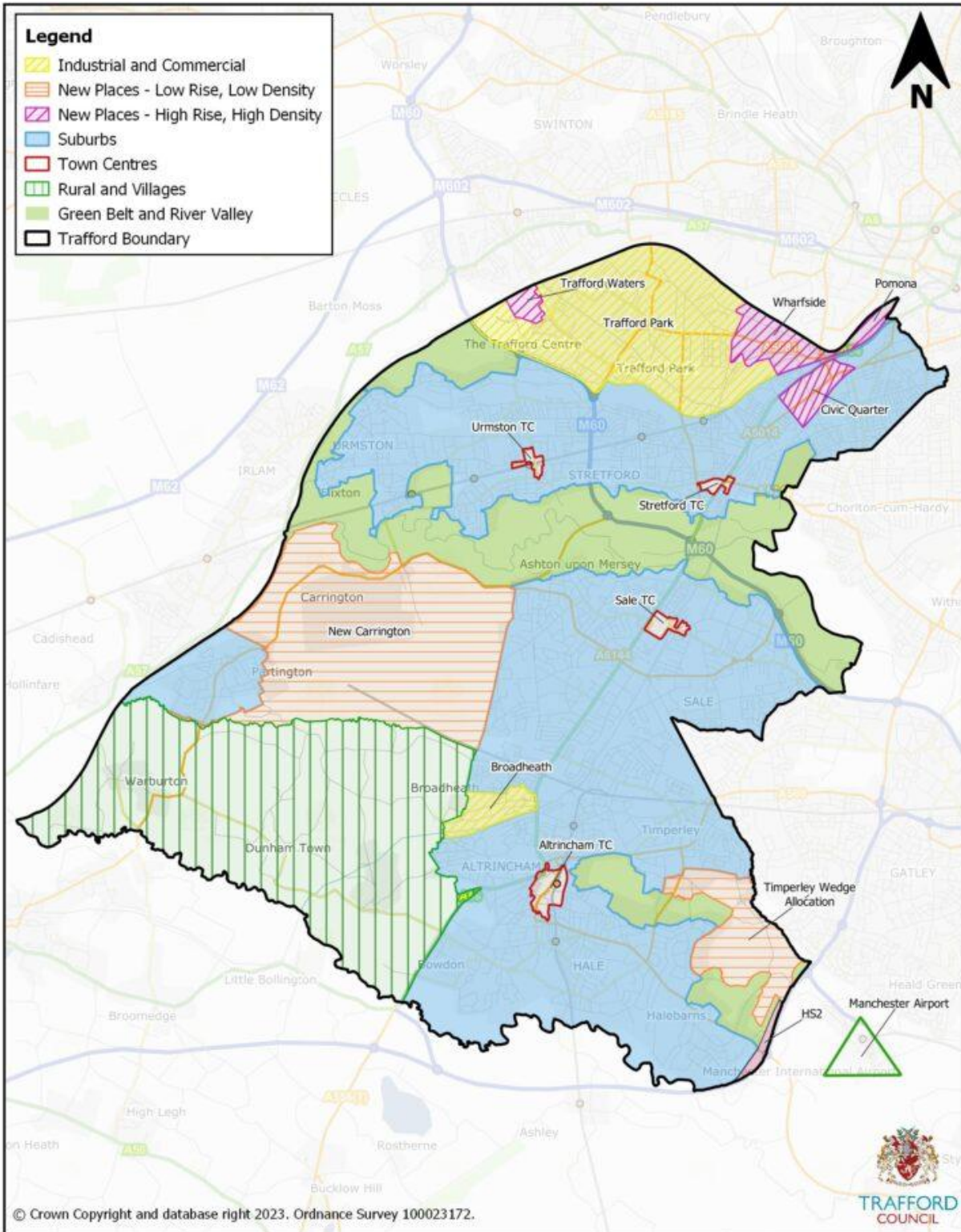
Places

- Old Trafford and Stretford
- Trafford Park

- Urmston, Flixton and Davyhulme
- Carrington and Partington
- Rural Trafford
- Altrincham and around
- Sale and surrounds



Trafford Coding Plan



Trafford's Area Coding Plan shows the areas within Trafford that the code will apply to along with the distribution of the area types. The plan also identifies the location of 'New Places' within the Borough.

This plan shows the area to be covered by the Code and divides this up into a series of area types as described in the key.

Applicants must identify where their proposed development site is located and the relevant area type to determine which sections of the Trafford Design Code are applicable. Make sure that you read 'Which sections should you read?'

Interpreting the Place

The following sections 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. This chapter has sought to identify some of these characteristics, however it is not practical to identify or indeed describe all these 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. 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. Key design cues have been set out for

each Place to assist in your work.

What you should consider

- Applicants must demonstrate an understanding of the Place in which the development 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, boundaries, material palette and detailing.
 - Where possible proposals should enhance and reinforce the existing character of the area. New development must contribute to the setting of existing historic landscapes and buildings.
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Trafford's Places

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 neighbourhoods of Whalley Range and Chorlton to the east.

**Development
Plan Documents**

[Civic Quarter
Area Action Plan](#)

[Empress
Conservation
Area Appraisal
and Area](#)

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.

[Management Plan](#)

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

[Longford Park Conservation Area and Area Management Plan](#)

Old Trafford is home to two internationally recognised sporting arenas, Old Trafford Cricket Ground and Old Trafford Football Ground, and the Civic Quarter Area. 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 a tight-knit network of streets laid out in historic gridiron patterns. 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 Road and Chester Road 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 1930s and 1940s 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 form and landscape 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 1930s and 1940s semi-detached housing estates in their typical style.
- In the area surrounding **Longford Park** it is more common to see lower density Victorian and Edwardian housing set in tree lined streets. Whilst in **Stretford** there is a variety of building forms including a few remaining historic public buildings and parades of shops surrounded by a variety of Victorian and Edwardian terraces. Stretching to the west are larger planned estates of 1930s and 1940s semi-detached housing which borders Urmston.

- The **Civic Quarter** is a focus for leisure, entertainment and commercial activity including the globally recognised Old Trafford cricket ground, whilst Old Trafford football ground sits just outside the Civic Quarter boundary. Despite widespread redevelopment in the second half of the twentieth century, there are notable surviving examples of historic commercial buildings and Victorian villas. It also hosts the administrative centre for the Borough at Trafford Town Hall, a fine example of a Neo-classical public building in Trafford.
 - The **Wharfside and Pomona** areas have a 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.
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Trafford's Places

Trafford Park

Trafford Park, the world's first and largest industrial estate, lies in the northernmost part of the Borough. The Manchester Ship Canal forms the border with Salford, while Old Trafford and Stretford lie to the east.. Urmston, Flixton and Davyhulme lie beyond the M60 to the southwest.

The area has a sprawling urban form with a variety of commercial buildings that are predominantly industrial

Development Plan Documents

[Barton Upon
Irwell
Conservation
Area Appraisal
and
Management
Plan](#)

in character. While developed to a relatively low density, the area has a typically low level of pedestrian permeability and access leading to 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 stand 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 and surrounded by residential areas allows for good access to key transport connections and corridors. Trafford Park is an opportunity to build a sustainable place for work and leisure, and continue to be internationally recognisable as an industrious and prosperous location.

Local Character Areas

- **The Village** is a well-preserved historic area of Trafford Park and was 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 visitor's 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 its verdant character throughout and includes a small ecology park.
- The **Bridgewater Canal** passes through Trafford Park. It provides a link to Old Trafford and Stretford as well as into Manchester city centre and is part of the Regional Cycle Network Route 82.
- **Trafford Waters** is a newly planned mixed-use neighbourhood making use of land adjacent to the Manchester Ship Canal close to the Trafford Centre. It will bring a residential and workforce population to the area.
- The **Manchester Ship Canal** is a significant heritage asset make better use of its waterside setting, within both Trafford Park and along the green edge to the Borough through Davyhulme and beyond to Partington.

Trafford's Places

Urmston, Flixton and Davyhulme

**Development
Plan Documents**

[Flixton
Conservation](#)

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 their 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 tree lined verges and cycle lanes, separating pedestrians from vehicular traffic.

Redevelopment in Urmston town centre 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. Nevertheless, the generous streets provide an opportunity for creating exemplar active travel routes.

Local Character Areas

- **Urmston** is the principal town centre for the area and includes an historic high street while period properties are focused around its core;
 - **Flixton** is a residential area to the west which abuts the Manchester Ship Canal but 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 centred around St Michael's Church;
 - 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 a residential area to the north which includes Trafford General Hospital and borders the M60 and nearby Trafford Centre. Like the rest of the area it boasts an extensive network of green spaces.
-

Trafford's Places

Carrington and Partington

Carrington and Partington occupy an 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 largely undeveloped until the early 20th century, when industry was first associated with the Manchester Ship

Canal, which facilitated new industry in the area including power generation, gas and chemical works.

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 dispersed character, where the historic village centre has all but been lost. The urban form of Partington is focussed around a retail centre in the village.

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 reserves and is 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.

Local Character Areas

- **Partington** is an historic village, which has been largely lost through the development of mass built 20th century housing estates.
- **Carrington** also has a 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 an extensive residential neighbourhood and new business park through Places for Everyone.

- **Carrington Moss** represents the surviving green space in the area. It was historically cultivated to grow various crops for the markets of nearby Manchester. The area was also used to dispose of the city's sewage.
- **Carrington Power Station** occupies the area north of Manchester Road and between the River Mersey and Manchester Ship Canal. A new gas powered power station has been built, with greener forms of energy storage and generation planned .
- Redundant **railway corridors** are evident in the landscape. These provide an opportunity for active travel or public transport connections between Carrington, Partington and the rest of the Trafford conurbation. The Carrington 'Rides' are an important local leisure resource and are remnants of the tram system that was used during the late 19th and early 20th century for large scale waste disposal, as part of large scale reclamation of the mossland.
- 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.

Trafford's Places

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 canalised River Mersey

Development Plan Documents

[Warburton Conservation Area Appraisal and Area Management Plan](#)

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 area's 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.

[Dunham Town Conservation Area Appraisal and Area Management Plan](#)

[Dunham Woodhouses Conservation Area Appraisal and Management Plan](#)

Local 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 Park** is part of the Dunham Massey parish, which is distinct for its walled estate which contains the Grade I listed Dunham Hall, Carriagehouse and Stables and the Grade II* listed Watermill, Gardens and Deer Park that is a popular destination for visitors across the region. It has a 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 the countryside as well as surrounding towns such as Lymm.
- The **former railway** between Altrincham and Warrington also provides a key strategic leisure route between Altrincham 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 and is a significant heritage asset that also provides a leisure opportunity and important habitats for flora and fauna.

Trafford's Places

Altrincham and around

The established and historic market town of Altrincham provides the central focus of the area in the

**Development
Plan Documents**

[Old Market
Place](#)

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 Sale.

[Conservation Area Appraisal and Management Plan](#)

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.

[Stamford New Road Conservation Area Appraisal and Management Plan](#)

[The Downs Conservation Area Appraisal and Management Plan](#)

With its attractive town centre, Altrincham has maintained a degree of economic autonomy and prosperity while also providing a place to live for those commuting to the city centre.

[Ashley Heath Conservation Area Appraisal and Management Plan](#)

Opportunities exist to encourage sustainable movement through an attractive secondary street network and use of green corridors.

[Bowdon Conservation Area Appraisal and Management Plan](#)

Hale Station
Conservation
Area Appraisal
and
Management
Plan

South Hale
Conservation
Area Appraisal
and
Management
Plan

Local Character Areas

- Altrincham, with its vibrant commercial and cultural centre and traditional market town quarter is Trafford's principal town centre. Attractive, historic residential areas sit close to the centre;
- **Bowdon**, a residential village directly adjoining Altrincham. Notable for its concentration of large Victorian villas and mansion houses;
- **Hale** has its own village centre and high street and alongside Bowdon and Altrincham makes up the core of the area;
- **Hale Barns** is a 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 largely residential in character but includes a successful commercial area centred around Trafford College on the A56 corridor;
 - **Broadheath** is a historically established industrial and commercial estate which included the internationally renowned Linotype Works alongside the Bridgewater Canal. It now includes a popular retail park and emerging new residential 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. Major new residential and commercial communities are planned for this area through Places for Everyone;
 - **The A56 Corridor** is an important sub-regional road network that runs through the Borough and terminates south of Altrincham, before connecting with the motorway network. It acts as a window to the Borough and provides opportunities for improved greening and high quality development to advertise Trafford as a place to invest;
 - **The Bridgewater Canal corridor** runs through Broadheath and Oldfield Brow providing a green and blue corridor for residents with links to Dunham Massey and the Cheshire countryside beyond;
 - **Former railway lines** to the west provide strategic recreation corridors and connect with nearby towns.
-

Sale and surrounds

Sale and its surroundings form a residential suburb which grew around the introduction of the railway. It is bound to the north by the River Mersey and the M60, to the west by Carrington Moss, and to the south by Timperley. Its vibrant town and village centres, central location and excellent transport links continue to make it a popular residential area.

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, the A56, Metrolink and canal corridors pass through Sale, making it a well-connected place, with the 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. Exceptional examples of this suburban style of architecture with decorative facades and roof details, sit behind established stone boundary walls and hedges along tree lined streets.

Development Plan Documents

[Brogden Grove
Conservation
Area Appraisal
and Area
Management
Plan](#)

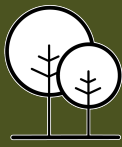
[Ashton upon
Mersey
Conservation
Area Appraisal
and Area
Management
Plan](#)

Beyond the historic central areas, 20th century semi-detached 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 terraces, semi-detached , and villas. The A56 corridor passes through the middle of Sale, which has provided impetus for commercial activity. This includes some notable examples of the early 20th century Art Deco and early modernist style.

Local Character Areas

- **Sale**, the principal 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 Station, including the Samuel Brook's built Brooklands Road. Typically larger detached and semi-detached properties;
- **Sale East**, an area with extensive 20th century housing stock centred around Norris Road;
- **Woodhouses** centred around Woodhouse Lane, typically comprised of semi-detached post war houses;
- **Ashton-upon-Mersey** centred around Ashton on Mersey village, a large residential area typified by late Victorian housing;

- **Sale West** is characterised by a variety of residential estates dating from the 1970s. It forms the westernmost edge of Sale and borders the adjacent landscape of Carrington Moss;
- **The A56 Corridor** runs through the centre of Sale town centre and forms an important commercial area along its northern section. It is a car dominated environment which would benefit from further greening;
- **The Bridgewater Canal** forms a focal point in the town centre and is well used by pedestrians and cyclists with good links to the city centre, parks and other green spaces;
- **The Mersey Corridor** provides a major natural green space and recreational route, linking Sale Water Park to Stretford, Chorlton and Didsbury.



Introduction

Landscape and Nature

Design codes for all developments

Introduction

Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.

Well-designed places:

- integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience;
- prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity;
- provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as

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[Trees](#)

[Boundaries and Edges](#)

[Protecting Existing Landscape Features](#)

[Drainage and SUDs](#)

[Biodiversity](#)

[Gardens and Small Spaces](#)

[Management and Maintenance](#)

play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

Landscape and Nature

Trees

There is a strong desire to increase the quality of the treescape across the Borough.

This will be achieved by valuing and maintaining existing trees and delivering a significant new generation of tree planting.

The importance of trees

This can be assessed at many levels, fundamentally they are the primary ingredient of all landscapes and help to improve streets, boundaries, parks, gardens, suburban edges, fields and woodland.

The value of trees occurs through:

- Structuring the landscape and underpinning a sense of place
- Being a primary biodiversity habitat
- Carbon sequestration
- Shading and cooling

Codes

Code

The right tree

The right place

Planted in the right way

Planting in hard trafficked areas

Maintained correctly

How many trees do I provide?

Compliance requirements

- Limiting exposure and wind impact
 - Reducing water run-off and flooding potential
 - Screening, filtering and/or framing views
 - Providing a positive sensory contribution and improving mental health
 - Creating attractive landscapes which brings about increased land values
-

LNL 1 Trees

The applicant must demonstrate that the proposed scheme complies with the 'Tree' best practice guidance set out within this chapter.

The right tree

The right trees should be planted in the right place and in the right way, and maintained correctly.

The following information is provided with the benefit of a longstanding knowledge of the local climate and soil conditions and of how to successfully establish the right type of trees within the Borough.

Wherever there is opportunity for a larger tree species, it should be taken. There will be more opportunity to deliver smaller specimens, but a mix, including a range of sizes is essential for structural and species diversity.

This section gives some key species information and some design parameters for achieving successful tree planting across the range of environments/situations in Trafford.

The information set out is proven and will help to achieve successful tree planting for Trafford. It is not intended to stifle innovation or variety. However, where there is a departure from the information set out herein, this should be justified by a Landscape Architect or Arboriculturalist.

Species selection

There are widely recognised ecological and place-making benefits for planting native species trees within both urban and rural landscapes. Nonetheless, with a changing climate and when considering the response of some trees to planting in highly urbanised environments, suitable, non-native trees will also be welcomed.

Although deciduous trees will form the majority of tree species within planting schemes, it is important to have a mix of both deciduous and evergreen tree species to ensure structural and ecological diversity.

The following table identifies a number of largely native species trees that are considered suitable for the Borough. This is not an exhaustive list and other species will be welcomed. However, they will need to be justified through supporting information. Expert advice should be sought.

The tables that follow provide details of:

- Ultimate size of each tree – (Large, Medium or Small)
- Whether the tree is deciduous or coniferous
- Suitability of the tree for different types of soils

Large Trees

By virtue of ultimate height and/or canopy spread. In a woodland context, they will dominate the upper canopy and in an urban setting they will become the most significant natural features.

Deciduous

Tree (inc. Latin Name)	Soil Type		
	Clay	Loamy	Sandy
English Oak (<i>Quercus robur</i>)	Y	Y	Y
Common Beech (<i>Fagus sylvatica</i>)	N	Y	Y
Common Lime Tree (<i>Tilia x europaea</i>)	Y	Y	Y
Horse Chestnut (<i>Aesculus hippocastanum</i>)	Y	Y	Y
Sweet Chestnut (<i>Castanea sativa</i>)	N	Y	Y
Birch (<i>Betula</i>)	Y	Y	Y
Norway Maple (<i>Acer platanoides</i>)	Y	Y	Y
London Plane (<i>Platanus x hispanica</i>)	Y	Y	Y
Hornbeam (<i>Carpinus betulus</i>)	N	Y	Y
Willow (<i>Salix</i>)	Y	Y	Y

Coniferous

Tree (inc. Latin Name)	Soil Type		
	Clay	Loamy	Sandy
Scots Pine (<i>Pinus sylvestris</i>)	Y	Y	Y
European Larch (<i>Larix decidua</i>)	Y	Y	Y
Austrian Pine (<i>Pinus nigra</i>)	Y	Y	Y
Spruce (<i>Picea</i>)	Y	Y	Y
Western Red Cedar (<i>Thuja plicata</i>)	Y	Y	Y
Cedar (<i>Cedrus libani</i>)	Y	Y	Y

Medium Trees

Trees with a mid-height stature and/or canopy spread. These trees have the ability to give structure in a tight urban landscape and can appear large at the human scale.

Deciduous

Tree (inc. Latin Name)	Soil Type		
	Clay	Loamy	Sandy
Wild Cherry (<i>Prunus avium</i>)	Y	Y	Y
Bird Cherry (<i>Prunus padus</i>)	Y	Y	Y
Field Maple (<i>Acer campestre</i>)	Y	Y	Y
Common Whitebeam (<i>Sorbus aria</i>)	Y	Y	Y

Alders (<i>Alnus</i>)	Y	Y	Y
Callery Pear (<i>Pyrus calleryana</i> 'Chanticleer')	Y	Y	Y

Coniferous

Tree (inc. Latin Name)	Soil Type		
	Clay	Loamy	Sandy
Yew (<i>Taxus bacatta</i>)	Y	Y	Y
White Cedar (<i>Thuja occidentalis</i>)	Y	Y	Y

Small Trees

Trees with a smaller height structure and/or canopy spread. These trees can be introduced in tight, urban situations. They may be chosen for their decorative or biodiverse qualities. They are generally the shortest-lived.

Deciduous

Tree (inc. Latin Name)	Soil Type		
	Clay	Loamy	Sandy
Rowan (<i>Sorbus aucuparia</i>)	N	Y	Y
Ornamental Cherries (<i>Prunus</i>)	N	Y	Y
Holly (<i>Ilex aquifolium</i>)	N	Y	Y
Hawthorn (<i>Crataegus</i>)	Y	Y	Y
Apples & Crab Apples (<i>Malus</i>)	N	Y	Y

Hazel (<i>Corylus avellana</i>)	N	Y	Y
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Coniferous

Tree (inc. Latin Name)	Soil Type		
	Clay	Loamy	Sandy
Irish Yew (<i>Taxus bacatta</i> 'Hibernica')	Y	Y	Y

Street Trees

Trees that would best suit planting within hard areas. The following species are considered appropriate for street tree planting within Trafford due to their form and appearance, their ability to withstand more constrained environments and tolerate pollutants, and which do not tend to cause root damage problems if planted correctly.

The following is not an exhaustive list and the list will vary with time, subject to availability and new species becoming available and suitable.

All require special tree pit and engineering solutions to ensure the best possible ground conditions are achieved and to give the trees the best possible chance of thriving.

Deciduous

Trees (inc. Latin Name)	Soil Type		
	Clay	Loamy	Sandy
Large Trees			

Common Lime (<i>Tilia x europaea</i>)	Y	Y	Y
Small Leafed Lime (<i>Tilia cordata</i>)	Y	Y	Y
Maple (<i>Acer campestre</i> 'Elegant')	Y	Y	Y
Platanus x acerifolia / hispanica (London Plane)	Y	Y	Y
Medium Trees			
Pear (<i>Pyrus calleryana</i> 'Chanticleer')	Y	Y	Y
Turkish Hazel (<i>Corylus colurna</i>)	N	Y	Y
Broad leaved cockspur (<i>Crataegus prunifolia</i>)	Y	Y	Y
Fastigate Tulip Tree (<i>Liriodendron tulipifera</i> fastigiata)	Y	Y	Y
Norway Maple 'columnare' (<i>Acer platanoides</i> 'Columnare')	Y	Y	Y
Small Trees			
Birch (<i>Betula pendula</i> fastigiata 'Obelisk')	Y	Y	Y
Upright Hornbeam (<i>Carpinus betulus</i> 'Frans Fontaine')	Y	Y	Y
Maidenhair Tree (<i>Ginkgo biloba</i> 'Princeton Sentry')	Y	Y	Y
Upright Pin Oak (<i>Quercus palustris</i> 'Green Pillar')	Y	Y	Y

Spacing of street trees will naturally vary by size and the effect sought. Nonetheless, as a rule of thumb, each street tree, whether planted in a grass

verge or a generous paved area **should be planted between 12m and 20m apart from the next tree.**

The right place

It is imperative that the right tree is located in the right place, to avoid proximity issues / amenity concerns and to give the right tree the space needed to thrive.

In urban situations, where space is often limited, any opportunity to plant a large tree should be seized. Large species trees best complement large buildings and therefore create an environment where nature can shine.

This Design Code is seeking to achieve the best outcomes, and if foundation adjustments are required to accommodate specific trees, this should be factored into any new-build design process, and should not be at the expense of achieving the best possible tree in a given location.

The category of tree size can be used to assess a suitable minimum planting distance from buildings or significant structures. Note, there will always be a technical solution for accommodating the engineering solutions that come when considering root growth and soil type. When planting near to a building, wall or other structure, root barriers may be required and expert advice should be sought.

Principles

Large Trees can be planted a minimum of 10m from a building or structure.
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Medium trees can be planted a minimum of 6m from a building or structure.

Small trees can be planted a minimum of 3m away from a building or structure.

Placed in the right way

Creating the right planting conditions for the right tree in the right place is essential for its successful establishment, its ongoing health, form, and its longevity.

Whilst there are site-specific variations and also bespoke solutions for the successful establishment of new trees, the following information needs to be detailed within the submitted Landscape Layout Plans to demonstrate that the proposed trees can be successfully delivered and will be long-lasting.

The information set out below is specific to planting in open, unobstructed ground. Any trees planted in areas of limited open ground (e.g. verges) or within hardstanding will need bespoke specifications and tree pit details provided by a suitably qualified Landscape specialist.

Principles

- Positive drainage of tree pits is essential – to ensure water can get away and avoid killing the tree.
- Positive irrigation (guaranteed watering/feeding) is required for the first 3 years otherwise trees are likely to die.
- All trees from standard sized trees upwards will require adequate tree staking.

- Safeguarding from animals, vehicles and/or vandalism will be required where necessary.

Size	Girth	Pit Size	Pit Depth
Standard	8–12cm	900 x 900mm	700mm
Extra Heavy	12–18cm	1200 x 1200mm	800mm
Semi Mature	18–25cm	1500 x 1500mm	1000mm
Specimens	25cm+	2000 x 2000mm	1000mm

Planting in hard trafficked areas

For trees to survive, the roots need access to water and oxygen. It is imperative that the ground does not become too compacted as this will starve the tree of these essential elements.

To give trees that are planted in hard areas where their eventual rooting area will be subject to load bearing impacts (e.g. street trees or trees within a car park), the best opportunity to thrive and grow, specialist engineering solutions will be required. This could involve special structural cell-type systems set within larger tree pits below the surface. In such situations, expert advice should be sought early in the design process and appropriate solutions provided.

Wherever possible, the opportunity to introduce sustainable drainage systems (SuDS) as an integral part of urban tree pits should be seized. Such multi-purpose tree pit design solutions are available.

Golden rules of tree planting

- Know the soils and therefore choose the correct trees
- Consider off-site constraints so that the tree can thrive and does not become a nuisance
- Ensure sufficient soil volume is provided for each species
- Think about tree pit design and solutions from the outset
- Make sure that there is adequate drainage
- Make sure there is a local water supply for irrigation
- Allow for good quality care after planting (min. 3 years)
- Know where existing services are from the outset. Proposed services should respect tree locations
- Establish the best conditions in all scenarios to give trees the best possible chance to thrive

Maintained correctly

Any tree can die if not maintained correctly.

There is a duty of care, the responsibility for which needs to be made clear at the time of planting, to ensure success. Planning conditions will require maintenance and care and/or replacement planting for a minimum period of 15 years following initial planting. Responsibility for this should be established at the outset.

Tree planting does require specialist knowledge and any bespoke solution needs justifying by a suitably qualified landscape specialist through the planning application process.

Principles of successful maintenance

Successful maintenance will involve:

- Watering
- Weeding and mulching around the base
- Checking for security / staking
- Safeguarding from livestock or rabbits, humans (vandalism)

How many trees do I need to provide?

Applicants should seek to maximise the number of trees on a development site. Where spaces allow, applicants should provide a net gain in the number of trees. Trees must be planted in accordance with the guidance set out in this Chapter ensuring that the right tree is planted in the right place, in the right way and maintained correctly.

Where applicants have robustly justified that it is not technically feasible (arboriculturally) to deliver a net gain of on-site tree planting, contributions will be sought to provide off-site tree planting.

What is the minimum size required?

Street trees	Extra heavy standard
Public facing trees	Heavy standard

Private facing trees	Standard
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Rules of tree provision

- Applicants should provide a net increase of three trees per dwellinghouse. Where feasible one tree should be provided to the front of a dwellinghouse and two to the rear.
- Apartments should provide one tree per unit.
- Street trees are subject to a formula of 0.5 no. street trees per new dwelling.

Compliance requirements

All planning applications covered by the Trafford Design Code must be accompanied by sufficient information that details:

- Tree species
- Tree positions and quantum
- Tree sizes and ultimate canopy spread
- Requisite rooting area or volume
- Details of tree pit size – appropriate for species
- Existing and proposed utility and services plan demonstrating relationship with existing and proposed trees
- Planting method statement
- Maintenance regime – defining the how, the who and the what
- Soil type – analysis report following best practice and utilising a spread of samples across a site
- Arboricultural Impact Assessment and Arboricultural Method Statement

Boundaries and Edges

Boundaries and Edges should be considered and designed from the outset.

The Importance of Boundaries and Edges – The role of boundaries and edges cannot be overstated. They are a principal ingredient of shaping a place at all scales and in all situations.

Different established neighbourhoods within the Borough will already have a well-defined hierarchy and structure of boundaries and edges. This can be seen at many different scales and in various situations:

- Garden boundaries with good levels of privacy afforded to rear gardens and defensible space, at least, for front gardens.
- Certain neighbourhoods can be categorised by private gardens with tall enclosures, others may employ a more open format, yet controls exist.
- Unsightly facades benefit from screening by densely planted or solid boundaries.
- Railings can provide security but are more open than walls or solid fences.
- Trees and hedgerows can soften and enliven boundaries.
- The use of Similar Boundary Treatments can characterise a place as can an appropriate mix

Codes

Code

Establishing the Composition & Layout of Boundaries & Edges

Good practice solutions

Establishing hedges

Maintained correctly

The fabric, meshing and composition of the boundaries and edges are of equal importance to the buildings in determining the success of a place. The components of the boundaries and edges define space, screen, protect and can soften and embed all manner of development. Along with structural planting, boundaries and edges can deliver an intimate (human) scale and add vibrancy to even the most built-up and densely arranged urban spaces.

When designing boundaries and edges within an established neighbourhood, these should generally follow inherent patterns. This is not always at the expense of suitable (justified) innovation.

- In new neighbourhoods or development zones, context and the relationship with adjacent land parcels and land uses is important.
- The solution should aspire to deliver the best example of boundary treatment and not the basic solution.
- The larger the development, the more fulsome and large scale the boundary treatments and edges should be.
- In all instances, opportunities to introduce structural planting (trees and hedgerows) should be taken.

LNL 2 Boundaries and Edges

The applicant must demonstrate that the proposed scheme complies with the 'Tree' best practice guidance set out within this chapter.

Golden Rules of Boundaries and Edges

In any situation, the context will determine the appropriate scale, proportion and type of preferred boundary solution.

Where planting trees and hedgerows:

- Know the soils and therefore choose the correct tree and hedgerow
 - Ensure that ultimate size, form and appearance of the chosen tree and hedgerow is suitable for the location provided
 - Consider off-site constraints so that the tree and hedgerows can thrive and do not become a nuisance
 - Make sure that there is adequate drainage
 - Make sure there is a local water supply for irrigation
 - Allow for good quality care after planting (minimum 3 years)
 - Know where existing services are from the outset. Proposed services should respect tree and hedgerow
 - Establish the best conditions in all scenarios to give trees and hedgerows the best possible chance to thrive.
-

Establishing the composition and layout of boundaries and edges

In any new development, whether large or small in scale, it is imperative to design the boundary treatment to meet the needs of the place.

This can be broken down into firstly a functional requirement and then aesthetic considerations can be applied to the layout and form.

Functional considerations

Boundary treatments need to consider the following requirements:

- Privacy – e.g. tall boundaries for private garden areas
- Security/Safety – e.g. school playgrounds or railway lines
- Ownership – e.g. public versus private ownership demarcation
- Screening – e.g. to screen unsightly busy roads
- Wildlife movement – e.g. hedgehog highways (small openings in bases of fences or walls)
- Transition – e.g. urban to rural areas, through buffer planting

Aesthetic considerations

A successful scheme can only be achieved when, firstly, the functional considerations have been determined and then importantly, the appropriate aesthetic considerations should be applied to achieve the optimum solution.

The **golden rules** to be applied to the aesthetic choices:

- **Respond to context** – If a new development is of an infill type, it should respond positively to the best of the established boundary treatments. For new communities, all boundary treatments should elevate the sense of place.
- **Design for the public domain** – All proposed development will need to show how it has prioritised the outward facing relationship within the design of boundaries and edges rather than the inward facing. **The public facing presentation is considered wholly more important than the private facing.** Space should always be afforded to permit a high-quality, uniform and/or planted public-facing boundary to thrive.
- **Use “green” wherever possible** – Hedges, trees, shrub planting and climbers have the ability to enhance stark or hard boundary solutions.
- **Consider management & maintenance responsibilities at the outset** – Boundaries need maintaining. Practical considerations of maintenance must be considered at the design stage and responsibility.

If the functional considerations determine that inappropriate boundary solutions are required, it will be necessary to make design changes to the scheme.

Good practice solutions

Privacy

- Tall walls
- Tall hedges
- Tall fences or railings with hedges

Security (alone)

- Mesh fencing
- Railings

Protection

- Railings
- Low Hedges (sometimes mesh fencing)

Ownership

Providing clarity between neighbour ownership or between public and private domains.

Where ownership needs demarcating, this can be achieved with physical boundaries or, where openness between ownership areas necessitates, through changes in materials at the edges.

Screening

When seeking shelter from visual intrusion, screening solutions should not detract from the public domain.

Planting Solutions – with scale responding to the need:

- Tall belts of trees
- Tall hedges
- The middle layer of vegetation

Transition (between one land use or character to another)

These transition areas tend to have a largess given the scales involved. For example, successful visual transitions from rural to suburban areas tend to include areas of belt or layered planting.

Tall walls, fences and railings (over 1.5m)

- Trees should be provided either in front of or behind the hard boundary treatment.
- Hedges should always be included for tall fences and railings and should be visible from the public facing side of the boundary.

Low walls, fences and railings (below 1.5m)

- Trees are always good in these situations and will be expected to be provided unless justified.
 - Planting of hedges or shrubs above/behind a wall, always enhances the boundary.
-

Establishing hedges

Hedges require similar growing conditions to trees. It is vitally important that the correct conditions are provided. This will require effective consideration of the following:

- Adequate Hedge Trench Size
 - Sufficient Soil Volume (in which to grow)
 - Soil type/quality
 - Positive drainage of hedge trenches is essential – to ensure water can get away and avoid killing the hedgerow
 - Positive Irrigation (guaranteed watering/feeding) is required for the first 3 years otherwise trees are likely to die
 - Safeguarding from animals, vehicles and/or vandalism will be required where necessary
 - All hedges should be planted from root ball stock or container grown, with a minimum pot size of 10 litres.
-

Maintenance and responsibilities

Hard Elements

Where part of a uniform boundary arrangement, the boundary treatments should be maintained as part of a wider communal management strategy. Details of how these are to be effectively maintained, safeguarded and how the maintenance will be funded for a minimum of 15 years should be provided at the outset.

All rear solid boundaries must retain sufficient openings to allow continued Hedgehog (and other small mammal and amphibian) migration between garden spaces.

Planted Elements

Any public facing hedgerow or tree planting will need to be covered by a private or communal management arrangement, clearly defined in the application submission, to ensure its continued success and contribution to the streetscene.

There is a duty of care, the responsibility for which needs to be made clear at the time of planting boundary hedges and trees, to ensure success. Planning Conditions will require maintenance and care and/or replacement planting for a minimum period of 15 years following initial planting. Responsibility for this should be established at the outset.

Successful maintenance will involve:

- watering
- weeding and mulching around the base
- checking for security/staking
- It may also involve safeguarding from livestock or rabbits

LNL 3

Protecting existing landscape features

The applicant must demonstrate that the proposed scheme complies with the 'Protecting existing landscape features' best practice guidance set out within this chapter.

Existing landscape features should be considered from the outset.

The design and planning stage should be aspirational and practical and must acknowledge the 'buildability' of the scheme.

These considerations apply to features within the site and on surrounding land, to ensure that features identified for retention at the design stage will be safeguarded throughout the construction stage.

The entire development process should respect and allow for the successful retention of worthy existing landscape features. This must be clearly set out at the application stage.

Supporting background information

At the outset of the design process, existing landscape features of merit should be identified. This is achieved through a series of baseline technical reports which, where relevant, must be submitted with the planning application.

These reports must be carried out by suitably qualified professionals in their field of work and could include:

- Site/Topographical Survey;
- Arboricultural (Tree and Hedgerow) Survey Reports;
- Archaeological/Heritage Reports;
- Ecological Reports;
- Soil Analysis Reports;

- Ground Condition and Contamination Assessments;
- Drainage Assessment Reports;
- Landscape and Visual Impact Assessment.

It must be demonstrated within the planning submission how the above information has informed the Landscape Strategy for the site. The design process must balance the informed knowledge of the existing landscape features on and around the site with the wider development brief.

A site features protection plan

A site features protection plan must be prepared with any planning application submitted. This plan and associated method statements must take into account the practicalities of the construction stage.

This will include:

- The working/construction zones around buildings.
- Extra space required for basement or deep foundations
- Service and drainage runs
- Site compounds and material storage areas
- Areas and method for stockpiling topsoil for reuse on site
- Tree and hedge root protection area and vulnerable tree canopies.

Drainage and SUDS

A large proportion of Trafford Borough is within a nationally recognised Critical Drainage Area. This means that significant areas are at a direct risk of flooding, whilst other areas have a vital role to play in preventing excess water run-off impacting those more critical areas. Each and every site has its role to play in addressing flood risk.

In an increasingly unpredictable and changing climate, it is imperative that sustainable urban drainage solutions are achieved, wherever possible.

The ultimate positive solution is where the landscape and nature combine to deliver sustainable drainage.

Sustainable Urban Drainage systems (SUDS) have the ability to:

- Hold back water run-off
- Prevent flooding
- Remove or reduce contaminants / pollutants from water on site
- Form an inherent part of an inspiring landscape or urban setting
- Provide habitat as part of the system

Codes Code

[Combining planting with 'natural' drainage solutions](#)

[Other Sustainable Drainage Systems](#)

[Supporting background information](#)

[SUDs proposal plan](#)

LNL 4

Drainage and SuDS

The applicant must demonstrate that the proposed scheme complies with the 'Drainage and Sustainable Drainage Solutions' best practice guidance set out within this chapter.

It is no longer acceptable to simply “get water off site” in the most efficient engineered manner (pipe).

Sustainable drainage solutions (SuDS) components work in a number of ways. They:

- Infiltrate (soak) into the ground
- Convey (flow) into a watercourse
- Provide Storage on site and Attenuate (slow down) the flows of water.

SuDS schemes can use a combination of these processes. Every site has its part to play in mitigating flood risk. The landscape and nature elements of a site should contribute as positively as is possible to achieving this.

Larger sites with greater areas of open space have a significant role to play. For example, the open space system can successfully combine with a SuDS scheme.

Combining planting with 'natural' drainage solutions

There can be an incredibly successful symbiosis between landscape, nature and sustainable drainage systems. Hence, it will be expected that landscape,

nature and SUDs are the first design tools in achieving a successful drainage scheme.

These 'natural' drainage solutions can provide all of the identified SUDs benefits. Additional benefits that these can bring to wildlife as well as human-related benefits are also well documented. 'Natural' drainage solutions must be considered and incorporated wherever possible within sites. These may include:

- Wetlands
 - Planted attenuation basins and ponds
 - Planted infiltration ponds
 - Planted strips, trenches and swales
 - Bioretention areas
 - Rain gardens
-

Other Sustainable Drainage Systems

There is a well-documented hierarchy of sustainable drainage solutions. Wherever possible, 'natural' drainage solutions should be introduced into a site's landscape design and network of connected spaces. Where this is not possible, justification is required and other sustainable drainage solutions can be utilised. These can include:

- Rainwater harvesting
- Green roofs (on buildings or structures)
- Permeable surfaces
- Channels or rills
- Engineered soakaways, trenches or basins

- Geo-cellular storage systems
 - Inlet, outlet and control systems
-

Supporting background information

At the outset of the design process, the ground condition, water table and capacity for the entire site to drain in a sustainable manner should be confirmed through an appropriate technical assessment and report.

This preliminary baseline assessment and report must identify:

- How the existing site is drained
- The existing soil type and water infiltration opportunity across the site
- How sustainable drainage solutions can be incorporated within the site
- What sustainable opportunities exist on site to deal with water run-off in a sustainable manner (the “How” and the “Where”).

This baseline report must be submitted with the application and evidence should be presented at the submission stage to demonstrate how this information has fed into the design.

SUDs layout plan

A proposed SuDs layout plan and accompanying statement must be prepared with any planning application submitted. Applications must also be accompanied by a North West SuDS pro-forma, Flood Risk Assessment and Drainage Strategy / Statement as appropriate.

This information will include details of:

How a sequential approach to sustainable drainage on site will be implemented, as follows:

1. 'Natural' drainage solutions (most preferred)
2. Other sustainable drainage solutions (good)
3. All other drainage solutions (last resort)

This information should be proportionate to the nature, scale and type of application. It must demonstrate that the proposed SuDs scheme can be achieved, including:

- Indicative levels information
 - Requisite drainage capacity
 - Storage capacity of SuDs
 - Outfall capacity
-

Biodiversity

Embracing ecology and biodiversity as a core component of the development process has never been more important.

Trafford Council is committed to delivering Borough-wide biodiversity enhancements. This can be achieved on all development sites and at all scales. Safeguarding existing habitat and priority species is fundamental. Delivering ecological enhancements is now a prerequisite.

Every component of a landscape is a potential habitat. However, certain landscape features have a greater capacity to sustain and nurture fauna than others.

HIGHER VALUE		LOWER VALUE	
Native oak tree	v	Leyland cypress tree	
Mixed native hedgerow	v	Laurel hedgerow	
Wildlife pond	v	Ornamental pond	
Wildflower meadow	v	Mown lawn	
Herbaceous border	v	Rhododendron border	
Green roof	v	Asphalt roof	
Hedgerows	v	Fences	
Insect hotel or bird feeder	v	Nothing	

Codes

Code

Supporting background information

An ecological protection and enhancement plan

Wildlife friendly management

LNL 5

Biodiversity

The applicant must demonstrate that the proposed scheme complies with the 'Biodiversity' best practice guidance set out within this chapter.

The Code requires the design process to fully acknowledge the ecological baseline of the site and to demonstrate an understanding of the wider ecological context of the site. The design process must then embrace the successful delivery of long-term ecological enhancement.

This will be achieved through designing the correct landscape and ecological solutions, which will put forward species mixes and the habitats that these will create.

Therefore, the development process must identify:

- A baseline position
- Ecological context
- Opportunities for ecological enhancement
- Proposals
- The resulting benefits
- Long-term management

The degree of information provided will be proportionate to the scale and nature of a development proposal. For single dwellings, the submitted information will be modest in its extent, but still demonstrate how ecological enhancement will be achieved. For larger or more complex schemes, a suitably qualified ecologist must be engaged at the outset of a project.

The solutions will embrace a full range of measures that will be required to inform a well-considered landscape response to the site.

Biodiversity protection and enhancement can be delivered in a multitude of ways and will layer up with other aspects of the Design Code. Biodiversity enhancement can be delivered alongside considerations including:

- Trees and hedgerows
- Boundaries
- Protection of existing landscape features
- SUDs and drainage solutions
- Gardens and small spaces
- Exceptional landscapes
- Management and maintenance

Healthy soils will be a vital component of a healthy landscape and nature.

Supporting background information

At the outset of the design process, a baseline site appraisal of existing habitats, biodiversity value and the presence of protected species should be undertaken by a suitably qualified Ecology professional.

This preliminary baseline assessment and report must establish:

- The habitat types on site (or recently on site)
- Wider ecological networks
- The value (BNG) of the existing site
- The presence of any protected species or habitats suitable for protected species

- Identify opportunities and suggestions for biodiversity enhancement on site and connectivity beyond

This baseline report should inform the design for the site **before work on the design has commenced** to avoid commercial pressures inhibiting a good design approach to a site.

This baseline report must be submitted with the application and evidence should be presented at the application submission stage to demonstrate how this information has fed into the design layout for the proposed development.

Additional report(s) will then also be required to demonstrate how any identified ecological constraints can be safeguarded or mitigated and how opportunities for ecological enhancement have been achieved. Refer to the Trafford Validation Checklist for further validation requirements.

An Ecological Protection and Enhancement Plan

An Ecological Protection and Enhancement Plan must be prepared with any planning application submitted. This plan and associated method statements must also take into account the practicalities of the construction stage.

This will include:

- The protection of existing habitats and protected species
- The composition and detail of the enhancement proposals
- The necessary long-term management requirements to ensure success.

For single dwellings, the submitted information will be modest in its extent, but still demonstrate how ecological enhancement will be achieved (e.g. wildlife-friendly fencing, bird and bat boxes within buildings, tree/shrub/hedge planting and species).

For larger or more complex schemes, this must be a comprehensive suite of proposals, prepared by a suitably qualified Ecology professional to confirm that the site will deliver positively for nature. This should be in plan form with accompanying schedules, method statements and management regimes clearly set out.

Wildlife friendly management

It is expected that management schemes will not require harmful pesticides or herbicides, except where clearly necessary, for example, in the removal of invasive species.

Landscape and Nature

Gardens and Small Spaces

Collectively, gardens and small spaces form a significant percentage of the Borough's green spaces.

All gardens and small spaces contribute to the Borough's landscape and nature

Small spaces can include:

- Gardens
- roof tops
- balconies and terraces
- living walls
- pocket parks
- public squares
- allotments
- car parks
- edges and verges

Codes
Code

[Housing and gardens](#)

[Rooftops and podiums](#)

[Public squares](#)

[Submission requirements](#)

LNL 6

Gardens and small spaces

The applicant must demonstrate that the proposed scheme complies with the 'Gardens and small spaces' best practice guidance set out within this chapter.

The most attractive areas of Trafford and the most desirable places to live have a full and abundant landscape. The majority of this landscape is privately managed within gardens and small spaces. All new developments must deliver landscapes of a similar quality to the best landscaped parts of the Borough. This will involve a landscape led approach to the design process that means that a full and robust landscape infrastructure must be delivered.

Landscape rich areas always add value to an individual property or neighbourhood, which will exceed the cost of its implementation.

It is often the case that the quality of landscape infrastructure delivered at the outset determines the status for years to come. For a landscape to thrive, the basic ingredients must come through the development process to allow the future owner or individual to nurture and embellish the quality of the space.

No garden or small space should be ignored. Given their application at the human scale, they contribute uniquely to the vibrancy, life and health of an area. To achieve this, there needs to be a clear focus on the detail.

For the private individual or family, an outdoor or garden space can make the home, and can have a great bearing on the quality of home life. How a garden is designed and implemented is vitally important in defining this.

Good design must consider:

- Levels of privacy and security
- Protection from disturbances
- Aesthetic qualities to deliver beauty and harmony
- Space to enjoy
- Opportunities for planting
- Delivering biodiversity enhancements
- How the space is experienced from the outside

Similarly, for small public spaces, such as verges, pocket parks or allotments the quality of detailing will have a vital role to play in the success of these spaces.

Small spaces can include the planting of new trees, hedges, shrubs, wildflowers, bulb planting, rain gardens, the formation of small ponds, lawns or earth sculpturing, or may contribute to urban art and gatherings.

It is vitally important that the design and development process delivers the best possible landscape and nature framework from the outset.

The Code requires a high quality landscape led approach to design and development, and particularly for gardens and small spaces. There is an expectation to deliver high standards of landscape implementation at the outset.

Housing and gardens

For every residential development involving at least one new dwelling (including a replacement dwelling), the following coding is applicable.

Front gardens or Streets

The front (public-facing) gardens will largely define the streetscene and will require an attractive and robust landscape structure. This will involve the planting of trees, hedges and shrubs at a size that delivers an instant impact.

Applicants should refer to the 'Trees' subchapter for tree planting guidance. Where there is insufficient depth in front gardens to accommodate tree planting, trees should be planted in the street as an alternative.

All new development will require the introduction of new tree planting. In particular, new residential properties (including replacement dwellings) are required to provide the following new planting within front gardens along the street.

All trees must be planted at a minimum of a "Select Standard" size (10–12cm girth) to ensure that it establishes and has sufficient immediate impact to ensure its contribution to the streetscene and its retention.

Trees

Width of Frontage (m)	Minimum No. of Trees to be planted within Garden Area
<6	1
6 – 10	2
10+	2+

Rear and side garden areas

Trees

In schemes involving housing with private garden areas, every private garden will be expected to deliver trees within that garden at a minimum “Standard” size (8–10cm girth) and as per the minimum ratios set out below:

Size of Private Garden Area (sqm)	Minimum No. of Trees to be planted within Garden Area
<100	1
100–200	2
200+	3

Rooftops and podiums

Rooftops and podium gardens have the ability to deliver meaningful tree, hedge and shrub planting. Every opportunity to deliver meaningful planting in such spaces must be taken.

In order to deliver rooftop planting, a number of things must be factored in from the outset, including:

- Load bearing considerations (trees, soil and watering have a heavy load)
- Roof build up requirements and levels implications for this
- Whether any part of the planting bed will be above or below external rooftop level
- Drainage considerations
- Irrigation capability (Including water supply and bib tap locations)
- How large species are to be delivered to the actual roof top or podium for planting

- How ongoing maintenance (or replacement planting) will be carried out once the scheme has been completed.
- Any legal requirements

Rear and side garden areas

Trees

In schemes involving housing with private garden areas, every private garden will be expected to deliver trees within that garden at a minimum “Standard” size (8–10cm girth) and as per the minimum ratios set out below:

Size of Private Garden Area (sqm)	Minimum No. of Trees to be planted within Garden Area
<100	1
100–200	2
200+	3

Public squares

Public squares and public parks of all sizes have an important role to play. All have the ability to deliver some level of planting. Spaces that include tree and other planting are invariably more successful spaces than those without.

Hard spaces can incorporate trees, hedges and/or planters within the space and all opportunities should be taken.

Submission requirements

In circumstances where rooftop or podium planting is being proposed and relied upon, confirmation that the above considerations have been taken into account from the outset must be submitted with the application.

A plan and supporting information must include:

- A roof top or podium deck landscape plan
- Outline technical considerations
- Outline management plan

Confirmation of this should be submitted with the planning application.

Landscape and Nature

Management and maintenance

LNL 7 Management and Maintenance

The applicant must demonstrate that the proposed scheme complies with the 'Management and Maintenance' best practice guidance set out within this chapter.

A successful landscape is a product of good quality implementation and good quality management. Implementation may take weeks or months, but for a landscaping scheme to be successful, it must be managed and maintained forever.

Responsibility for Landscape Management can be with:

- Individuals

- Private Management Companies
- Trafford Council

A lack of clarity at an early stage can lead to indecision or conflict and then ultimately the landscape will suffer.

Establishing maintenance responsibility at the design stage is imperative.

Supporting information

The Code requires a plan and method statement, clearly identifying landscape management and maintenance responsibilities, submitted with the planning application.

Details required for Validation of a Planning Application

- A colour coded and keyed plan clearly identifying zonal management areas broken down by who will ultimately be responsible for managing and maintaining each area.

The specific details of the management procedures and maintenance schedules for all landscaped areas will be required by a planning condition attached to the planning permission.

This will include both hard and soft areas within any scheme.



Introduction

Streets and Public Realm

Design codes for streets, public realm
and open space

Introduction

Successfully designed streets facilitate all types of movement whilst creating safer and more attractive places for people to move through and congregate. Improved walking routes make short journeys on foot a more attractive option and make connecting to public transport easier and safer for all. Local context is important, each street or space needs to be considered individually and there is no one size fits all solution meaning different designs will be appropriate depending on the location.

Contents

[Street design](#)

[Public realm](#)

[Street types](#)

Streets and Public Realm

Street Design

Codes

[Active travel and
street hierarchy](#)

Responding to local context is just as important in the design of streets as it is in buildings and structures. The design of a new street should consider the intended land use, especially in new developments or in areas of regeneration where land use might be changing. The street design should clearly show how this response has been achieved.

Safe streets and attractive public realm

Futureproofing

Street trees, SUDS and landscaping

On-street parking

SPSD 1 Active travel and street hierarchy

Applicants must identify a street hierarchy within developments that provides an attractive public realm and seeks to maximise active travel and opportunities for communities to meet and children to play.

Description

Active travel routes must maximise opportunities to introduce links within, through and beyond the site to connect with existing routes and destinations, including local amenities such as parks, schools, shops and public transport corridors. Active travel routes must be safe, attractive and legible.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- In New Places it should be demonstrated how this fits in with a masterplan or Design Framework for the whole of the place, this should be delivered in accordance with the masterplan, parameter plans or Design Framework for the site.

Documents required:

- Active travel statement and design rationale behind the street hierarchy (may be incorporated into the Design and Access Statement /Transport Assessment / Transport Statement / Travel Plan (as required by Trafford Validation Checklist)).

SPSD 2 Safe streets and attractive public realm

Applicants must demonstrate that the design of the streets and associated public realm is appropriate for the development with reference to latest guidance and best practice.

Description

Developments must provide an accessible, safe, legible and comfortable pedestrian, cycling and wheeling environment set within an attractive public realm that enhances the local area. New streets must not only deliver a safe highway environment but must also deliver an attractive public realm to encourage people to make the most of active travel options.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site Wide Landscape Strategy (may be incorporated into the Design and Access Statement) and Site Layout Plan.
-

SPSD 3 Futureproofing

Applicants must demonstrate that they have appropriately considered the likelihood of changing demands on the design of streets and the public realm.

Description

Allowing for existing and future trends will ensure the street and the public realm can function well for all purposes and still achieve high levels of pedestrian movement. This may include spill out space for cafes, bars and restaurants, electric charging points, loading bays, bus stops, rideshare/taxi drop-off areas, automated vehicles and delivery vehicles, etc.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents:

- Design and Access Statement
-

SPSD 4 Street trees, SUDs and landscaping

Applicants must demonstrate that they have incorporated the provision of street trees, SUDS and landscaping into streets and other areas of public realm in accordance with the landscaping code and guidance chapter.

Description

Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features can include elements such as natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Landscaping plan
- Open space plan
- Existing and proposed site plans
- Site Wide Landscaping Strategy (may be incorporated in the Design and Access Statement)
- SuDS details must be provided in accordance with the requirements of the Trafford Validation Checklist.

NB: The Landscaping Plan and Site Wide Landscaping Strategy should include boundary treatment details including:

- Tree species;
- Tree positions and quantum;
- Tree sizes and ultimate canopy spread;
- Details of tree pit size – appropriate for species;

- Existing and proposed utility and services plan demonstrating relationship with existing and proposed trees;
 - Hard boundary treatment details including height, design, materials;
 - Soft planting details including species, planting method;
 - Requisite rooting area or volume;
 - Planting method statement;
 - Maintenance regime – defining the how, the who and the what; and,
 - Soil type – analysis report following best practice and utilising a spread of samples across a site.
-

SPSD 5 On-street car parking

Applicants must demonstrate that they have maximised opportunities for the safe provision of on-street car parking on new streets and in new developments.

Description

This may provide for short stay car parking to allow people to visit local neighbourhood amenities and to allow for visitor parking in new residential developments. Consider the design of parking requirements and design them into the street scene effectively using street trees, landscaping and high quality sustainable materials.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Active travel statement and design rationale behind the street hierarchy (may be incorporated into the Design and Access Statement / Transport

Assessment / Transport Statement / Travel Plan (as required by Trafford Validation Checklist))

- Site Wide Landscape Strategy
 - Site Layout Plan
-

Streets and Public Realm

Public Realm

Public realm is defined as the space between buildings which is freely and publicly accessible to all, it is the place where people should come together. It should connect people with each other and their environment. The public realm should be designed to meet the necessary demands of our lives whilst creating joy, delight and meaning through facilitating social interaction and cohesion.

The length of time an individual or a group spend in a place and how they use it can be directly linked to the quality of the environment they encounter. Successfully designed public spaces create safer and more attractive places for people to live, visit or invest in, bringing vitality to our places.

Codes

Safety and Security

Hostile vehicle mitigation

Wayfinding and legibility

Street furniture

Public art

Desire lines

Materials

Accessibility

Play and recreation

Applicants must demonstrate that in the design of public realm and streets they have created the right conditions for people to feel safe and secure, without the need for additional security measures.

Description

Well-designed public and shared amenity spaces feel safe for people who occupy the buildings around them, and also for visitors and passers-by. They help to overcome crime and the fear of crime.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Crime Impact Statement
- Design and Access Statement
- Site Wide Landscaping Strategy
- Site Layout Plan

SPPR 2 Hostile vehicle mitigation

Hostile vehicle mitigation measures must be integrated seamlessly into the public realm, where appropriate.

Description

Designers of public realm must ensure that hostile vehicle mitigation measures are integrated seamlessly into the environment, providing

proportionate security whilst also creating appealing and functional places for people.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- Certain schemes, for example the provision of public realm, that are located within the Civic Quarter and Wharfside, Trafford Centre Rectangle and Town Centres may be required to provide details of Hostile Vehicle Mitigation (HVM).

Documents required:

- Crime Impact Statement
- Design and Access Statement
- Site Wide Landscaping Strategy
- Site Layout Plan
- Details of HVM measures

SPPR 3 Wayfinding and legibility

Pedestrian environments must be safe, accessible, legible and free of visual clutter, providing consistent materials, wayfinding and signage.

Description

Carefully sited signage and well designed wayfinding plays an important role in delivering safe, accessible and legible streets and public realm. Signage

and wayfinding can range from road traffic signs and street name plates to “A” Boards and other temporary or integrated signage. The use of signage must be carefully considered to ensure that it is kept to minimum, appropriately sited and kept up to date.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Design and Access Statement
- Site Wide Landscaping Strategy
- Site Layout Plan.

SPPR 4 Street furniture

Street furniture must make a positive contribution to the public realm and reflect and enhance the allocated Area Type and the character of the Trafford Place where the site is located. A restricted palette of materials must be used for street furniture that is simple, usable, durable and easy to maintain. It must not create visual clutter or impede access.

Description

Street furniture can help animate the public realm and is vital to the safe functioning of public spaces and very often, the direct safety of the people that use them. However careful planning is required to avoid unnecessary clutter and obstacles. Where possible smart technology and digital infrastructure should be integrated within street furniture in a creative way.

Consider ways in which street furniture could perform multiple functions or be integrated with other features, such as using robustly designed planters as seating or to act as vehicle barriers. Street furniture should contrast in colour and tone with its surroundings to help visually impaired people avoid obstacles they might walk into or trip over. Historic street furniture should be refurbished and retained.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- In New Places it should be demonstrated how this fits in with a masterplan or Design Framework for the whole of the place. This should be delivered in accordance with the masterplan, parameter plans or Design Framework for the site.

Documents required:

- Site Layout Plan
- Details of street furniture (may form part of the Site Wide Landscaping Strategy or Design and Access Statement).

SPPR 5 Public art

Public art must contribute positively towards the local character and distinctiveness of the Trafford place and respond to social and cultural context.

Description

When designing public art, careful consideration must be given to siting, accessibility and the users of the space. Public art must enhance the visual and spatial experience of the public realm and stimulate the imagination with innovative or creative installations. Public art should create focal points in the public realm and appeal to the senses through imaginative use of colour, light, proportions, texture, sounds and movement. Public art can be two or three dimensional and interactive and participatory art installations are encouraged.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- In New Places it should be demonstrated how this fits in with a masterplan or Design Framework for the whole of the place, this should be delivered in accordance with the masterplan, parameter plans or Design Framework for the site.

Documents required:

- Site Layout Plan
 - Details of public art (may form part of the Site Wide Landscaping Strategy or Design and Access Statement).
-

SPPR 6 **Desire lines**

Applicants must demonstrate that they have carefully considered the relationship of areas of public realm with the surrounding environment

and take into account pedestrian and wheeling desire lines when laying out spaces and new developments

Description

Areas of public realm should incorporate continuous, clear, direct and attractive walking and wheeling routes into sites and surroundings. Crossing points should be frequently located on desire lines and free from obstruction.

The delivery of attractive pedestrian and wheeling routes encourages active travel and the delivery of sustainable developments.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Design and Access Statement
- Site Wide Landscaping Strategy
- Site Layout Plan.

SPPR 7 **Materials**

Materials used in areas of public realm must be high quality, durable and complement the local context.

Description

Surface materials are an integral element of creating areas of public realm, ensuring cohesion and continuity. In order to achieve this, a limited palette with materials that are attractive, simple, durable, appropriate to the local character and capable of withstanding their intended use should be chosen.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Design and Access Statement
- Site Wide Landscaping Strategy
- Site Layout Plan.

SPPR 8 Accessibility

Areas of public realm must be designed to be fully accessible.

Description

Provide access and facilities for all users in accordance with BS8300 Design of an accessible and inclusive built environment – code of practice, external environment.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Design and Access Statement
 - Site Wide Landscaping Strategy
 - Site Layout Plan.
-

SPPR 9 Play and recreation

Area of play and recreation must be inviting, inclusive, imaginative and stimulating for all ages. It must also be sensitively designed to complement and enhance the Trafford Place.

Description

The use of natural materials and surfaces is preferred for play spaces, providing a more sensitive appearance and greater sensory experience for users. Informal play features should be designed into the wider environment to encourage the interpretation and exploration of surroundings. The design of formal play spaces (both equipped and natural) should be undertaken through consultation with the relevant public bodies such as ROSPA and local need should be assessed. When designing play equipment, the maintenance and repair of any equipment and surfaces should be considered.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Design and Access Statement
- Site Wide Landscaping Strategy
- Site Layout Plan

- Details of play and recreation equipment, layout, surface and boundary treatment.
-

Streets and Public Realm

Street types

A contextual response will result in the definition of any number of street types. The guidance here describes five defined street types, ranging from highest to lowest place value.

The applicant is expected to identify their street hierarchy and fully justify the definition of streets within their plan. The following graphics outline the balance of place and movement when considering the defined street hierarchy in Trafford.

Street types

[Destination Streets](#)

[Local Streets](#)

[High Streets](#)

[Connector Roads](#)

[Strategic Roads](#)

Destination Streets

These places are critical to the success of our towns and urban environments. They often form the heart of our communities and therefore reinforce social cohesion, civic pride and foster a sense of community. Due to the important role these places play, their performance is intrinsically linked to the success of our communities

Destination places are those primarily designed for and used by people, where there are few, or no, vehicles. These places provide space for people to meet and socialise. They may provide opportunities for play and space to host events. Green infrastructure will enhance these places by; providing shade and reducing the heat island effect in summer, being part of a sustainable drainage system helping to mitigate the effects of stormwater runoff, contributing to increased biodiversity and making the place attractive.

Characteristics

- High quality materials
- Street trees
- Sustainable Drainage Systems
- Places to sit
- Pedestrian dominated with dedicated space along building line
- Cycle parking
- If vehicles do require access then this must be time limited and low speed

Local Streets

Local streets are where people live, they are both movement corridors and places where people meet providing physical connections to the wider community and a social connection with neighbours. Cycling should also be an easy and safe way to get around using these streets and they should be designed for low vehicle speeds.

Characteristics

- Wide footways
- Potential for cycle streets

- Street trees
 - Sustainable Drainage Systems
 - Slow vehicle environment (20mph limit)
 - On-street parking
-

High Streets

The social and economic prosperity of our towns and villages is intrinsically linked to our high streets. Designed and delivered successfully, high streets will benefit immediate and neighbouring communities.

High Streets form the social and economic heart of our towns and villages. They provide local employment and amenities for residents. Shops, cafes, bars and restaurants provide activity and vitality to our neighbourhoods, activating our streets. By their mixed use nature, high streets have high volumes of movement from all transport forms. To be successful, high streets must balance the priorities of these users.

Characteristics

- Wide footways
 - Street trees
 - Cycle lanes, cycle parking
 - Sustainable Drainage Systems
 - Slow vehicle environment
 - Bus lane if space allows
 - Variety of crossing points
-

Connector Streets

Connector roads provide an important role in linking neighbourhoods and communities. These are focused more on the priorities of vehicles rather than the needs of people. They should contain some features that make them good places to be (inc. shops, bus stops, green space and street furniture/ lighting), as well as attractive and ecologically diverse corridors. Sustainable and active forms of transport should be prioritised, creating or enhancing bus lanes and cycle routes.

Connector roads should utilise green infrastructure to reduce environmental impacts of road traffic such as noise and air pollution. Trees and planting should be used as a means of capturing and storing surface water from the carriageway, creating a more resilient environment.

Characteristics

- Clear footways
- Cycle lanes
- Bus lanes, if space, or bus priority measures
- Sustainable Drainage Systems
- 'Floating' parking lane if space allows
- Safe crossing points
- Street trees
- Places to sit
- Formal & informal crossing points, median strip

Strategic Roads

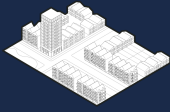
Strategic roads carry many vehicles, particularly for longer journeys providing routes to the motorway network and between towns and places.

Active modes of transport such as cycling and walking may follow similar routes that are segregated from the road in rural areas.

Strategic roads should utilise larger-scale green infrastructure to reduce the environmental impacts of road traffic such as noise and air pollution. Trees, swales, and woodland should be used as a means of capturing and storing surface water from the carriageway, screening strategic roads, and providing additional habitat area.

Characteristics

- Clear footways
- Cycle lanes (fully segregated out of town, potentially a shared path with pedestrians)
- Sustainable Drainage Systems
- Signalised crossings at busy locations



Introduction

New Places

Design codes for New Places as defined on the Area Coding Plan

Introduction

New Places are an opportunity to reverse past design mistakes which have delivered unsustainable and unwelcoming urban environments. A well considered, layered approach should be taken when shaping the development. When planning New Places, a simple layered approach will deliver a successful masterplan outcome which is holistic in its outcome. The New Place should sit seamlessly into its environment, landscape and/or urban setting.

New places are sites which are specifically allocated in the development plan (either adopted or emerging). These 'New Places', 'High Density, High Rise' and 'Low Density, Low Rise' – comprise Pomona, Trafford Wharfside and Trafford Waters which are identified as Strategic Locations in the adopted Core Strategy, the Civic Quarter with its own Area Action Plan, plus the

Contents

[Landscape led Vision](#)

[Urban Structure](#)

[Movement Framework](#)

[Mix of Uses](#)

[Density and Form](#)

now well advanced New Carrington and Timperley Wedge allocations from Places for Everyone.

New Places

Landscape led Vision

Apartment buildings can often be incongruous with the surrounding context. Therefore careful consideration is required when thinking about their elevation, form and profile.

Codes

Context and identity

Landscape strategy

Retain and enhance existing landscape features

Green corridors

Landscape coding requirements

NPV 1 Context and identity

All New Places must have a positive and coherent identity which complements the relevant Trafford Place, area type, existing landscape and/or urban context.

Description

Well-designed places are influenced positively by the surrounding landscape character, urban grain, patterns of built form and the local vernacular. Developments do not need to copy their surroundings in every way and should have their own distinct identity. It is appropriate to introduce elements that reflect how we live today, to include innovation or change such as increased densities, and to incorporate new sustainable features or systems. Development proposals must reflect both their allocated Area Type and the character of the Trafford Place where the site is located.

Where developments are located towards the edges of New Places they should transition and integrate sensitively into their wider surroundings.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with, including how this element fits in with a masterplan or Design Framework for the place as a whole.

Documents required:

- Context character appraisal (may be incorporated in the Design and Access Statement).

NPV 2 Landscape strategy

The development of new places and neighbourhoods must be designed around a landscape led strategy that incorporates a network of public spaces with key corridors and routes defined through the design of the landscape.

Description

The layout and design of New Places must be based on a landscape led approach. The character and identity of a New Place starts to be determined by the siting of developments in the wider landscape which together with the landscape structure within the site informs the layout and grain – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks.

Provide a hierarchy of spaces that include parks, squares and greens and pocket parks.

Consider the purpose of the landscape and cater for different needs and users, whether for wildlife to thrive, for play or for relaxation.

A development should complement and enhance the existing landscape and look to ensure that a range of open spaces are created that are intrinsic to the design of the place. Green infrastructure and landscape should be used as a primary tool to enhance quality and connect to the site's surroundings.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with, including how this element fits in with a masterplan or Design Framework for the place as a whole.

Documents required:

- Site Wide Landscape Strategy (may be incorporated into the Design and Access Statement)
-

NPV 3

Retain and enhance existing landscape features

In designing New Places, applicants must demonstrate that they have maximised opportunities to retain existing landscape features, including field boundaries, hedgerows, trees, and their settings.

Description

These features should be incorporated into development layouts, street patterns and open spaces.

Natural features and habitats such as trees, hedgerows, and other mature vegetation contribute to a sense of place and need to be retained and enhanced.

Give precedent to existing landscape features and character when shaping plans for sites of any size. This can include long views and areas of landscape beyond the development boundaries. Consider what kinds of spaces exist in the surrounding area in order to define provision within the proposed site to ensure appropriate and balanced provision. Identify and preserve areas that have high ecological importance, particularly ancient and traditional landscapes.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with, including how this element fits in with a masterplan or Design Framework for the place as a whole.

Area types:

- In New Places – High Density, High Rise existing landscape features may include historic boundary walls and other boundary features, lost urban grain and current and historic open space.

Documents required:

- Existing and proposed site and landscaping plans
- Heritage assessment if required by the Council's Validation Checklist
- Code requirement signposted in the Design and Access Statement

NPV 3 Green corridors

The development of new places and neighbourhoods must consider the protection of existing green corridors and integration of new green corridors to promote active travel and the movement of wildlife. These corridors can include landscape buffers, linear parks, green streets, back streets or embankments.

Description

The creation of a network of green spaces and other green infrastructure such as green corridors and street trees, which provide multiple benefits for biodiversity, nature, recreation, climate change resilience and support health and wellbeing

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with, including how this element fits in with a masterplan or Design Framework for the place as a whole.

Area types:

- In New Places – High Density, High Rise the enhancement of the canal network should be considered as an opportunity for a green corridor.

Documents required:

- Existing and proposed site and landscaping plans
- Code requirement signposted in the Design and Access Statement.

NPV 5 Landscape coding requirements

The applicant must demonstrate that the proposed layout has been informed by a site wide landscape strategy, that includes landscaping proposals, sustainable drainage systems and biodiversity net gain requirements which comply with the best practice guide and coding requirements set out in the ‘Landscape, Nature and Public Realm’ section of this code.

Description

Nature contributes to the quality of a place, and to people’s quality of life, and it is a critical component of well-designed places. Natural features can include elements such as natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water. Trafford’s identity is largely characterised by the extensive tree cover and mature planting across the Borough. These places have been created in the past through the bold visions of previous generations. To maintain this identity it is important that this tradition is continued.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with, including how this element fits in with a masterplan or Design Framework for the place as a whole.

Documents required:

- Site Wide Landscaping Strategy (may be incorporated in the Design and Access Statement)

New Places

Urban Structure

New places are defined as large scale new or regenerated communities, usually requiring a new urban structure to be formed. This includes the pattern or arrangement of development blocks, the streets, buildings, open spaces and landscapes which make up urban areas. It is the interrelationship between these elements, rather than their particular characteristics, that bond together and make a place.

The urban structure is important as it lays the foundation for the detailed design that follows. When successful it provides a coherent framework which forms the basis of the design of individual elements bringing them together to create coherent, characterful and unique places.

The urban structure of each place will be subtly different and larger sites should be planned in a way

Codes

Defining spaces

Creating a skyline

Views, vistas and landmarks

that complements and responds to its strategic and immediate context. When planning New Places, a simple layered approach will deliver a successful masterplan which is holistic in its outcome.

NPUS 1 Defining spaces

Where buildings are proposed around the edge of public open spaces, their principal elevations must provide an active frontage. Active frontages can include residential frontages, commercial or retail uses.

Description

Active frontages can provide informal surveillance opportunities improving the safety of an area and creating vitality through the presence and interaction of people. The inclusion of commercial and retail active frontages can also contribute to the delivery of a mix of day and night time uses. The requirement to provide active frontages will vary by area type and will likely be higher in the denser area of New Places and existing areas. In high density areas there should be a clear distinction between public and private spaces, both physically and visually.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
- Landscaping plan

- Floor plans
 - Elevations
 - Code requirement signposted in the Design and Access Statement.
-

NPUS 2 Creating a skyline

Tall buildings must be sited in a manner that ensures a coherent skyline is delivered.

Description

Long distance views should be considered. See guidance on tall buildings regarding the width and vertical proportion of tall buildings. It is recommended that tall buildings are tall with small footprints and an elevation design that emphasises vertical proportions.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- Not relevant in New Places – Low Rise, Low Density as tall buildings are not appropriate.

Documents required:

- Context character appraisal
 - Long distance views / skyline assessment (may form part of the Design and Access Statement).
-

NPUS 3 Views, vistas and landmarks

Applicants must demonstrate that they have maximised opportunities to protect existing views, vistas and landmarks and create new views into, within and out of the New Place.

Description

Developers should look for opportunities to link the development site with its surroundings and create a visual connection between areas. Creating new views, and protecting and strengthening existing views can help to create a sense of place, aid legibility and make wayfinding easier.

Compliance

Applicants should identify the key existing views, vistas and landmarks relevant to the application (with assistance through the pre-application process if necessary) and analyse the impact of the development upon them. Where a site is in a conservation area, the relevant views identified in the Conservation Area Appraisal / Management Plan should be used as a minimum. Consideration should be given to changes in level which may produce unexpected views. Applicants must show, where relevant, what new views will be created in or through the development.

Documents required:

- Views analysis document (may be incorporated within the Design and Access Statement)
 - TVIA and verified views in accordance with requirements in the Council's adopted Validation Checklist.
-

Movement Framework

The movement framework provides the template for how places operate. It should inform the street and active travel network, access, uses and density of the development, amongst other things. A successful movement framework will make clear and easy connections between existing and new routes and facilities; make provision for the different kinds of movement generated; and provide the maximum choice for how people will make their journeys.

Codes

[Connections to wider area](#)

[Street network](#)

NPMF 1 Connections to wider area

The development of new places must create a network of permeable streets and connections that prioritise active travel. Developments must maximise opportunities to either re-establish lost routes and/or create new linkages into, through, and out to surrounding places.

Description

A successful movement framework will make clear and easy connections between new routes and existing routes and places. Connections must allow for different kinds of movement that prioritise pedestrians and segregate cyclists where appropriate. Routes must be well landscaped.

Compliance

Applicants should demonstrate how the site's internal movement network is connected to the wider area for both vehicles and active travel and how the layout is legible to those both using and passing through the site. Applicants should demonstrate how this fits in with a masterplan or Design Framework for the whole of the site.

Development types:

- Not required where the size of the site is such that wayfinding is not necessary.

Documents required:

- Site plan
- Landscaping plan
- Connectivity plan
- Code requirement signposted in the Design and Access Statement.

NPMF 2 Street network

The development of new places must create a network of permeable streets and connections that prioritise active travel.

Description

Connections must allow for different kinds of movement that prioritise pedestrians and segregate cyclists where appropriate. Routes must be well landscaped.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Development types:

- Not required where the size of the site is such that permeability is not necessary.

Documents required:

- Site plan
- Landscaping plan
- Connectivity plan
- Code requirement signposted in the Design and Access Statement.

New Places

Mix of Uses

Traditionally towns have organically grown around centres of activity, new neighbourhoods should be no different. A range of local services and facilities is required in the right place for communities and neighbourhoods to thrive. Services and facilities should be conveniently located and within walking distance, becoming a new focal point.

Very often the success of a place lies in its ability to be known for a particular activity or mix of uses. The potential to form an identity for a place through its use

Codes

Mix of uses

Active land uses

Lifecycle

and/or character should be explored, engaging with local communities where possible.

NPMU 1 Mix of Uses

Development must maximise opportunities to provide a variety of homes, local services and facilities to create a well designed place for the whole community.

Description

Successful communities require a range and variety of local services and community facilities including schools, nurseries, workplaces, healthcare, spiritual, recreational, civic and commercial uses. Mixed-use development creates an active and vibrant place with an intensity that feels like a centre or destination. Opportunities to bring people and communities closer together are encouraged. Space should be provided in developments for community events and gatherings. Consider communal ways of living such as the provision of allotments or shared facilities. Where possible communities should be involved in the design of new neighbourhoods.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Accommodation schedule
 - Code requirement signposted in the Design and Access Statement
-

NPMU 2 Active land uses

Land uses should be chosen that create activity throughout the day and evening.

Description

Streets and spaces should be well supervised with activity of people throughout the day and importantly into the evening. This will require a varied mix of land uses on ground floors of all buildings, with priority for land uses that generate people activity for long periods of the day, ideally into the evening. Where commercial uses are not feasible, then residential entrances and activity at ground floor should be prioritised.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- In New Places – Low Rise, Low Density residential streets with good connectivity to services will be considered to comply with this requirement.

Documents required:

- Accommodation schedule
 - Site plan
 - Floor plans
 - Code requirement signposted in the Design and Access Statement
-

Density and Form

The creation of more sustainable places which offer a high quality of life requires a consideration of density, whilst creating an appropriate balance between building coverage, amenity space and public realm provision. This is particularly true when looking to create vibrant new neighbourhoods and communities.

The aim should not be to achieve a given density, but to create a design led solution which delivers attractive places and generates a critical mass of people in key areas, particularly around central or sustainably located areas. All areas, including low density, low rise New Places, should consider a range of densities to create interest and diversity in the urban form and the communities who will live there.

Codes

Building coverage on plots

Grading density

NPDF 1 Building coverage on plots

Applicants must demonstrate that an appropriate balance has been struck between building coverage and open space or public realm provision.

Description

Applicants must avoid buildings that are too close to site boundaries and appear cramped and overbearing. Existing building lines must be respected.

Schemes must create a sense of place by providing sufficient attractive public realm or amenity space in addition to high quality landscaping. Sites must not be dominated by car parking whilst buildings must have a quality hard and soft landscaped setting and must not be dominated by car parking or effectively sit in a car park. Sufficient space within the site should be allowed for a quality landscaping planted in accordance with the landscape requirements of this code.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with, including how this element fits in with a masterplan or Design Framework for the place as a whole.

Documents required:

- Site plan
- Landscaping plan
- Floor plans
- Code requirement signposted in the Design and Access Statement

NPDF 2 Mixed densities

Applicants must demonstrate that a mix of densities has been provided within a development.

Description

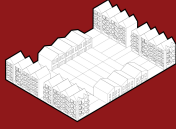
Density should be mixed to protect amenity of neighbours, emphasise key views, support facilities and use density to increase public transport use whenever possible

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with, including how this element fits in with a masterplan or Design Framework for the place as a whole.

Documents required:

- Accommodation schedule
- Code requirement signposted in the Design and Access Statement.



Introduction

Residential sites

Design codes for a development of multiple houses

Introduction

Designing homes is more than not just about individual buildings, but also about how they relate to one another to form new or enhance existing communities. The layout of all residential areas should contribute towards the creation of pleasant, characterful and safe environment that fosters a sense of community.

All new proposals should sit harmoniously in their context and make a positive contribution, responding to the history, landscape and built form of their surroundings. Proposals for residential sites should seek to challenge the norm and avoid historic issues caused by developments which are reliant or based on the needs of cars. A well formed development is multifaceted. It must consider key elements of urban design, architecture and landscape design to achieve a positive outcome for the place and its community. This Chapter sets out Code and Guidance guidance for

Contents

[Landscape led residential layouts](#)

[Visual structure](#)

designers when shaping their proposals for all housing sites and focuses on key issues of layout, scale, massing and density.

Residential sites

Landscape led layouts

As set out in our Strategic Design Principles, our guiding principle for designing a development is a 'landscape-led' approach. The residential development should incorporate a layered approach starting from the strategic objectives to the site context to ensure the design is influenced by and knits into the wider community and existing landscape successfully.

Codes

Landscape led

Context and identity

Sustainable urban drainage solutions

Active travel and street hierarchy

Urban greening factor

Landscape coding requirements

Development block layout

Vehicle parking

RSRL 1 Landscape led

Residential layouts must be landscape led and designed around open spaces. Existing landscape features, planting and key views into and out of the site must be retained and incorporated into the residential layout, street pattern and open spaces.

Description

Residential layouts must be design and landscape led, with housing quantum being the output of a context appropriate layout. The design must give precedence to existing landscape features and character when shaping a development for sites of any size. This can include long views and areas of landscape beyond the development boundaries. Consider what kinds of spaces exist in the surrounding area in order to define provision within the proposed site to ensure appropriate and balanced provision. Identify and preserve areas that have high ecological importance, particularly ancient and traditional landscapes. Identifying existing landscape and site features can help to inform the design of a residential development and provide a well established and natural means of creating a sense of place when incorporated into spaces or streets.

RSRL 2 Context and identity

Applicants must demonstrate, based upon an understanding of the local context, that the development has a positive and coherent identity and can be positively integrated into its surroundings, reflecting and reinforcing the character of the area.

Description

Well-designed places are influenced positively by the surrounding landscape character, urban grain, patterns of built form and the local vernacular. Developments do not need to copy their surroundings in every way but they must have a strong identity or character that comes from the way that buildings, streets and spaces, landscape and infrastructure combine together. It is appropriate to introduce elements that reflect how we live today, to include innovation or change such as increased densities, and to incorporate new sustainable features or systems.

Compliance

Applicants should demonstrate that SuDS solutions have been incorporated into the scheme in accordance with the drainage hierarchy.

Documents required:

- Site plan and landscaping plan
 - Drainage Strategy as required by the Council's adopted Validation Checklist.
-

RSRL 3 Sustainable urban drainage solutions

Residential projects must include Sustainable Drainage solutions. SuDS must be one of the first considerations in setting out a residential layout and incorporated at the earliest opportunity when designing layouts, street networks and provision of open space.

Description

Sustainable solutions for drainage are a national requirement but also can become attractive spaces for visual amenity and places where landscape can flourish.

Compliance

Applicants should demonstrate that SuDS solutions have been incorporated into the scheme in accordance with the drainage hierarchy.

Documents required:

- Site plan
- Landscaping plan
 - Drainage strategy as required by the Council's adopted Validation Checklist

RSRL 4 Active travel and street hierarchy

Residential layouts must deliver a hierarchy of different streets that maximise active travel and provide an attractive public realm where communities can meet and children play.

Description

Active travel routes must maximise opportunities to introduce links within, through and beyond the site to connect with existing routes and destinations, including local amenities such as parks, schools, shops and public transport corridors. Active travel routes must be safe, attractive and legible.

Compliance

Applicants should demonstrate how the site's internal movement network is connected to the wider area for both vehicles and active travel and how the layout is legible to those both using and passing through the site.

Area types:

- For infill projects, not required where the size of the site is such that wayfinding is not necessary.
- In New Places it should be demonstrated how this element fits in with a masterplan or Design Framework for the whole of the place.

Documents required:

- Site plan
 - Landscaping plan and connectivity plan
 - Code requirement signposted in the Design and Access Statement
-

RSRL 5 Urban greening factor (UGF)

All residential projects must have a UGF score of over 0.4. A UGF of 0.5 must be delivered on greenfield development sites.

Description

The urban greening factor will be used to evaluate the amount of green spaces, landscape and permeable surfaces on a residential site. A score of 0.4 is expected for all residential projects in Trafford, with a factor of 0.5 on greenfield sites.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- UGF calculation included in either Design and Access Statement or Planning Statement
-

RSRL 6 Development block layout

Applicants must demonstrate that the design of residential development blocks has resulted from an analysis and compliance with the sub-chapter 'Landscape led residential layouts'.

Description

Development blocks resulting from the design considerations in 'Landscape led residential layouts' may result in a formal or informal block arrangement depending on the context.

Simple geometry should be adopted to create efficient plots, usable gardens, whilst minimising the number of gardens that face north.

The layout of development blocks is set by the framework that has been established by an assessment of the site context, landscape features.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- In New Places it should be demonstrated how this element fits in with a masterplan or Design Framework for the whole of the place

Documents required:

- Site plan and landscaping plan. Code requirement signposted in the Design and Access Statement.
-

RSRL 7 Vehicle parking

Applicant's must provide a parking strategy that does not result in vehicles dominating the streetscene.

Description

Applicant's should provide vehicular parking using an appropriate range of solutions such as on-plot parking, courtyard parking, whilst also providing well landscaped dedicated on-street parking bays for visitors. Applicant's must refer to the parking guidance set out in the 'Houses' and/or 'Apartments', and 'Landscaping' chapters.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- In New Places it should be demonstrated how this element fits in with a masterplan or Design Framework for the whole of the place.

Documents required:

- Site plan
- Landscaping plan
- Transport assessment

- Code requirement signposted in the Design and Access Statement.
-

Residential sites

Visual structure

The identity and structure of traditional streets in Trafford is very recognisable. Within the Borough this is typically terraced or semi-detached housing along defined building lines with local materials and repetition of architectural features, often bay windows and gable ends.

Infill projects will be expected to reference these traditional features in a modern form. Larger housing developments may require a greater variation in the size and design of houses but should still follow some of the basic traditional rules of visual identity set out in this Chapter.

Codes

Coherent rhythm and structure of streets

Variation

Define and enclose spaces with buildings

Views, vistas and landmarks

RSVS 1 Coherent rhythm and structure of streets

Residential developments must use housing typology, building design, height, roof types, facade composition, materials, orientation and placement to create an identifiable coherent structure to streets. The chosen method for creating structure must be influenced by design cues from the surrounding area.

Description

Streets with an identifiable rhythm and order can make streets aesthetically pleasing. Where people can identify and 'read' the structure of a street they will be able to navigate easier through an area.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- In New Places it should be demonstrated how this element fits in with a masterplan or Design Framework for the whole of the place.

Documents required:

- Site plan
- Landscaping plan
- Floor plans, elevations and street scene drawings
- Code requirement signposted in the Design and Access Statement

RSVS 2 Variation

Applicants must demonstrate that the layout delivers an appropriate level of variation in terms of building type, orientation, scale, materials and the composition of elevations having regard to the local context.

Description

Variation in the streetscene refers to the degree of variance between building types, orientation, scale, materials and the composition of elevations. Context will dictate the balance between the need for more

formal urban streets where there is less variation and the need for more variation such as in more rural settings. A highly diverse street scene can be confusing for viewers and difficult to 'read' as a coherent structure. A street scene that lacks variety may be monotonous if the building type is bland and featureless.

Compliance

Applicants should demonstrate in their submission how this element of the Code has been complied with.

Development types:

- Not required for small infill projects of fewer than 5 dwellings. May not be required for projects of 5 – 10 dwellings depending on the surrounding context.
- In New Places it should be demonstrated how this element fits in with a masterplan or Design Framework for the whole of the place

Documents required:

- Site plan
- Landscaping plan
- Floor plans and elevations
- Street scene drawings
- Code requirement signposted in the Design and Access Statement

RSVS 3 Define and enclose spaces with buildings

Buildings must be positioned and sized to define areas of open space and edges to create a human scale of enclosure.

Description

The degree to which a space is enclosed will be dependent on context, with high density urban areas having the highest extent of enclosure.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Development types:

- Not required for small infill projects where open space is not required on site.

Area types:

- In New Places it should be demonstrated how this element fits in with a masterplan or Design Framework for the whole of the place.

Documents required:

- Site plan
- Landscaping plan
- Code requirement signposted in the Design and Access Statement.

RSVS 4 Views, vistas and landmarks

Applicants must demonstrate that they have maximised opportunities to protect existing views, vistas and landmarks and create new views into and out of the development site.

Description

Developers should look for opportunities to link the development site with its surroundings and create a visual connection between areas. Creating new views, and protecting and strengthening existing views can help to create a sense of a place, aid legibility and make wayfinding easier.

Compliance

Applicants should identify the key existing views, vistas and landmarks relevant to the application (with assistance through the pre-application process if necessary) and analyse the impact of the development upon them. Where a site is in a conservation area, the relevant views identified in the Conservation Area Appraisal / Management Plan should be used as a minimum. Consideration should be given to changes in level which may produce unexpected views. Applicants must show, where relevant, what new views will be created in or through the development.

Area types:

- In New Places it should be demonstrated how this element fits in with a masterplan or Design Framework for the whole of the place.

Documents required:

- Views analysis document (may be incorporated within the Design and Access Statement). TVIA and verified views in accordance with requirements in the Council's adopted Validation Checklist.



Introduction

Houses

Design codes for all new houses

Introduction

Houses are the mainstay of residential accommodation in Trafford with historic housing stock spanning the centuries. The quality and diversity of houses in Trafford remains a key part of its appeal and the house building tradition should continue with new developments which add to this character.

The design of new houses and the demands of occupants are ever-evolving with technology and changing lifestyles. Special care and attention is required when considering proposed layouts to ensure they provide adequate space, adaptability and innovation.

A well designed home should:

Encourage community

Human interaction fosters a community spirit and helps improve the quality of life. Homes should be designed to

Contents

Type, Form and Profile

Plan and Layout

Accessibility

Elevation and Proportion

Material and Detail

Parking and Garages

Thresholds and Boundaries

promote interaction between neighbours and provide opportunities for communities to come together.

Make homes that last

It is essential that new homes are built to last and that existing homes are adapted in ways that extend their lifespan, responding to environmental, demographic and technological change.

Let nature in

Greenery provides interest, shade and offers a changing setting as the seasons pass. Trees also help absorb air borne pollutants, improving the air quality in residential neighbourhoods and the quality of life for residents.

Promote healthy lifestyles

The design of homes influences the lives of the people that live in them. People should be able to live sustainably and healthily without compromise.

Create characterful neighbourhoods

Trafford has a wealth of existing housing stock which creates characterful areas with charm and local distinctiveness. New housing should respect and reinforce that character and create new areas of distinction.

Multi-Functional Homes

Homes should be adaptable to changing needs and lifestyle choices. Adequate indoor and outdoor space will allow occupants the flexibility to grow and make use of their homes for longer.

Houses

Type, Form and Profile

The type, form and profile of a building has a dramatic effect on how it sits within its setting, and should seek

Codes

Relevance to
context

Building line

to be complementary to the surroundings, particularly in historic environments.

Roof types informed by local context

The rhythm and repetition of a group of houses on a street or around an open space can create a striking visual identity. Form is also important for the functionality of a building, with projecting elements in the facade or roof creating additional spaces or maximising light into a property.

Depth and articulation of facades

Porch and entrance articulation

HTFP 1 Housing type, form and scale relevant to context

Housing type, form and scale must reflect that of existing housing within the immediate site context.

Description

Developments within existing places will be required to reflect the established house type, form and profile in the immediate context. Schemes for multiple houses in 'New Places' may be influenced by the wider context.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Development types:

- Infill house projects on streets where there is a dominant housing type already established should replicate this type unless there is a strong justification to achieve different objectives

Area types:

- In New Places the context for new development may be able to be drawn more widely where there will be a complete change in character to the immediate surroundings as a result of the development.

Documents required:

- Context character appraisal (may form part of the Design and Access Statement)

HTFP 2 Building line

Houses must follow building lines to create visual order to streets. Any variance of set backs or projections from an established building line must be influenced by the existing context.

Description

Strong building lines contribute to the character of Trafford by creating a rhythm and order to streets where no single building stands out. In low density and rural contexts, the visual character may be defined by an irregular building line with a large degree of variance to the size of setback from property boundaries.

The variance and extent of setbacks or projections to a building line will be influenced by existing context as this will strengthen the character which may be made up of a strong or varied building line. New places provide an opportunity to create new building lines.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Development types:

- For projects on established streets, identify the existing building line and demonstrate if the new proposal aligns with this or if deviates, justify this approach.

Area types:

- In New Places the context for new development may be able to be drawn more widely where there will be a complete change in character to the immediate surroundings as a result of the development.

Documents required:

- Diagram showing how the building sits on a strong or varied building line. Code requirement signposted in the Design and Access Statement.

HTFP 3

Roof types informed by local context

The roof types and profile must reflect the immediate context.

Description

The roof type should be predominantly influenced by the immediate context. In New Places, roof design should consider options for providing extra rooms, green roofs, future adaptation, storage, solar panels or other innovation. Dormers must be proportionate to the roof and rooflights must be well sited. Elements of interest such as parapets, gables and chimneys to the roofscape are encouraged.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Development types:

- For infill projects on streets with a strong rhythm of roof types established, demonstrate how the roof design will replicate or complement the rhythm of roofs on a street

Documents requested:

- Elevations
- Street scenes
- Code requirement signposted in the Design and Access Statement.

HTFP 4 Depth and articulation of facades

The form and profile of new houses must create depth and articulation, using the local context as reference

Description

Building forms that are flat and featureless are not in keeping with the building form of most of Trafford's places. Clusters of new houses that are

featureless in form will be monotonous and visually uninteresting. Houses that are visually interesting will be better loved by owners and the wider community.

Designers should avoid flat, featureless and monotonous building forms and incorporate facades that project or recess. How and to what extent can be influenced by local context and the internal layouts of houses.

Exceptions

Developments that deliver an exceptionally high quality design through the use of an alternative design approach.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Development types:

- Infill projects where recessed or projecting elements are already used in the street, demonstrate how this has influenced the design to continue this rhythm.

Documents required:

- Elevations
 - Street scenes
 - Facade design analysis diagrams highlighting the different elements of the facade
 - Code requirement signposted in the Design and Access Statement.
-

HTFP 5

Porch and entrance articulation

Entrances must be clearly articulated and expressed as an integral part of the overall house design.

Description

Trafford's places display a variety of attractive entrance designs, ranging from recessed arches to integrated porch designs. These help to define the character of houses and streets and should be continued.

Designers should consider how attractive and clearly articulated entrances are integrated into the design of the elevation from the start rather than being an afterthought. Simple design solutions such as recessed porches can add character, depth and expression to a house.

Designers should avoid flat, featureless and monotonous building forms and incorporate facades that project or recess. How and to what extent can be influenced by local context and the internal layouts of houses.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Development types:

- For projects on established streets, identify the existing building line and demonstrate if the new proposal aligns with this or if deviates, justify this approach.

Documents required:

- Facade Design Analysis

- Elevation and cross section
 - Code requirement signposted in the Design and Access Statement.
-

Houses

Plan and layout

The plan and internal layout of houses should provide a high standard of living accommodation for their occupants in terms of size, layout and daylight. Rooms should provide adequate space for their intended purpose and be capable of adaptation to support the changing needs of their occupants.

Codes

National space standards

Internal living environment

Dual aspect dwellings

Provision of living spaces

Floor to ceiling height

External living environment

Landscape strategy

Separation distances

Rear garden separation distances

Bin storage

Features of
housing plan
and internal
layout

HPL 1

Nationally Described Space Standards

All dwellings must comply with the Nationally Described Space Standards as a minimum.

Description

The Nationally Described Space Standards sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

The dwelling sizes set out within these standards are considered to be the minimum to deliver an acceptable standard of living. Applicants should aspire to provide dwellings which exceed these standards.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- An accommodation schedule for every house / house type setting out the size of every room (room area and room dimensions) including all storage areas, with a comparison to Nationally Described Space Standards
 - Code requirement signposted in the Design and Access Statement.
-

HPL 2 Internal living environment

The internal layout of dwellings must be designed to optimise access to daylight, sunlight, outlook, privacy and ventilation and mitigate any noise transmission between habitable rooms.

Description

The living conditions of internal environments has an impact on the health and wellbeing of the inhabitants of a house.

Allowing maximum daylight and sunlight can keep homes bright in winter months and allow cool breezes through the house in summer. Designers must ensure that habitable rooms (those used for main living spaces including kitchens) receive good daylight and sunlight through orientation and window positioning and size. Whilst access to daylight and sunlight is important, care must be taken that there are no issues with overheating in the summer or excessive heat loss in the winter. Cross ventilation through habitable rooms can be achieved through openable windows on dual aspect houses, on both elevations with a clear route for breezes through the house.

Ensuring noise issues are addressed will also allow for more compact forms of housing to be effective and reduce conflict between neighbours. Avoid noise transmittance where possible by separating main living spaces such as lounges on either sides of the house, away from adjoining party walls.

Exceptions

Where existing houses on established streets and building lines do not orientate towards best daylight or sunlight levels, alternative measures must be used to maximise natural lighting.

Some terraced layout arrangements will not be able to separate living spaces from sharing the same party wall.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Daylight studies demonstrating how much light each habitable room will receive
- Code requirement signposted in the Design and Access Statement

HPL 3 Dual aspect dwellings

All houses must have openable windows on a minimum of two elevations.

Description

Single aspect dwellinghouses would have very little natural daylight or sunshine. This can impact the health and wellbeing of inhabitants.

Houses should have openable windows on a minimum of two elevations to optimise daylight and cross ventilation. Arrange layouts that maximise light

within the house and allow for the through breezes to pass through the house.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Floor plans and elevations
- Code requirement signposted in the Design and Access Statement.

HPL 4 Provision of living spaces

Provide two living spaces for dwellings with three or more bedrooms. Both rooms should have external windows.

Description

Family houses of certain size benefit from multiple rooms for people of all ages to spend time playing, working or relaxing away from main living areas.

Two living spaces can provide for dining rooms, lounges, kitchens, children's play areas, offices, libraries, recreational spaces. These rooms should be an adequate size, well-lit and connected to the house. A kitchen combined with another use such as a lounge / diner, will be considered a living space.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- House floor plans with living spaces, habitable rooms and spaces for working from home highlighted.
 - Code requirement signposted in the Design and Access Statement.
-

HPL 5 Floor to ceiling heights

Floor to ceiling heights must be a minimum of 2.5 metres for at least 75% of the gross internal area.

Description

This higher standard ensures rooms feel more spacious and that Trafford's housing stock continues its reputation for good quality and above standard room sizes. New housing should provide quality accommodation in terms of light, ventilation and sense of space.

The standard exceeds nationally prescribed requirements due to the character of existing properties in Trafford having larger floor to ceiling heights and resulting building heights.

Exceptions

Infill sites where taller floor to ceiling heights would be obviously different to the existing character and context of a street.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Cross sections illustrating each floor height within the house
- Code requirement signposted in the Design and Access Statement.

HPL 6 External living environment

The applicant must demonstrate that all houses will be provided with private outdoor spaces that meet the functional needs and wellbeing of the occupiers.

Description

Private outdoor spaces should be provided to the rear of properties, although side garden areas may be considered acceptable as long as they provide privacy. All private outdoor spaces should meet the functional needs and wellbeing of occupiers by providing areas for planting, sitting out, children's play and hanging washing. All outdoor spaces should receive a minimum of two hours sun on ground on the 21 March in accordance with BRE guidance. Three bedroom dwellings should provide a space of around 80 sq. m for occupiers. Dwellings that are smaller or larger should provide proportionately sized outdoor space.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan demonstrating size of garden areas to the house
- Sunpath study to demonstrate garden will meet BRE sun on ground test where relevant

- Code requirement signposted in the Design and Access Statement.
-

HPL 7 Landscape strategy

The proposed layout must be informed by a site wide landscape strategy, that includes landscaping proposals, sustainable drainage systems and biodiversity net gain requirements which comply with the best practice guide and coding requirements set out in the 'Landscape, Nature and Public Realm' section of this code.

Description

Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, gardens, street trees, and other trees, grass, planting and water. Trafford's identity is largely characterised by the extensive tree cover and mature planting across the Borough. These places have been created in the past through the bold visions of previous generations. To maintain this identity it is important that this tradition is continued.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Landscaping statement and landscaping scheme
- Sustainable drainage strategy
- Biodiversity net gain statement

- Code requirement signposted in the Design and Access Statement.
-

HPL 8 Separation distances

The layout of two storey dwellings must ensure that a minimum of 21 metres is provided between major facing windows across private gardens. For major facing windows across a highway, separation distances must accord with the context of the street and the established building line. A minimum separation distance of 15 metres between blank gables and habitable room windows must be provided.

Description

Housing layouts must take account of the privacy of existing and future occupiers. In New Places and larger development sites lesser separation distances may be accepted between proposed dwellings where the applicant can demonstrate that it is required to deliver a distinctive development that is active travel led and provides a high standard of amenity for occupants where privacy is protected. A 15 metre separation distance between blank gables and habitable room windows is required to ensure that there is no overbearing impact between dwellings.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan to show all properties bounding the site (including extensions to these properties and window positions), with separation distances annotated on the plan

- Code requirement signposted in the Design and Access Statement.
-

HPL 9 Rear garden separation distances

A separation distance of 10.5 metres between main windows and rear garden boundaries must be provided.

Description

Private rear gardens should not be closely overlooked and an appropriate separation distance between windows and rear garden boundaries must be achieved. Some flexibility may be applied to infill plots where there is an established relationship between existing dwellings.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan to show all properties bounding the site to the rear (including extensions to these properties and window positions), with separation distances annotated on the plan
 - Code requirement signposted in the Design and Access Statement.
-

HPL 10 Bin storage

Bins should be stored to the rear of the dwelling or where this is not possible, to the side. Bin storage to the front of dwellings will only be

permitted if a well designed concealment solution, within a dedicated structure, is proposed. Waste collection vehicles must be able to get to within 10 metres of the collection point.

Description

Residents should not have to move their bins or handle waste more than 30 metres from their home. Routes for handling bins should be level or gently sloping over a smooth and continuous surface.

Exceptions

Bin storage solutions must be accessible and well-integrated into the design of streets, spaces and buildings, to minimise visual impact, unsightliness and avoid clutter. Where refuse bins are required to be on a street frontage or in a location that is visible from a street, they must be sited within well-designed refuse stores that are easy for occupants to use.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site layout plan
- Drawings of bin concealment solution where proposed
- Code requirement signposted in the Design and Access Statement.

All homes should be designed to be inclusive and accessible to all anticipated building users, regardless of the immediate needs of their occupants. Access to communal landscapes and facilities should not be compromised for those with mobility difficulties and they should not be made to feel excluded by poorly laid out designs.

Accessible
external areas

Accessible
parking

HAC 1 Accessibility standards

All new homes must be designed to meet Building Regulations M4(2) Category 2: Accessible and adaptable dwellings. Building Regulations M4(3) Category 3: Wheelchair user dwellings must be provided in accordance with the New Trafford Local Plan.

Description

Ensure that site levels are fully considered at all stages of planning and steps are avoided in all circumstances. Approaches should be level, step-free and built with firm stable and slip resistant materials. A strategy must be provided for ensuring that areas remain that way.

Best practice design for approaching homes makes homes safe for all uses. Mistakes in design and construction phases can make homes unsuitable for inhabitants with current or future mobility issues.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Access statement
 - Site plan showing external areas around the house, including parking and approach to entrances
 - Existing site levels
 - Proposed site, garden, driveway and floor levels, and proposed external materials
 - Code requirement signposted in the Design and Access Statement.
-

HAC 2 Accessible external footways

All dwellings must provide accessible external areas, footways and paths that are clear, direct and clutter free.

Description

Ensure that site levels are fully considered at all stages of planning and steps are avoided in all circumstances. Approaches should be level, step-free and built with firm stable and slip resistant materials. A strategy must be provided for ensuring that areas remain that way.

Best practice design for approaching homes makes homes safe for all uses. Mistakes in design and construction phases can make homes unsuitable for inhabitants with current or future mobility issues.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Access statement (can be included in the Design and Access Statement)
- Site plan showing external areas around the house, including parking and approach to entrances
- Existing site levels
- Proposed site, garden, driveway and floor levels, and proposed external materials
- Code requirement signposted in the Design and Access Statement.

Further guidance:

- Part M Building Regulations

HAC 3 Accessible parking

Locate car parking where there is the most accessible route to the main entrance, a route which is step-free, level and free from obstruction. This may need to be from the street or parking courtyards so consider the route people take outside of the private boundary.

Description

Locate car parking where there is the most accessible route to the main entrance, a route which is step-free, level and free from obstruction. This may need to be from the street so consider the route people take outside of the private boundary.

Best practice design for approaching homes makes homes safe for all uses. Mistakes in design and construction phases can make homes unsuitable for inhabitants with current or future mobility issues.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Access statement
- Site plan showing external areas around the house, including parking and approach to entrances
- Existing site levels
- Proposed site, garden, driveway and floor levels, and proposed external materials
- Code requirement signposted in the Design and Access Statement.

Further guidance:

- Part M Building Regulations
- Places for Everyone

Houses

Elevation and Proportion

A well-proportioned elevation will be aesthetically pleasing, bring legibility and harmony to the building or series of buildings, and animate the street. Building

Codes

Surrounding
context

Public Fronting
Elevations

elevations should not be designed in isolation, rather the design should create a cohesive approach along a street scene, thus creating consistency and unity. Designers, however, should design layouts and detailing to avoid overly repetitive street frontages.

Shape and proportion of openings

Window opening size to wall ratio

The building elevations help to express the character and style of the development and should be designed as a response to the context. The principal building elevation should always face the street with window treatments carefully considered in order to animate the frontage while maintaining privacy and security for the occupants.

HEP 1

Surrounding context and rhythm

The elevations of new houses must reflect the surrounding context, achieve appropriate width and height proportions and be coherent so they are aesthetically pleasing and can be easily understood when viewed. The design of houses must also replicate the proportion and composition of elevations along a street to create rhythm.

Description

Take design cues from the wider area when considering the composition of your elevation and roof form. The context of each site is unique and must be continued and referenced in your design. Look at the site context to understand how the elevation of your project will need to replicate or reference that of its neighbours to create a rhythm. Pick up on the spacing

between window openings, projected elements or roof details to see how that rhythm can be continued.

Well-ordered streets that have a coherent structure are critical parts of creating a sense of place that people recognise and are proud to call home. Trafford's places exhibit these qualities, ranging from terraced streets to semi-detached houses and suburban villas.

Trafford's housing demonstrates simple methods for correct elevation and roof proportions, window size and rhythm along a street and this should be continued in new and infill housing projects. Houses with attractive proportions are visually appealing. Correct proportions are one of the simplest methods for creating outstanding elevations and requires design thinking and not extra cost to achieve. If it is not always possible in elevation, width and height alone, look at ways to create the balance through projected house elements such as bay windows or using parapet walls to increase the eaves line height. Creating coherence and structure in elevations using the basic principles of proportion, articulation and composition must be evident in your design. Elevations that have been composed to allow for a subsequent change to the internal layout or master plan resulting in unaligned windows, false windows and randomly positioned features will not be acceptable.

Coherent structure is an important visual aid that humans use to understand the world they see. People are more visually engaged with a house that has a structure to its elevation compared to one which has a haphazard arrangement of windows and false windows. Traditional houses in all of Trafford's Places exhibit coherent elevations and this must be continued.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Façade Design Analysis
- Elevations
- Street scenes

HEP 2 Public fronting elevations

The principal elevation, including the building entrance, must face the street. Where corner plots face two public sides, windows should be on both elevations.

Description

Corner plots and buildings should be carefully considered and afforded special design treatment to positively address and animate streets on all street elevations. All public facing elevations must have windows and entrances. Where buildings face two public sides on corners then windows should be used on both elevations by rearranging the internal layout to achieve dual or triple aspect homes whilst mitigating any privacy or overlooking issues.

Streets that have numerous 'eyes on the street' can be safer due to the natural surveillance of the public realm by local residents.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Design and Access Statement
- Elevations
- Street scenes
- Floorplans

HEP 3

Shape and proportion of openings

Window and door openings, including fenestration details such as glazing bars, mullions and transoms, must be in proportion with the shape of the principal elevations.

Description

There are a variety of ways to create the optimum shape and proportion of windows and doors. Many modern architect designed houses demonstrate there can be exceptions to the rules of good proportion but only when designed well and a coherent order is achieved using other design means. The basic principles as shown below are the simple building blocks to good composition and unless it can be justified why these are not used, they must guide your design process.

Openings that are proportionately shaped and sized against an elevation will look more aesthetically pleasing and are a cost effective means for achieving visual beauty.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Design and access Statement
- Elevations
- Detailed cross sections

HEP 4 Window opening size to wall ratio

The ratio between window size and wall area must be over 25%.

Description

The window openings must always be over 25% of the total area of elevation. This area is calculated by multiplying the width and height to the eaves line of the forward elevation and subtracting the doorway.

Larger windows that are in proportion with the size of elevations will be more aesthetically pleasing and will allow more light to enter the house, improving the amenity, health and wellbeing of occupiers.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Elevations and plan illustrating window to brick proportions.
-

Materials and Detail

The materials used and detailing of the building envelope should take cues from the surrounding area, referencing the historic surroundings where possible. A considered material palette will help ground the building in its context. Careful use of materials and detailing is needed in all proposals to ensure outcomes complement the surroundings. The use of natural materials in a limited palette is generally encouraged, with brick used as the predominant building material.

Opportunities to enrich the design of the building through articulation and detailing should be considered and take cues from the surrounding vernacular where appropriate.

Codes

[Recessed doors and windows](#)

[Reference Local building materials](#)

[Roof materials and details](#)

HMD 1 Recessed doors and windows

Doors, windows and their frames must have a set-back of at least 75mm. Use brickwork or materials to articulate the space around windows to give depth and visual interest.

Description

Set the windows and doors back from the elevation of the building and in most cases show the exposed brickwork in this reveal. Creating depth and articulation to facades is a simple and cost effective method for visual

identity and interest. Recessing windows and doors will create a shadow line and small set-backs can create variation to the depth and texture of facades.

Emphasise the window opening by considering the articulation and detail around its surround. Look to the local area for design cues on how this can be achieved. Details can include alternative colours, materials, textures or brick pointing and bonding. Decorative features and patterns can also be used effectively to provide interest to windows and their surrounds. Aluminium clad reveals should be avoided.

The use of window surround details in Trafford is common. Window surrounds create highly decorative elevations and help to create proportion on a facade.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Elevation drawings
- Floor plans and sections
- Facade Design Analysis
- Code requirement signposted in the Design and Access Statement.

HMD 2

Reference Local building materials

Reference common materials from the surrounding context and

incorporate into elevations as the primary material.

Description

Look for design cues in the immediate area to influence your choice of materials. Whilst the materials used for traditional houses may not be appropriate for modern construction methods, materials must make reference to the traditional colours, texture, bonding and brickwork used within the context of the site.

Trafford's places are characterised by the use of common building materials. Areas in the south of the Borough are more varied in their use of materials, however red brick is a dominant material throughout the Borough. A study of the most appropriate type and use of local materials will result in a project that complements its local area.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- In Bowdon, the Bowdon 'white brick' is an appropriate material.

Documents required:

- Elevation drawings
 - Landscaping plan
 - Materials schedule
 - Facade Design Analysis
 - Code requirement signposted in the Design and Access Statement.
-

HMD 3 Roof materials and details

Roof materials must be high quality and reference the surrounding context. Roofs must incorporate well detailed eaves, verges and ridges.

Description

The roof is often a dominant feature of a building and the shape, pitch, cladding and ornament is important. Look to the surrounding context for design cues when considering roof materials and details. Material colours, textures and patterns should be considered. The use of overhanging eaves are common in Trafford and should be interpreted and integrated in contemporary designs whilst balancing other strategic objectives such as solar panels, insulation and green roofs.

The use of traditional roofing materials is encouraged, such as natural slate and clay tiles. Large format tiles and tiles with thick leading edges must be avoided. If metal sheeting is proposed this must be profiled or standing seam and of a high quality.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Elevation drawings
 - Roof plan
 - Materials schedule
 - Facade Design Analysis
 - Code requirement signposted in the Design and Access Statement.
-

Houses

Parking and Garages

Residential parking solutions can be provided in a variety of ways. In well-designed places, vehicle parking does not dominate the streetscene. Applicants must consider the provision of car parking and should design it in conjunction with the code and guidance set out in the Landscaping and Nature Chapter of this Code.

Garages can provide valuable storage space to a dwelling and help conceal cars from view, however they offer little to the animation of buildings or the spaces around them. Their impact on the street scene should be carefully thought through, ensuring that they appear secondary to the dwelling house and avoid placement on direct sight lines and vistas or on prominent corners.

Codes

Front and side parking

Garage and carport parking

Courtyard parking

On-street parking

Undercroft parking

Basement parking

HPG 1 Front and side parking

Vehicle parking to the front and side of dwellings must be broken up with landscaping and must not dominate site frontages.

Description

Front and side parking areas should be sensitively designed with plenty of landscaping to ensure the provision of visually attractive streets and avoid car dominated housing layouts and streetscapes.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
- Landscaping plan
- Code requirement signposted in the Design and Access Statement.

HPG 2 Garage and carport parking

Detached garages and carports must be set back from the principal facade of the dwelling and integral garages must not dominate the facades of dwellings. Both garage types must allow for sufficient space to accommodate a parked car in front of the garage. Parking must not dominate the site frontage and must be broken up with landscaping.

Description

Well designed garages help to provide visually attractive streets and avoid car dominated housing layouts and streetscapes. Garages must be of sufficient size to accommodate a parked car, a minimum size of 6m x 3m must be provided to count as a parking space. Garage doors should be set back a minimum of 1m from the front facade of the building and 5.5m from the back of the footpath, well detailed and constructed of high quality materials. Garages and carports must be constructed from high quality and natural materials.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
 - Floor plans
 - Elevation plans
 - Street scenes
 - Code requirement signposted in the Design and Access Statement.
-

HPG 3 Courtyard parking

Courtyard parking must be well landscaped and allow for natural surveillance and easy access to the dwellings it serves.

Description

Courtyard parking must be well designed with high quality hard and soft landscaping. Boundary treatments to rear gardens backing on to courtyards must comprise brick walls and soft landscaping, including tree planting. Parking spaces should be sufficiently wide to allow easy access in and out of cars and located in close proximity to the rear access of dwellings. Courtyard parking areas must benefit from natural surveillance and be designed to prevent indiscriminate car parking such as parking on verges and pavements.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
 - Landscaping plan
 - Code requirement signposted in the Design and Access Statement.
-

HPG 4 On-street parking

Streets must be designed to accommodate on-street parking bays, trees and soft landscaping.

Description

On-street parking must be well-designed. The inclusion of designated on-street parking spaces that are well landscaped will soften the visual impact of vehicular parking on the street. Applicants should incorporate trees and soft landscaping into the design.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
 - Landscaping plan
 - Code requirement signposted in the Design and Access Statement.
-

HPG 5

Undercroft parking

Where undercroft parking is considered to be acceptable it must be obscured from view from the street, form an integral part of the overall elevation design, with openings kept to a minimum.

Description

Undercroft parking will only be considered acceptable where other solutions cannot physically be accommodated on site. The design of these parking solutions must be integral to the overall architecture of the dwelling with retaining walls and pillars kept to a minimum.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with. Retaining walls should be clearly shown on floorplans, elevations and sections.

Documents required:

- Site plan
- Floorplans
- Cross sections
- Elevation plans
- Existing and proposed level plans
- Street scenes
- Code requirement signposted in the Design and Access Statement

HPG 6

Basement parking

Where basement parking is considered to be acceptable, it must not be located on a principal elevation and must be integral to the overall architecture of the dwelling. Retaining walls must be kept to a minimum and designed to minimise the visual impact on the external appearance of the dwelling, the site and streetscene. A high quality landscaping scheme must form part of the overall design proposal.

Description

Basement parking will only be considered acceptable where other parking solutions cannot physically be accommodated on site. The design of basement parking areas must be integral to the overall architecture of the dwelling with retaining walls kept to a minimum.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with. Retaining walls should be clearly shown on floorplans, elevations and sections.

Documents required:

- Site plan
 - Floorplans
 - Cross sections
 - Elevation plans
 - Existing and proposed level plans
 - Street scenes
 - Code requirement signposted in the Design and Access Statement.
-

Houses

Thresholds and Boundaries

The space between the building and the public realm provides an opportunity for interaction between neighbours, contributes to a sense of security and creates space for planting. As such, a clearly defined form of defensible space should be provided to all new dwellings. Consideration should also be given to the impact on the public realm.

Boundary treatments should be used to hide the view of cars from the street scene. Examples include structures (for bin or bike storage), landscape and boundary walls, fence or gates. Applicants will be expected to create consistent and well-designed boundary treatments using in most cases, brick walls and planting, with the strategic aim to create pleasant streets, improve security, distinguish between the public and private realm and increase biodiversity.

Codes

Front boundary treatments

Common rear garden boundaries

Common front garden boundaries

Public facing boundaries

Gates

Historic boundary treatments

HTB 1

Front boundaries facing the street or other public realm

Boundary treatments must be in keeping with the surrounding traditional context.

Description

Boundary treatments should be informed by high quality traditional examples in the surrounding area. In Trafford this will typically be a low brick or stone walls with hedges. In rural areas, boundary treatments may vary and should be influenced by the historic context. Use robust, high-quality materials for boundary treatments. Boundary treatments should be used to clearly define the public and private domain. Inclusion of landscape increases biodiversity and can soften edges.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Development types:

- Where traditional boundary treatments (including hedges) remain on an infill development site, applicants should demonstrate how these will be retained and repaired, with any mature landscaping, including hedges, behind them.

Area types:

- Rural and Villages – upright flags and Cheshire railings
- Suburbs – sandstone (south) and brick (north)

Documents required:

- Site plan
 - Landscaping plan
 - Elevation drawings
 - Materials schedule
 - Code requirement signposted in the Design and Access Statement.
-

HTB 2

Boundaries between rear gardens

All boundaries between rear gardens must incorporate wildlife corridors and use planting to soften the appearance of new boundary treatments.

Description

Rear garden boundaries should improve the biodiversity of a site and incorporate wildlife corridors to create visually attractive rear garden scenes that are not dominated by timber fencing. Maintaining landscape by private owners is a cost effective means of including landscape in the wider built environment and provides people with a sense of stewardship over their street or space.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Development types:

- Where traditional boundary treatments (including hedges) remain on an infill development site, applicants should demonstrate how these will be retained and repaired, with any mature landscaping, including hedges, behind them

Documents required:

- Site plan
 - Landscaping plan
 - Elevation drawings
 - Materials schedule
 - Code requirement signposted in the Design and Access Statement.
-

HTB 3

Boundaries between frontages or front gardens

Boundaries between frontages or front gardens must comprise either railings with planting, low level brick or stone walls and/or hedges.

Description

Front garden boundaries must be visually attractive and not dominated by timber fencing. The maintenance of landscaping by private owners is a cost effective means of including landscape in the wider built environment and provides people with a sense of stewardship over their street or space.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Development types:

- Where traditional boundary treatments (including hedges) remain on an infill development site, applicants should demonstrate how these will be retained and repaired, with any mature landscaping, including hedges, behind them.

Documents required:

- Site plan
 - Landscaping plan
 - Elevation drawings
 - Materials schedule
 - Code requirement signposted in the Design and Access Statement
-

HTB 4

Side or rear boundaries facing the street or other public realm

Side or rear boundaries facing the street or other public realm must be constructed from either brick or stone walls and incorporate soft landscaping on the public facing elevation.

Description

Public facing boundary treatments must be visually attractive and not dominated by timber fencing. Boundary walls should be well detailed and constructed from high quality materials. The maintenance of landscaping by private owners is a cost effective means of including landscape in the wider built environment and provides people with a sense of stewardship over their street or space.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Development types:

- Where traditional boundary treatments (including hedges) remain on an infill development site, applicants should demonstrate how these will be retained and repaired, with any mature landscaping, including hedges, behind them.

Document required:

- Site plan
- Landscaping plan
- Elevation drawings
- Materials schedule

- Code requirement signposted in the Design and Access Statement.
-

HTB 5 Gates

Gate piers and gates must complement the boundary treatment and reflect the surrounding context in both design and height.

Description

Gates should be side hung with apertures in the top half to allow visibility to enhance natural surveillance. Sliding gates should be avoided as they reduce the ability to adequately landscape a site.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Development types:

- Where traditional boundary treatments (including hedges) remain on an infill development site, applicants should demonstrate how these will be retained and repaired, with any mature landscaping, including hedges, behind them.

Documents required:

- Site plan
 - Landscaping plan
 - Elevation drawings
 - Materials schedule
 - Code requirement signposted in the Design and Access Statement
-

HTB 6

Historic boundary treatments

Historic boundary treatments must be retained and new openings kept to a minimum.

Description

Walls and associated planting should be repaired and enhanced where required. The retention of historic boundary treatments is important to ensure local distinctiveness and protect the character of the streetscene.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Development types:

- Where traditional boundary treatments (including hedges) remain on an infill development site, applicants should demonstrate how these will be retained and repaired, with any mature landscaping, including hedges, behind them.

Area types:

- Rural and Villages – upright flags and Cheshire railings
- Suburbs – sandstone (south) and brick (north)

Documents required:

- Site plan
- Landscaping plan
- Elevation drawings
- Materials schedule
- Code requirement signposted in the Design and Access Statement



Introduction

Apartments

Design codes for apartment buildings

Introduction

Apartment buildings offer an opportunity to bring greater density, either on an individual plot or as part of a larger development. Apartments, when designed well, can bring an attractive scale and definition to a site. In that sense they are an essential part of the urban fabric. Their design must be carefully considered in order not to compromise the quality of life of their inhabitants or negatively impact on their surroundings nevertheless.

Communal spaces, well defined entrances and active frontages can all bring people together in a positive manner.

Contents

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Apartments

Form and Profile

Apartment buildings can often be incongruous with the surrounding context. Therefore careful consideration is required when thinking about their elevation, form and profile.

Codes

Scale, form and context

Roof form

Set back at roof level

Daylight, sunlight and overshadowing

AFP 1

Scale, form and context

A context character appraisal must be carried out at the outset to establish the suitability of the site. Scale and form must reflect that of the surrounding site context.

Description

Developments within existing places will be required to reflect the established scale and form in the surrounding context in order to strengthen the visual character of existing places. Applicants should be creative and consider how the building responds to its context, creating buildings with interesting profiles avoiding conventional slab block solutions and flat, featureless and monotonous building forms.

Usually, apartment buildings will demand greater height and mass than conventional housing, which must first be justified through an analysis of the surrounding buildings, urban context and topography.

Apartment schemes in 'New Places' may be influenced by the wider context.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- In New Places the context for new development may be able to be drawn more widely where there will be a complete change in character to the immediate surroundings as a result of the development.

Documents required:

- Context character appraisal (may form part of the Design and Access Statement)

AFP 2 **Roof form**

Roof forms must reflect the surrounding site context.

Description

Varied roof forms which complement and enhance surrounding roofscape are encouraged. Pitched roofs are preferred. Pitched roofscapes add interest and variety to the character of the area.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Elevations
 - Street scenes
 - Code requirement signposted in the Design and Access Statement
-

AFP 3 Setbacks at roof level

Where setbacks at roof level are used, the set back element must be designed as an integral part of the building using matching materials.

Description

Setbacks should not simply be used as a method of achieving additional height, should generally be applied on all sides of the building and the materials used should generally match those used on the rest of the building. Cladding solutions should be avoided.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Elevations
 - Floor plans
 - Street scenes
 - Code requirement signposted in the Design and Access Statement
-

AFP 4 Daylight, sunlight and overshadowing

The scale and form of the building must be designed to allow daylight and sunlight into amenity spaces and buildings.

Description

The scale and form of the building must be designed to allow daylight and sunlight into amenity spaces and buildings.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- In New Places – High Rise, High Density it should be demonstrated how this element fits in with a masterplan or Design Framework for the site.

Documents required:

- Solar studies or BRE compliant Daylight and Sunlight Assessment if required by the Council's adopted Validation Checklist.

Apartments

Plan and Layout

Apartment buildings should sit in attractively landscaped grounds, providing private garden space for ground floor units together with a communal garden at ground floor for those residents living in upper floor units. Good quality internal and external environments must be provided for occupants to promote health and wellbeing. Car parking provision must be carefully sited and not dominate the site.

Floorplates should sit comfortably with the urban grain, avoiding large 'L' shaped blocks, whilst the number of dwellings accessed from a single core should be no more than eight units per floor – this will help to encourage a sense of community.

Codes

Siting

Courtyard and perimeter blocks

Apartments per core

Aspect

Internal living environment

Active frontages

Provision of living spaces

Floor to ceiling heights

Deck access

Amenity space

Landscape strategy

Habitable room privacy

APL 1

Siting

Apartment buildings must be sited in a manner that sufficient space is provided between buildings to allow for the appropriate provision of circulation routes, amenity space, public realm and tree planting.

Description

Introduce appropriate spacing and breaks between buildings to achieve a sensitive urban grain and to avoid overly long frontages and perimeter blocks without appropriate spacing between buildings.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
- Landscaping plan
- Code requirement signposted in the Design and Access Statement

APL 2

Courtyard and perimeter blocks

Courtyard and perimeter blocks must be designed to ensure that there are appropriate breaks between buildings within the block to provide an attractive streetscene, and to ensure that the spaces they enclose are large enough to provide a functional, stimulating, healthy, comfortable, and safe environment.

Description

Courtyard and perimeter blocks are enclosed and therefore require careful consideration in their design. Applicants will be required to introduce breaks between buildings to ensure they are both visually and physically permeable. Regard must be had to height, orientation, daylight, sunlight, privacy and adequate separation distances in order to ensure that a high quality environment is delivered.

Breaks between buildings are important to provide relief in the built form and to aid permeability and legibility into and through the site. Together with breaks between the buildings, the reduction in height of buildings at the southern end of a block will allow greater daylight and sunlight penetration into courtyards, creating a more comfortable and pleasant environment to support and improve the health and wellbeing of residents and visitors.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
- Landscaping plan
- Solar studies or BRE compliant Daylight and Sunlight Assessment if required by the Council's adopted Validation Checklist.

APL 3 Apartments per core

The number of dwellings accessed from a single core must not exceed eight units per floor.

Description

Limiting the number of apartments per core will help to minimise the number of single aspect units and help to create an appropriate urban grain.

Limiting the number of units off one core helps to create a sense of social cohesion and community amongst residents.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Floorplans
 - Code requirement signposted in the Design and Access Statement
-

APL 4 Aspect

The number of dual aspect units within an apartment block must be maximised and the number of single aspect north, north western and north eastern facing units minimised.

Description

The creation of dual aspect internal spaces is important, increasing the opportunity for natural daylight and sunlight for at least part of the day, all year round. Where it is not possible to avoid apartments with a northerly aspect, floor plans must be designed to maximise the number of apartments with a dual aspect. People like sunlight, it is seen as providing light and warmth, making rooms look bright and cheerful and also having a therapeutic health giving effect.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Floorplans

- Code requirement signposted in the Design and Access Statement
-

APL 5 Internal living environment

The internal layout of dwellings must be designed to optimise access to daylight, sunlight, outlook, privacy and ventilation and mitigate any noise transmission between habitable rooms. All dwellings must comply with the National Described Space Standards as a minimum.

Description

Living conditions and internal environments have an impact on the health and wellbeing of the inhabitants of an apartment.

Allowing maximum daylight and sunlight can keep homes bright in winter months and allow cool breezes through the property in summer. Designers must ensure that habitable rooms (those used for main living spaces including kitchens) receive good daylight and sunlight through orientation and window positioning and size. Whilst access to daylight and sunlight is important, care must be taken that there are no issues with overheating in the summer or excessive heat loss in the winter. Cross ventilation through habitable rooms can be achieved through openable windows on dual aspect units, on both elevations with a clear route for breezes through the apartment.

Avoid noise transmittance by separating main living spaces such as lounges on either side of the apartment, away from adjoining party walls where possible.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Accommodation schedule
 - Floorplans
 - Code requirement signposted in the Design and Access Statement
-

APL 6 Active frontages

Ground floor active frontages must be maximised.

Description

Applicants must minimise blank facades, plant screens and car park entrances at ground floor level, particularly where they face areas of public realm. Opportunities to introduce private entrances at ground floor level should be maximised where communal or commercial uses are not appropriate.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
 - Landscaping plan
 - Floorplans
 - Elevations
 - Code requirement signposted in the Design and Access Statement
-

APL 7 Provision of living spaces

Provide two living spaces for dwellings with three or more bedrooms. Both

rooms should have external windows.

Description

Family homes of certain size benefit from multiple rooms for people of all ages to spend time playing, working or relaxing away from main living areas. Two living spaces can provide for dining rooms, lounges, kitchens, children's play areas, offices, libraries, recreational spaces. These rooms should be adequate size and well-lit. A kitchen combined with another use such as lounge / diner, will be considered a living space.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Accommodation schedule
- Floorplans
- Code requirement signposted in the Design and Access Statement

APL 8 Floor to ceiling heights

Floor to ceiling heights must be a minimum of 2.5 metres for at least 75% of the gross internal area.

Description

The standard exceeds nationally prescribed requirements due to the character of many of the existing properties in Trafford having higher floor to ceiling heights, and therefore greater building heights generally.

This higher standard ensures rooms feel more spacious and ensures Trafford's housing stock continues its reputation for good quality and above

standard room sizes. New housing should provide quality accommodation in terms of light, ventilation and sense of space.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Cross sections
 - Code requirement signposted in the Design and Access Statement
-

APL 9 Deck access

Where deck access is proposed, this must be fully integrated into the architectural composition of the façade and use complementary materials.

Description

The minimum width for all paths, corridors and decks used for communal access should be 1.5m. Deck access schemes are only likely to be considered acceptable where they allow for the provision of dual aspect units, where they cannot otherwise be provided.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Floor plans
- Elevations
- Cross sections

- Code requirement signposted in the Design and Access Statement
-

APL 10 Amenity space

All apartments must be provided with either balconies, terraces or private gardens, in addition to well-designed communal gardens.

Description

Safe and secure amenity spaces must be provided for use by all residents. The provision of private amenity space is essential for people's health and wellbeing. Communal amenity space and gardens should receive at least 2 hours of sunlight on the ground on 21 March in accordance with the guidance set out in BRE guidance.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with, including the two hour sun on ground requirement.

Documents required:

- Site plan
 - Landscaping plan
 - Floor plans
 - Solar studies or BRE compliant Daylight and Sunlight study if required by the Council's adopted Validation Checklist.
 - Code requirement signposted in the Design and Access Statement
-

APL 11 Landscape strategy

The applicant must demonstrate that the proposed layout has been

informed by a site wide landscape strategy, that includes landscaping proposals, sustainable drainage systems and biodiversity net gain requirements which comply with the best practice guide and coding requirements set out in the 'Landscape and Nature' section of this code.

Description

Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, amenity spaces, podium decks, street trees, and other trees, grass, planting and water. Trafford's identity is largely characterised by the extensive tree cover and mature planting across the Borough. These places have been created in the past through the bold visions of previous generations. To maintain this identity it is important that this tradition is continued.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- In New Places it should be demonstrated how this fits in with a masterplan or Design Framework for the whole of the place.

Documents required:

- Site Wide Landscape Strategy (may be incorporated into the Design and Access Statement)

APL 12 Habitable room privacy

Habitable rooms within each apartment must achieve an adequate level

of privacy.

Description

The additional height and density of apartment developments should not compromise the privacy of its residents or neighbours in relation to neighbouring properties (including within the development), the street and other public space.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
- Floor plans
- Elevations
- Code requirement signposted in the Design and Access Statement

Apartments

Accessibility

Trafford follows the social model of disability which holds that people with impairments are 'disabled' by the barriers operating in society, including physical barriers linked to the physical and built environment. The delivery of safe and inclusive places is one of the key components to delivering good design and provides an opportunity to bring people together, promote sociability, good health and a sense of community.

Codes

[Accessibility standards](#)

[Accessible external areas](#)

[Accessible parking](#)

The Design Code seeks to improve accessibility in all new development and ensure that all individuals have equal access, opportunity and dignity in the use of the built environment within Trafford.

AA 1 Accessibility standards

All new homes must be designed to meet Building Regulations M4(2) Category 2: 'Accessible and adaptable dwellings'.

Description

The higher category of accessibility standards is expected in Trafford to provide good quality and accessible housing.

Applicants must comply with the Building Regulations accessibility category as stated for all new external and internal areas of homes.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Accommodation schedule
 - Floor plans
 - Code requirement signposted in the Design and Access Statement
-

AA 2

Accessible external areas

All apartment blocks must provide accessible external areas, footways and paths that are clear, direct and clutter free.

Description

Ensure that site levels are fully considered at all stages of planning and steps are avoided in all circumstances. Approaches should be level, step-free and built with firm stable and slip resistant materials. A strategy must be provided for ensuring that areas remain that way.

Best practice design for approaching homes makes homes safe for all uses. Mistakes in design and construction phases can make homes unsuitable for inhabitants with current or future mobility issues.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
- Landscaping plan
- Code requirement signposted in the Design and Access Statement

AA 3

Accessible parking

Accessible parking bays must be provided as the closest bays to the main entrance. The distance from any accessible parking spaces and the relevant block entrance must be kept to a minimum and be level or gently sloping.

Description

Locate car parking where there is the most accessible route to the main entrance, a route which is step-free, level and free from obstruction. This may need to be from the street so consider the route people take outside of the private boundary.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
 - Landscaping plan
 - Code requirement signposted in the Design and Access Statement
-

AA 4 Accessible lifts

All units at first floor level and above must be served by a minimum of one wheelchair accessible lift.

Description

Lifts must be provided to ensure that all dwellings are fully accessible.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Floor plans
 - Code requirement signposted in the Design and Access Statement
-

Apartments

Elevation and Proportion

The design of apartments should take cues from the surrounding context and consider the opportunities for design detail and expression through tools such as the grouping of windows and entrances to bring composure and rhythm to the building facade.

The use of pitched roofs and creatively designed roofscapes is encouraged. Where part of a larger development, the elevation treatment and materials used in facades should be congruous with the rest of the development.

Codes

Surrounding context

Coherent appearance

Articulation

Separation distances (existing areas)

Separation distances (new places)

Communal entrances

Private entrances

AEP 1 Surrounding context

The scale of apartment blocks must reflect the surrounding context and achieve appropriate height and width proportions.

Description

Take design cues from the surrounding context when considering the scale of your apartment block. Trafford's housing demonstrates simple methods for

correct elevation and roof proportions, window size and rhythm along a street. The context of each site is unique and must be continued and referenced in your design. An architect will be able to achieve the perfect balance of proportion when choosing the width and height of your project.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Context character appraisal (may form part of the Design and Access Statement)

AEP 2 Coherent appearance

There should be a rhythm to the composition of windows, balconies, entrances and other details within the elevation. Elevations must be coherent so they are aesthetically pleasing and can be easily understood when viewed.

Description

Look to the site context to understand how the facade of your project will need to reference that of its neighbours to create a rhythm. Pick up on the spacing between window openings, projecting elements or roof details to see how that rhythm can be continued. Consider how stair and lift cores are detailed on elevations. Traditional buildings throughout the Borough exhibit best practice elevation and proportion and this should be continued in the development of apartment blocks. Apartments with well balanced proportions and window sizes are visually appealing and filled with daylight.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Elevations
 - Floor plans
 - Facade Design Analysis
 - Code requirement signposted in the Design and Access Statement
-

AEP 3 Articulation

Facades must incorporate depth and articulation to add interest and relief to buildings.

Description

Applicants should avoid flat, featureless and monotonous buildings. The articulation of facades is essential to animate larger elevations. Apartment blocks must introduce a combination of recessed and projecting elements in their design to create depth and articulation of facades, using the local context as reference.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Elevations
 - Floor plans
 - Facade Design Analysis
 - Code requirement signposted in the Design and Access Statement
-

AEP 4

Separation distances – Suburbs, Rural and Villages, Green Belt and River Valleys

In existing areas, the layout of apartments must ensure that privacy and amenity standards for occupiers and residents of existing developments is safeguarded. The following separation distances must be provided between major facing windows across private gardens and between apartment blocks: Up to 2 storey – 24 metres; 3 to 4 storey – 27 metres; 5+ storey – 30 metres.

Applies to: Suburbs, Rural and Villages, Green Belt and River Valleys.

Description

Apartment layouts must take account of the privacy of existing and future occupiers. Where development is proposed in existing neighbourhoods, care must be taken not to compromise the privacy and amenity standards of existing occupiers.

Exception

In 'Suburbs', where a scheme does not affect existing residential properties, and the context is appropriate, the 'New Places' separation distances may be applied.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Development types:

- Infill development should correspond with separation distances generally experienced by neighbouring properties, taking into account any increase in height.

Area types:

- Does not apply in New Places

Documents required:

- Site plans
- Floor plans
- Code requirement signposted in the Design and Access Statement

AEP 5

Separation distances – New Places – High Rise, High Density and New Places – Low Rise, Low Density

In ‘New Places’, the layout of apartments must ensure that privacy and amenity standards of occupiers are safeguarded. A minimum of 18 metres must be provided between facing windows for buildings of up to and including six storeys in height. Buildings that exceed six storeys in height must provide a separation distance of 21 metres.

Applies to: High Rise, High Density and New Places – Low Rise, Low Density.

Description

In ‘New Places’ there is a greater degree of flexibility in the required level of separation distances although the context or height of buildings could dictate that a greater distance is required.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- Does not apply in ‘Suburbs’, ‘Rural and Villages’ or ‘Green Belt and River Valleys’.

- In New Places – 1–6 storeys minimum 18m between facing windows; 7 storeys + minimum of 21m between facing windows.

Documents required:

- Site plans
- Floor plans
- Code requirement signposted in the Design and Access Statement

AEP 6 Communal entrances

Communal main entrances must be: formed in the principal elevation; clearly articulated; well detailed; accessible from the main highway by foot; well-lit; integral to the overall architecture of the building; and, finished in robust materials.

Description

Entrances must be legible, safe, incorporate secure entry facilities and provide a clear transition between public and private areas. Use the building form to emphasise the entrance and use design features such as splays and recesses to create interest and shelter. Building signage and numbering should be bespoke and integrated into the design of the building and entrance in robust and permanent materials.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
- Floor plans
- Elevations
- Material schedule
- Code requirement signposted in the Design and Access Statement

AEP 7 Private entrances

Where individual entrances to ground level dwellings are achievable they must articulate the principal elevation and animate the street.

Description

The provision of individual entrances delivers an animated street scene and active frontage. Individual entrances also provide residents with a sense of pride.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
- Floor plans
- Elevations
- Material schedule
- Code requirement signposted in the Design and Access Statement

Apartments

Balconies and Terraces

Access to private amenity space is important for the health and wellbeing of residents, therefore all apartments should be provided with private amenity space, whether it be a garden, balcony or terrace.

Codes

[Design](#)

[Size](#)

[Parapets and screening](#)

Terraces and balconies can add interest to building elevations, but they should always be integral to the design of the building, not compromise the privacy of existing neighbours and seek to maximise privacy for new neighbours. “bolt-on” balconies will not normally be supported.

Sensitively designed roof gardens can provide welcome additional private and communal amenity space. However, for accessibility reasons, where provided as a communal garden they should generally only be provided in addition to a garden at ground level, and not as a substitute.

ABT 1 Design

Balconies and terraces must be integral to the architecture of the building and must not compromise the privacy of neighbours.

Description

Balconies and terraces are valuable forms of outdoor space where land is at a premium and can add interest to building elevations. Balconies and terraces may be designed as either projecting, recessed or semi-recessed elements but must be fully integrated into the architectural composition of the façade. Recessed balconies are preferred on principal elevations. Balconies must not compromise the privacy of existing or new neighbours.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Development types:

- For infill projects, separation distances should comply with Code AEP4 or AEP5

Documents required:

- Site plan
 - Floor plans
 - Elevations
 - Materials schedule
 - Code requirement signposted in the Design and Access Statement
-

ABT 2 Size

Balconies must have a minimum depth of 1.5m and provide a minimum area of 5sqm for dwellings designed for up to two occupants with an additional 1sqm for each additional occupant.

Description

Balconies and terraces are valuable forms of outdoor space where land is at a premium and can add interest to building elevations. Balconies must be deep enough to ensure that they provide usable space and have solid drained floors.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Development types:

- For infill projects, separation distances should comply with Code AEP4 or AEP5

Documents required:

- Floor plans
- Code requirement signposted in the Design and Access Statement

ABT 3 Parapets and screening

Where parapets and screening are required to maintain privacy, they must be designed to be integral to the architecture of the building and appropriately proportioned using high quality materials to reduce their visual impact.

Description

Parapets and screening may be required to maintain privacy , but should be designed to be integral to the architecture of the building, appropriately proportioned using high quality materials to reduce their visual impact.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Floor plans
- Elevations
- Materials schedule
- Code requirement signposted in the Design and Access Statement

Materials and Detail

The materials used for a building or landscape affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. Materials should be practical, durable, affordable and attractive. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings.

[Materials](#)

[Roof materials and details](#)

[Recessed windows and doors](#)

AMD 1 Materials

Proposed primary materials must reference the dominant material palette from the surrounding context.

Description

Look for design cues in the immediate area to influence your choice of materials. The tonal palette for architecture can be formed from a response to an analytical study of local, predominantly red brick tones. Whilst the materials used for traditional buildings may not be appropriate for modern construction methods, materials must make reference to the traditional colours, texture, bonding and brickwork used within the context of the site.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- In Bowdon, Bowdon 'white brick' is an appropriate material.

Documents required:

- Elevation drawings
- Landscaping plan
- Materials schedule
- Facade Design Analysis
- Code requirement signposted in the Design and Access Statement

AMD 2 Roof materials and details

Roof materials must be high quality and reference the surrounding context. Roofs, including flat roofs, must incorporate detailed parapets, soffits, eaves, verges and ridges.

Description

Look to the surrounding context for design cues when considering roof materials and details. Material colours, textures and patterns should be considered. The use of overhanging eaves are common in Trafford and should be interpreted and integrated in contemporary designs whilst balancing other strategic objectives such as solar panels, insulation and green roofs. The use of traditional roofing materials is encouraged, such as natural slate and clay tiles. Large format tiles and tiles with thick leading edges must be avoided. Where metal sheeting is considered appropriate this must be profiled or standing seam and of a high quality. The detailing of flat roofs must include parapet detailing and add interest to the roofscape and overall appearance of the building.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Elevation drawings
- Roof plan

- Materials schedule
 - Facade Design Analysis
 - Code requirement signposted in the Design and Access Statement
-

AMD 3 Recessed windows and doors

Windows and doors must have a set-back of at least 215mm.

Description

Creating depth and articulation to facades is a simple method to create visual identity and interest. Recessing windows and doors will create a shadow line and set-backs can create differences to the depth and texture of facades. Window and door setbacks should show the exposed brickwork in this reveal.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Elevation drawings
 - Floor plans
 - Facade Design Analysis
 - Code requirement signposted in the Design and Access Statement
-

Apartments

Boundaries, Servicing and Plant

Codes

[Boundary treatments](#)

Well-designed places clearly define the boundaries for private, shared and public spaces, making it more likely that occupants will use, value and take ownership of them.

Gates

Historic
boundary
treatments

The impact of a site's boundaries on the immediate surroundings and the way in which the building(s) interact with the edges and ground around the site should be considered at the outset as an integral part of the design. Boundary treatments should be integral to the design of the building and landscape.

Roof top plant
and equipment

Servicing

Substations

Bin storage

Practical aspects of the site layout should not be overlooked. Strategies for fire and emergency access, cleaning, repairs, waste collection, and rooftop plant and equipment should be considered when planning the site. The design impact of these aspects should be fully considered and sensitively incorporated into the building design.

ABSP 1 Boundary treatments

Public facing boundaries must be constructed from either brick or stone walls and should incorporate soft landscaping.

Description

Boundary treatments should be informed by high quality traditional examples in the surrounding area. In Trafford this will typically be a low brick

or stone walls with hedges. In rural areas boundary treatments may vary and should be influenced by the historic context. Use robust, high-quality materials for boundary treatments. Boundary treatments should be used to clearly define the public and private domain. The inclusion of landscape increases biodiversity and can soften edges.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Development types:

- Where traditional boundary treatments remain on an infill development site, applicants should demonstrate how these will be retained and repaired, with any mature landscaping, including hedges, behind them.

Area types:

- In New Places (High Rise, High Density) this should be delivered in accordance with the masterplan, parameter plans or Design Framework for the site.

Documents required:

- Site plan
- Landscaping plan
- Elevation drawings
- Code requirement signposted in the Design and Access Statement

ABSP 2 Gates

Gate piers and gates must complement the boundary treatment and reflect the surrounding context in both design and height.

Description

Gates should be side hung with apertures in the top half to allow visibility to enhance natural surveillance. Sliding gates should be avoided as they reduce the ability to adequately landscape a site.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Development types:

- Where traditional boundary treatments remain on an infill development site, applicants should demonstrate how these will be retained and repaired, with any mature landscaping, including hedges, behind them.

Documents required:

- Site plan
- Landscaping plan
- Elevation drawings
- Code requirement signposted in the Design and Access Statement

ABSP 3 Historic boundary treatments

Historic boundary treatments must be retained and new openings kept to a minimum.

Description

Walls and associated planting should be repaired and enhanced where required. The retention of historic boundary treatments is important to ensure local distinctiveness and protect the character of the streetscene.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
 - Landscaping plan
 - Elevation drawings
 - Heritage Statement if required by the Council's adopted Validation Checklist.
 - Code requirement signposted in the Design and Access Statement
-

ABSP 4 Roof top plant and equipment

The design of lift overruns, rooftop plant and rooftop safety systems must be integrated into the design of the building at the outset and ensure that they are well screened.

Description

Lift overruns, roof top plant and roof top safety systems will often terminate higher than the building's roof line, detracting from the appearance of the building. Applicants should consider how this is resolved at the outset. Solutions, such as the use of parapets must be well designed.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with. Roof top plant and equipment must be shown clearly on planning drawings.

Documents required:

- Roof plan
 - Elevational drawings
 - Code requirement signposted in the Design and Access Statement
-

ABSP 5 Servicing

Waste collection vehicles must be able to get within 10 metres of the waste collection point.

Description

Routes for handling bins should be level or gently sloping over a smooth and continuous surface.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
- Landscaping plan
- Vehicle tracking plans, if relevant
- Code requirement signposted in the Design and Access Statement

ABSP 6 Substations

The siting and appearance of infrastructure such as sub-stations and pumping stations must be carefully considered and integrated into the design of the building or landscape.

Description

Consider the need for additional infrastructure, such as substations and pumping stations early in the design process. Planting should be used to screen and soften larger utility buildings and structures.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
 - Floor plans
 - Elevations
 - Landscaping plan
 - Code requirement signposted in the Design and Access Statement
-

ABSP 7 Bin storage

Bin stores must be integral to the design of the building, located internally and screened from the public realm.

Description

Adequate and dedicated space for the storage of waste and recycling must be included within proposals from the outset and set out in a waste management strategy. Where separate bin storage structures are unavoidable they must be well designed, practical and in keeping with the buildings design. Bin stores must be concealed from the public realm. Details should be provided as part of the planning application and they should be designed in complementary detail and material to the main development.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
- Floor plans
- Elevations

- Landscaping plan
 - Code requirement signposted in the Design and Access Statement
-

Apartments

Car and Bicycle Parking

As a general rule development should seek to reduce the visual dominance of cars and other vehicles on the public realm and design out inconsiderate parking which affects streets in and around developments.

Bicycle parking must be located conveniently and planned to ensure easy access, encouraging day-to-day usage. It should feel secure giving cyclists confidence that their bicycle will still be there when they return and with good levels of natural surveillance to help users feel safe.

Codes

Courtyard parking

Undercroft

Basement

Cycle parking

APG 1 Courtyard parking

Courtyard parking must be well landscaped and allow for natural surveillance and easy access to the dwellings it serves.

Description

Courtyard parking must be well designed with high quality hard and soft landscaping. Boundary treatments to rear gardens backing on to courtyards

must comprise brick walls and soft landscaping, including tree planting. Parking spaces should be sufficiently wide to allow easy access in and out of cars and located in close proximity to entrances. Courtyard parking areas must benefit from natural surveillance and be designed to prevent indiscriminate car parking such as parking on verges and pavements.

Courtyard parking arrangements should always be designed to be well lit, secure and provided with direct and clear pedestrian access to all dwellings using the facility.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
- Landscaping plan
- Code requirement signposted in the Design and Access Statement

APG 2 Undercroft

Undercroft parking must be obscured from view from the street, form an integral part of the overall elevation design, with vehicle access points limited and active frontage maximised.

Description

Undercroft parking should only be used where it can be adequately concealed from principal elevations by active ground floor uses.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with. Retaining walls should be clearly shown on floorplans, elevations and sections.

Documents required:

- Site plan
- Floor plans
- Elevation drawings
- Street scenes
- Code requirement signposted in the Design and Access Statement

APG 3 Basement

Where basement parking is considered to be acceptable, it must not be located on a principal elevation and must be integral to the overall architecture of the dwelling. Retaining walls must be kept to a minimum and designed to minimise the visual impact on the external appearance of the dwelling, the site and streetscene. A high quality landscaping scheme must form part of the overall design proposal.

Description

Basement parking will only be considered acceptable where other parking solutions cannot physically be accommodated on site. The design of basement parking areas must be integral to the overall architecture of the dwelling with retaining walls kept to a minimum.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with. Retaining walls should be clearly shown on floorplans, elevations and sections.

Documents required:

- Site plan
- Floor plans
- Elevation drawings
- Street scenes
- Code requirement signposted in the Design and Access Statement

APG 4 Cycle parking

Cycle stores must be provided internally.

Description

Cycle storage in apartment blocks should be provided communally in secure internal storage areas with individual lockers or rack spaces assigned to each apartment.

In larger apartment schemes, bicycle storage should relate to each block or floor level.

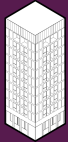
A communal facility for cleaning and maintenance of bicycles should be provided in a sheltered and convenient location at ground floor level.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
- Landscaping plan
- Code requirement signposted in the Design and Access Statement



Introduction

Tall buildings

Design codes for commercial, residential and mixed use buildings over six storeys

Introduction

In the right locations tall buildings can make an important contribution towards delivering new homes and high quality placemaking, often offering excellence in design and providing an opportunity to build to higher densities around public transport nodes. However, a poorly designed tall building can seriously harm the character and identity of a place and the value of important views.

Tall buildings break into the scale, rhythm and grain of the urban form in a way that other buildings do not. Principal failings with tall buildings are often a lack of understanding of context, a failure to demonstrate neighbourliness, the tendency to create too many single aspect apartments especially with a northerly aspect, and to access too many apartments from a single core.

Contents

[Location and siting](#)

[Scale and massing](#)

[Plan and layout](#)

[Boundaries and Edges](#)

[Elevational Treatment](#)

While the design decisions made in taller buildings differ from smaller scale proposals it is essential that these developments are imbued with the same approach to design quality, materiality and style set out elsewhere in this document.

For tall apartment buildings refer to the 'Apartment' chapter. For tall non-residential or commercial buildings refer to the 'Non-Residential and Commercial' chapter.

Tall buildings

Location and Siting

The siting of tall buildings should be considered very carefully to ensure they do not adversely affect the existing townscape character or the setting of heritage assets and provide sufficient space between and around buildings to deliver an appropriate level of privacy and a landscaped setting.

Locally important views, vistas and landmarks should be preserved and existing heritage assets given sufficient space around them in order to preserve their setting.

Codes

[Context](#)

[Siting](#)

[Views, vistas and landmarks](#)

Tall building proposals should follow the established principles of group composition, such as noticeable stepping down in height around cluster edges and a balanced range of heights

TBLS 1 Context

A context character appraisal must be carried out at the outset to establish the suitability of the site. Tall buildings must be sited in a manner that ensures a coherent skyline is delivered.

Description

Well designed places and buildings may draw inspiration from the site, its surroundings or a wider context. It is important that applicants complete an appropriate context character appraisal to establish the appropriate baseline for a buildings design.

Clusters of tall buildings are preferred to create a cohesive skyline. A new cluster of tall buildings should not be initiated without a masterplan.

Where proposed near existing tall building groups, new proposals should follow the established principles of group composition, such as noticeable stepping down in height around cluster edges and a balanced range of heights including mid-rise and low-rise elements where appropriate, to achieve an acceptable relationship with existing buildings.

Proposals for isolated tall buildings or tall buildings that sit in close proximity to mid-rise or low-rise buildings should similarly follow the

established principle of stepping down in height, scale and grain to achieve an acceptable relationship with existing buildings.

Compliance

Applicants should demonstrate in their submission how this element of the Code has been complied with.

Area types:

- Tall buildings will not be considered appropriate on infill sites except in New Places – High Rise, High Density.
- Tall buildings are not appropriate other than in New Places – High Rise, High Density, where they should be delivered in accordance with the masterplan, parameter plans or Design Framework for the site.

Documents required:

- Context character appraisal (may form part of the Design and Access Statement). An appraisal should include consideration of:
 - Existing views;
 - Topography;
 - Urban grain;
 - Significant skyline;
 - Scale and height;
 - The streetscape;
 - Landmark buildings;
 - Constraints & opportunities;
 - Impact on nearby heritage assets;
 - Opportunities for enhancing the townscape
-

TBLS 2 Siting

Tall buildings must be sited in a manner that sufficient space is provided between buildings to create a positive identity and sense of place. Siting must also allow for the appropriate provision of privacy and residential amenity, landscaped amenity space, public realm, circulation routes, tree planting and car parking.

Description

Introduce appropriate spacing and breaks between buildings to achieve a sensitive urban grain and to avoid impacting on the amenity of occupiers, overly long frontages, perimeter blocks without appropriate spacing between buildings, and tall buildings being in uncomfortably close proximity to each other.

The combination of codes covering urban greening factor (UGF), landscaping, privacy and separation distances will lead to the provision of a well sited development.

Compliance

Applicants should demonstrate in their submission how this element of the Code has been complied with.

Area types:

- In New Places – High Rise, High Density, tall buildings should be delivered in accordance with the masterplan, parameter plans or Design Framework for the site.

Documents required:

- Site plan (including relationships to surrounding buildings), landscaping plan, floor plans elevations.

- Code requirement signposted in the Design and Access Statement
-

TBLS 3 Views, vistas and landmarks

Applicants must demonstrate that they have maximised opportunities to protect existing views, vistas and landmarks and create new views into and out of the development site.

Description

The siting of developments must protect and enhance any key and/or historic views, vistas and landmarks into and out of development sites. The development must take the opportunity to create new views. The retention of sight lines to key views, vistas and landmarks help to aid wayfinding.

Compliance

Applicants should identify the key existing views, vistas and landmarks relevant to the application (with assistance through the pre-application process if necessary) and analyse the impact of the development upon them. Where a site is in or would affect the setting of a conservation area, the relevant views identified in the Conservation Area Appraisal / Management Plan should be used as a minimum. Where a development affects the setting of a listed building, the impact of the development when seen against the roofscape of that building should also be considered as well as tandem and long range views. Consideration should be given to changes in level which may produce unexpected views. Applicants must show, where relevant, what new views will be created in or through the development.

Area types:

- In New Places – High Rise, High Density, tall buildings should be delivered in accordance with the masterplan, parameter plans or Design Framework for the site.

Documents required:

- Views analysis document (may be incorporated within the Design and Access Statement)
- TVIA and verified views in accordance with requirements in the Council’s adopted Validation Checklist

Tall buildings

Scale and Massing

Tall building forms should be elegant and create positive features in the skyline. Their form, scale and massing must be carefully considered through detailed appraisal and testing including their visual impact on the setting both individually and when part of a cluster.

Tall buildings must also consider their impact on the street environment and public spaces. Buildings that are too tall can visually overwhelm and cause unwanted side-effects, such as wind funnelling, overshadowing or trapping air pollution.

Codes
Form

Composition

Daylight,
sunlight,
amenity and
overshadowing

Wind
microclimate

TBSM 1 Form

Tall buildings must express elegance, proportionality and verticality.

Description

It is more successful to express the verticality of tall buildings using vertically proportioned grids or patterns. The shape and proportion of window openings should also correspond to the verticality of the building.

Compliance

Applicants should demonstrate in their submission how this element of the Code has been complied with.

Documents required:

- Facade design analysis
- Elevation and section drawings
- Code requirement signposted in the Design and Access Statement

TBSM 2 Composition

Tall buildings must be slender and comprise a base, middle and top. The ground floors of tall buildings must be well-designed and articulated to add interest at street level.

Description

How a tall building meets the ground and sky is critical to its success. The standard architectural convention of a base, middle, top should be employed in combination with site-wide key massing datums.

Tall buildings should be grounded, creating a sense of permanence and presence. This should be articulated through a regular, repeating bay rhythm or through a more solid elevation with emphasised openings. Double or triple height ground floor spaces should be created with active uses planned at strategic places to enliven the street at different times of the day. The quality of material, detailing, glazing and fenestration should articulate the street level interface as a distinct section of the building. This should integrate into the rest of the built environment. Particular consideration should be given to the materials and detail used at ground floor level where materials should enhance the street level experience and respond to the local context.

The middle section can make use of an elevational grid to respond to either residential or commercial uses which can be expressed as simple repetition or expressed bays.

Options to terminate the building to the sky include elevation rhythm change, crown, hipped corners and decorative caps. Any rooftop plant should be integrated into the architecture.

Compliance

Applicants should demonstrate in their submission how this element of the Code has been complied with.

Documents required:

- Facade design analysis
 - Elevation and section drawings
 - Code requirement signposted in the Design and Access Statement
-

TBSM 3 Daylight, sunlight, amenity and overshadowing

The scale and form of the building must be designed to allow daylight and sunlight into amenity spaces and buildings.

Description

Solar studies should be used to demonstrate that new development is in general compliance with the guidelines set out in the BRE guidance in terms of the impacts of daylight, sunlight and overshadowing.

Compliance

Applicants should demonstrate in their submission how this element of the Code has been complied with.

Documents required:

- Solar studies or BRE compliant Daylight and Sunlight Assessment if required by the Council's adopted Validation Checklist

TBSM 4 Wind microclimate

Applicants must demonstrate that the design of tall buildings has taken into account the impact of their proposal on wind microclimate.

Description

The development of tall buildings can lead to wind microclimate impacts. These issues can impact on the safety of pedestrians as a result of wind speeds and wind tunnelling. Developments must be designed and assessed

to ensure that no detrimental wind microclimate impacts arise as a result of developments.

Compliance

Applicants should demonstrate in their submission how this element of the Code has been complied with.

Documents required:

- Wind microclimate study in accordance with Council’s adopted Validation Checklist

Tall buildings

Plan and Layout

The internal layout of tall buildings must provide good quality internal environments that promote health and wellbeing. They should relate well to spaces around them and contribute to social interaction and inclusion.

Codes

Dual aspect

Entrances and lobby spaces

TBPL 1 Dual aspect

All tall buildings must maximise the opportunities for dual aspect spaces to be delivered.

Description

The creation of dual aspect internal spaces is essential, increasing the opportunity for natural daylight, sunlight for at least part of the day year round, views and privacy. Where it is not feasible to deliver dual aspect units, floor plans must be designed to maximise the amount of apartments with a dual aspect. People like sunlight, it is seen as providing light and warmth, making rooms look bright and cheerful and also having a therapeutic health giving effect.

Compliance

Applicants should demonstrate in their submission how this element of the Code has been complied with.

Documents required:

- Floor plans, elevation and section drawings
- Accommodation schedule.
- Code requirement signposted in the Design and Access Statement

TBPL 2 Entrances and lobby spaces

Entrance lobby spaces must be formed in the principal elevation; clearly articulated; well detailed; accessible from the main highway by foot; well-lit; integral to the overall architecture of the building; and, finished in robust materials.

Description

Entrances must be legible, safe, incorporate secure entry facilities and provide a clear transition between public and private areas. Use the building form to emphasise the entrance and use design features such as splays and recesses to create interest and shelter. Building signage and numbering

should be bespoke and integrated into the design of the building and entrance in robust and permanent materials.

Entrance lobby spaces should be a minimum of two storeys in height and provide a generous lobby at the principal ground floor entrance , so as not to feel cramped and to provide enough space for seating and conversation which does not compromise circulation space. Post boxes should be located in a convenient and secure location near the building’s main entrance. They should ideally be integrated into the design of the entrance lobby.

Compliance

Applicants should demonstrate in their submission how this element of the Code has been complied with.

Documents required:

- Facade design analysis
- Floorplans and site plans
- Elevation and section drawings
- Code requirement signposted in the Design and Access Statement

Tall buildings

Boundaries and Edges

Well-designed places clearly define the boundaries for private, shared and public spaces, making it more likely that occupants will use, value and take ownership of them.

Codes

Ground floor articulation

Active ground floor uses

The impact of a site's boundaries on the immediate surroundings and the way in which the building(s) interact with the edges and ground around the site should be considered at the outset as an integral part of the design. Boundary treatments should be integral to the design of the building and landscape.

Landscape coding requirements

Boundary treatments

Gates

Historic boundary treatments

Practical aspects of the site layout should not be overlooked. Strategies for fire and emergency access, cleaning, repairs, waste collection, and rooftop plant and equipment should be considered when planning the site. The design impact of these aspects should be fully considered and sensitively incorporated into the building design.

TBBE 1 Ground floor articulation

The ground floors of tall buildings must be well-designed and articulated to create a human scale and add interest at street level.

Description

Double or triple height ground floor spaces should be created to help deliver a human scale. The quality of material, detailing, glazing and fenestration should articulate the street level interface as a distinct section of the building. This should integrate into the rest of the built environment.

Particular consideration should be given to the materials and detail used at ground floor level where materials should enhance the street level experience and respond to the local context.

Compliance

Applicants should demonstrate in their submission how this element of the Code has been complied with.

Documents required:

- Facade design analysis
- Floorplans
- Site plans
- Elevation and section drawings
- Code requirement signposted in the Design and Access Statement

TBBE 2 Active ground floor uses

Tall buildings must incorporate active frontages at ground floor level.

Description

The design of the ground floor should encourage active uses, particularly night time uses to create activity throughout the day. In cases where topography results in the ground floor storey being above street level, additional design thought is needed at both levels to ensure a satisfactory junction.

Compliance

Applicants should demonstrate in their submission how this element of the Code has been complied with.

Documents required:

- Facade design analysis
 - Floorplans
 - Site plans
 - Elevation and section drawings
 - Code requirement signposted in the Design and Access Statement
-

TBBE 3 Landscape coding requirements

The applicant must demonstrate that the proposed layout has been informed by a site wide landscape strategy, that includes landscaping proposals, sustainable drainage systems and biodiversity net gain requirements which comply with the best practice guide and coding requirements set out in the ‘Landscape and Nature’ section of this code.

Description

Nature contributes to the quality of a place, and to people’s quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, podium decks, street trees, and other trees, grass, planting and water. Trafford’s identity is largely characterised by the extensive tree cover and mature planting across the Borough. These places have been created in the past through the bold visions of previous generations. To maintain this identity it is important that this tradition is continued.

Compliance

Applicants should demonstrate in their submission how this element of the Code has been complied with.

Area types:

- In New Places – High Rise, High Density, this should be delivered in accordance with the masterplan, parameter plans or Design Framework for the site

Documents required:

- Site Wide Landscaping Strategy (may be incorporated in the Design and Access Statement)

TBBE 4 Boundary treatments

Boundary treatments must be in keeping with the surrounding traditional context. Where boundaries are required to delineate between public and private space they must be complementary to the design of the facade and not impinge accessible approaches to entrances.

Description

Boundary treatments should be informed by high quality traditional examples in the surrounding area. In Trafford this will typically be a low brick or stone walls with hedges. In rural areas boundary treatments may vary and should be influenced by a site's historic context. Use robust, high-quality for boundary treatments. Boundary treatments should be used to clearly define the public and private domain. Inclusion of landscape increases biodiversity and can soften edges.

Compliance

Applicants should demonstrate in their submission how this element of the Code has been complied with.

Area types:

- In New Places – High Rise, High Density, this should be delivered in accordance with the masterplan, parameter plans or Design Framework for the site.
- Where traditional boundary treatments remain on an infill development site, applicants should demonstrate how these will be retained and repaired, with any mature landscaping, including hedges, behind them.

Documents required:

- Site plan
- Landscaping plan
- Elevational drawings.
- Code requirement signposted in the Design and Access Statement

Tall buildings

Elevational treatment

Alongside the building form, scale and massing, the inclusion of an appropriate facade treatment is integral to animating tall building elevations. Elevations should be visually interesting with rhythm and articulation, using formal elements such as fenestration patterns, recessed and projecting elements, balconies and terraces to provide life and animation to larger elevations.

Variation in facade treatment, materials and detailing is encouraged to provide visual breaks in the form,

Codes

[Articulation](#)

[Architectural detailing](#)

[Material quality](#)

animating elements of the building effectively from all aspects.

TBET 1 Articulation

Tall buildings must articulate building facades with projecting and recessed elements.

Description

The articulation of building facades with projecting or recessed elements, fenestration patterns such as grouping floors and windows, window reveals, and balconies will soften larger building forms, break down the appearance of building mass and provide rhythm and visual interest. Attention must also be paid to detailed design. The incorporation of art or sculptural elements can create a unique image for the building or its context. The night time appearance of a building must be considered. Lighting can assist the building to continue its function after dark (for example, landmark structures or sites which maintain their visual prominence through lighting) and can be used to create striking night time compositions.

Compliance

Applicants should demonstrate in their submission how this element of the Code has been complied with.

Documents required:

- Facade design analysis
- Floorplans, site plans
- Elevation and section drawings

- Code requirement signposted in the Design and Access Statement
-

TBET 2 Architectural detailing

Tall buildings must introduce architectural detailing to add interest and expression.

Description

The use of appropriate high quality materials and appropriate architectural detailing, having regard to the site context and character of buildings in the local area will help to integrate tall buildings with their surroundings and ensure that they age well over time. Avoid monotony of colour or texture on the building elevation, although equal care is required to avoid facades appearing too “busy”.

Compliance

Applicants should demonstrate in their submission how this element of the Code has been complied with.

Documents required:

- Facade design analysis
 - Floorplans, site plans
 - Elevation and section drawings
 - Code requirement signposted in the Design and Access Statement
-

TBET 3 Material quality

Proposed primary materials must reference the dominant material

palette from the surrounding context.

Description

Material qualities which can work well at this scale include lightness, reflectivity and transparency as this can help reduce the visual bulkiness and add elegance. The use of glass and traditional materials such as brick, stone and terracotta are preferred. Cladding materials and materials that weather poorly must be avoided.

The appearance of materials used in the façade should be seamless, where possible minimising the visual impact of vents and joints unless exaggerated as part of the elevations composition.

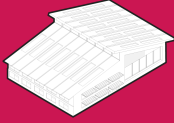
Whilst materials with a traditional appearance are preferred, the use of modern methods of construction and innovative materials is encouraged, providing they make reference to the traditional colours, texture, bonding and brickwork used within the context of the site.

Compliance

Applicants should demonstrate in their submission how this element of the Code has been complied with.

Documents required:

- Facade design analysis
- Floorplans, site plans
- Elevation and section drawings
- Code requirement signposted in the Design and Access Statement



Introduction

Commercial and non-residential buildings

Design codes for non-residential buildings

Introduction

This chapter is intended to apply to range of building uses including, but not necessarily limited to the following uses:

- Industrial
- Warehouses and storage
- Office
- Hotel
- Educational
- Medical
- Civic
- Retail
- Leisure

The scale of development covered by the Design Code in this chapter is wide ranging and will apply equally to small scale developments and large scale developments.

Contents

[Context](#)

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[Elevation](#)

[Materials](#)

[Parking](#)

[Servicing and Plant](#)

Functionality is also paramount to ensure building and spaces around it are utilised in the manner with which they were intended and it should not be sacrificed for the sake of maximising the floor area. New proposals should not simply repeat what has come before, but seek to innovate and improve the surrounding environment wherever possible. This should be done through their design, orientation, siting and landscape treatments.

Successful design solutions will vary according to the buildings use and location, whether it be town centre, retail or industrial parks.

Commercial and non-residential buildings

Context

All developments need to draw inspiration from the context in which the site sits, whether that is an industrial park or a town centre.

New developments in town centres should enhance the townscape and protect the setting of existing heritage assets. Whilst large industrial, civic and commercial buildings can have significant footprints, making it more challenging to deliver a context appropriate scheme, they nevertheless need to maximise opportunities to fit

Codes

[Context appraisal](#)

[Views, vistas and landmarks](#)

with the existing urban grain, protect existing views, and create attractive streets and spaces.

NRC 1 Context

Applicants must demonstrate through the submission of a context character appraisal that the design of the development reflects and reinforces the character of the area.

Description

Well-designed places and buildings may draw inspiration from the site, its surroundings or a wider context. It is important that applicants complete an appropriate context character appraisal to establish the appropriate baseline for a building's design. A context character appraisal should include consideration of:

- Topography;
- Urban grain;
- Significant skyline views;
- Scale and height;
- The streetscape;
- Landmark buildings;
- Constraints and opportunities;
- Impact on nearby heritage assets;
- Opportunities for enhancing the townscape.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- In New Places the context for new development may be able to be drawn more widely where there will be a complete change in character to the immediate surrounding as a result of the new development or should be directed by a masterplan or Design Framework for the site.

Documents required:

- Context character appraisal (may be incorporated within the Design and Access Statement)

NRC 2

Views, vistas and landmarks

Applicants must demonstrate that they have maximised opportunities to protect existing views, vistas and landmarks and create new views into and out of the development site.

Description

Existing key views, vistas and layouts of developments must take care to protect and enhance any key and/or historic views, vistas and landmarks into and out of sites. The retention of sight lines to key views, vistas and landmarks help to deliver development which has an identity and aids wayfinding.

Compliance

Applicants should identify the key existing views, vistas and landmarks relevant to the application (with assistance through the pre-application process if necessary) and analyse the impact of the development upon them.

Where a site is in a conservation area, the relevant views identified in the Conservation Area Appraisal / Management Plan should be used as a minimum. Consideration should be given to changes in level which may produce unexpected views. Applicants must show, where relevant, what new views will be created in or through the development.

Area types:

In New Places it should be demonstrated how this element fits in with a masterplan or Design Framework for the whole of the place.

Documents required:

- Views analysis document (may be incorporated within the Design and Access Statement). TVIA and verified views in accordance with requirements in the Council’s adopted Validation Checklist

Commercial and non-residential buildings

Plan and Layout

Proposals for clusters of new commercial, retail or other uses must be landscape-led and sited to allow for the creation of an attractive townscape that maximises active frontages, protects existing views whilst creating new ones, provides for active travel routes, new public realm and tree planting.

Codes

Siting

Urban greening factor

Landscaping

Landscape coding requirements

Active frontages

Public spaces

NRPL 1 Siting

Building(s) must be sited in a manner that sufficient space is provided between buildings to allow for the appropriate provision of setbacks, circulation routes, amenity space, public realm, tree planting, soft landscaping and verges.

Description

Introduce appropriate spacing and breaks between buildings to achieve a sensitive urban grain and to avoid overly long frontages and perimeter blocks without appropriate spacing between buildings.

Large buildings have a more significant impact on their surroundings, even if that includes other large buildings. Proper consideration should be given when planning sites, and buildings positioned to maximise opportunities for place making through creating attractive streets and spaces

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan and landscaping plan.
 - Code requirement signposted in the Design and Access Statement
-

NRPL 2 Urban greening factor

All commercial and non-residential projects must have a UGF score of over 0.3.

Description

The urban greening factor will be used to evaluate the amount of green space, landscape and permeable surfaces on a development site. A score of 0.3 is expected for all commercial and non-residential projects in Trafford.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- UGF calculation included in either Design and Access Statement or Planning Statement

NRPL 3 Landscaping

Commercial and non-residential developments must be designed around a landscape strategy which must seek to provide a landscape buffer at the interface of the site with the public realm, in addition to landscaping within the wider site, including car parks.

Description

High quality hard and soft landscaping schemes must be used to bring a softer appearance and a human scale to the environment around the building, particularly large scale commercial buildings. Address the

boundaries of the site with high quality hard and soft landscaping to improve public facing boundaries and areas of public realm.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- In New Places it should be demonstrated how this element fits in with a masterplan or Design Framework for the whole of the place.

Documents required:

- Site plan and landscaping plan.
- Code requirement signposted in the Design and Access Statement

NRPL 4 Landscape coding requirements

The applicant must demonstrate that the proposed layout has been informed by a site wide landscape strategy, that includes landscaping proposals, sustainable drainage systems and biodiversity net gain requirements which comply with the best practice guide and coding requirements set out in the 'Landscape & Nature' section of this code.

Description

Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water. Trafford's identity is largely characterised

by the extensive tree cover and mature planting across the Borough. These places have been created in the past through the bold visions of previous generations. To maintain this identity it is important that this tradition is continued.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- In New Places it should be demonstrated how this element fits in with a masterplan or Design Framework for the whole of the place.

Documents required:

- Site Wide Landscape Strategy (may be incorporated in the Design and Access Statement)

NRPL 5 Active frontages

Buildings must provide active frontages that respond to one-another and the street.

Description

The design of the ground floor should encourage day and night time active uses. Commercial and non-residential buildings should not ignore the pedestrian experience and the street environment in which they are situated. An active and inviting frontage is essential on primary elevations, with entrances that are welcoming and well landscaped.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
 - Landscaping plan
 - Floor plans and elevations.
 - Code requirement signposted in the Design and Access Statement
-

NRPL 6 Public spaces

Where public spaces are proposed, organise building frontages to align and to create defined edges and a sense of enclosure to the space.

Description

The scale and nature and location of non-residential buildings means that they very often stand out. Therefore they must project a positive image of that place by being attractive and inviting, creating an environment which encourages activity and social interaction.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan and landscaping plan.
 - Code requirement signposted in the Design and Access Statement
-

NRPL 7 Connectivity

When planning an estate or business park, developments must avoid cul-de-sacs and consider connectivity through the site and beyond.

Description

Site layouts should be legible, buildings should have a clear and distinct form and provide an interesting elevation to the street to aid wayfinding. Commercial developments should encourage pedestrian and cyclist permeability and connectivity to active travel networks.

Compliance

Applicants should demonstrate how the site's internal movement network is connected to the wider area for both vehicles and active travel and how the layout is legible to those both using and passing through the site.

Area types:

- In infill areas, not required where the size of the site is such that wayfinding is not necessary.
- In New Places it should be demonstrated how this element fits in with a masterplan or Design Framework for the whole of the place.

Documents required:

- Site plan
- Landscaping plan and connectivity plan.

- Code requirement signposted in the Design and Access Statement.
-

NRPL 8 Wayfinding

Navigation through commercially led environments should be clear, efficient and well signed.

Description

Wayfinding has the function to inform people of the surroundings in the (unfamiliar) built environment, it is important to show information at strategic points to guide people in the right direction.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- In infill areas, not required where the size of the site is such that wayfinding is not necessary.
- In New Places it should be demonstrated how this element fits in with a masterplan or Design Framework for the whole of the place.

Documents required:

- Site plan
 - Code requirement signposted in the Design and Access Statement
-

Commercial and non-residential buildings

Scale and Form

The scale and form of new buildings must reflect that of the surrounding site context. Generally, the larger the building, the more attention needs to be paid to the form and massing to lessen its impact on the surroundings, and allow daylight and sunlight into amenity spaces and buildings that would otherwise be in shade. Most large scale industrial buildings tend to appear non-descript and therefore careful thought is needed in relation to the form, profile and external appearance to create interesting buildings and improve place making.

Codes

Scale and form

Roof form

Setbacks at roof level

Daylight, sunlight and overshadowing

NRSF 1 Scale and form

Scale and form of buildings must reflect that of the surrounding site context.

Description

Developments within existing places will be required to reflect the established scale and form in the surrounding context. Continuing the scale and form of new development in a local area is important in strengthening the visual character of existing places. Consider the impact of the building on the skyline. Buildings which are too large and inarticulate can feel oppressive and detract from other aspects of the surroundings. Large buildings can become iconic in their own right – use the building form to

make a statement and be memorable. Continuing the dominant form and profile of development in a local area is important in strengthening the visual character of existing places. Trafford's places have a distinctive visual character, often as a result of the rhythm, form and profile of its buildings.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- In New Places it should be demonstrated how this element fits in with a masterplan or Design Framework for the whole of the place.

Documents required:

- Site plan
- Floor plans, elevations and sections
- Figure ground diagrams and street scenes
- Code requirement signposted in the Design and Access Statement

NRSF 2 Roof form

Roof forms must reflect the surrounding site context.

Description

Varied roof forms which complement and enhance the surrounding roofscape are encouraged. Pitched roofs or angled roofs are preferred. Pitched roofscapes add interest and variety to the character of the area.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Elevations and street scenes
 - Code requirement signposted in the Design and Access Statement
-

NRSF 3 Setbacks at roof level

Where setbacks at roof level are used, the setback element must be designed as an integral part of the building using matching materials.

Description

Setbacks should not simply be used as a method of achieving additional height, should generally be applied on all sides of the building and the materials used should generally match those used on the rest of the building. Cladding solutions should be avoided.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Elevations, floor plans and street scenes
 - Code requirement signposted in the Design and Access Statement
-

NRSF 4 Daylight, sunlight and overshadowing

The scale and form of the building must be designed to allow daylight and sunlight into amenity spaces and buildings.

Description

Solar studies should be used to demonstrate that new development is in general compliance with the guidelines set out in the BRE guidance in terms of the impacts of daylight, sunlight and overshadowing. It is acknowledged that certain development uses such as industrial buildings and warehouses would not lend themselves to this requirement, but where other uses form a part of the development every effort should be made to ensure that they are served by daylight and sunlight.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- In New Places – High Rise, High Density, it should be demonstrated how this element fits in with a masterplan or Design Framework for the whole of the place if relevant.

Documents required:

- Solar studies or BRE compliant Daylight and Sunlight Assessment if required by the Council's adopted Validation Checklist.
-

Commercial and non-residential buildings

Boundaries

Boundary treatments should be used to define the perimeter of the site. Applicants will be expected to create consistent, high quality and well-designed boundary treatments using either brick walls, stone walls, security fencing and/or planting, dependent upon context. Well-designed boundary treatments help to create pleasant streets, improve security, distinguish between the public and private realm, increase biodiversity and define the character of a place.

Codes

[Boundary treatments](#)

[Historic boundary treatments](#)

NRB 1 Boundary treatments

Boundary treatments, including gates, must be in keeping with the surrounding traditional context. Where boundaries are required to delineate between public and private space they must be complementary to the design of the facade and not impinge accessible approaches to entrances.

Description

Boundaries and security features should be considered at the same time as the building and landscaping, forming an integral part of the design.

Boundary treatments should be used to clearly define the public and private domain. Inclusion of landscape increases biodiversity and can soften edges.

Fence lines should be set back from the edge of the site along public edges behind a landscaped zone to provide a soft edge to the public realm.

Palisade fencing presents a poor image of the site and the area in general and can reduce visibility, hindering natural surveillance. Its use should be avoided.

Gate piers and gates must complement the boundary treatment, and reflect the surrounding context in both design and height.

Use plant species which can provide natural security such as native hedge mixes including: Blackthorn, Hornbeam, Field Maple, Hawthorn, Bird Cherry, Common Dogwood or Hazel.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- Where traditional boundary treatments remain on an infill development site, applicants should demonstrate how these will be retained and repaired, with any mature landscaping, including hedges, behind them.

Documents required:

- Site plan
 - Landscaping plan
 - Elevational drawings
 - Code requirement signposted in the Design and Access Statement
-

Historic boundary treatments must be retained and new openings kept to a minimum.

Description

Walls and associated planting should be repaired and enhanced where required. The retention of historic boundary treatments is important to ensure local distinctiveness and protect the character of the streetscene.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- Rural and Villages – upright flags and Cheshire railings.
- Suburbs – sandstone (south) and brick (north)

Documents required:

- Site plan
- Landscaping plan
- Elevational drawings
- Code requirement signposted in the Design and Access Statement

A well-proportioned elevation will be aesthetically pleasing, bring legibility and harmony to the building or series of buildings, and animate the street.

Active ground floor uses

Entrances

The building elevations help to express the character and style of the development and be designed as a response to the context. The principal building elevation should always face the street and include an active frontage.

Alongside the building form, scale and massing, the inclusion of an appropriate facade treatment is integral to animating building elevations. Elevations should be visually interesting with rhythm and articulation, using fenestration and recessed and projecting elements to break up the mass of larger elevations.

Variation in facade treatment, materials and detailing should be used to provide visual breaks in the form and animate elements of the building effectively from all aspects.

NRE 1 Façade design

The design of commercial and non-residential buildings must provide architectural interest and articulation to elevations and profile.

Description

The scale of commercial and non-residential buildings requires careful consideration when designing elevations and profile. The buildings should be legible and considerate to their neighbours, adapting to locality and context. Consider the mix of functions within the building and how they relate to the surroundings and external appearance, using them as drivers to create exciting and interesting architectural solutions. Design excellence should be strived for with aesthetics that are innovative and exciting rather than adopting a standardised approach. Facade design must use robust high quality materials with interest and articulation. Consider the building profile and look for opportunities to provide interest through the silhouette.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Facade design analysis
- Elevation and section drawings
- Code requirement signposted in the Design and Access Statement

NRE 2

Active ground floor uses

Non-residential and commercial buildings must incorporate active frontages at ground floor level on principal elevations.

Description

The design of the ground floor and principal elevations should encourage active uses, and where appropriate night time uses. Office space and other

activity generating functions should be positioned to be outward looking and facing towards the front of the building to maximise activity near the street.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
- Floor plans and elevations.
- Code requirement signposted in the Design and Access Statement

NRE 3 Entrances

Entrances should be well formed, inviting and integral to the building design. They should be in keeping with the scale of the building and be obvious on approach, offering an inviting and impressive arrival.

Description

Entrances must be legible, safe, incorporate secure entry facilities and provide a clear transition between public and private areas. Use the building form to emphasise the entrance and use design features such as splays and recesses to create interest and shelter. Building signage and numbering should be bespoke and integrated into the design of the building and entrance in robust and permanent materials.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- Town centres – applicants should demonstrate how the entrance fits with those nearby and how it will drive footfall.
- Applicants should demonstrate how the entrance to the building(s) fits into the rhythm of entrances along the street.

Documents required:

- Facade design analysis
- Elevation and section drawings
- Code requirement signposted in the Design and Access Statement

Commercial and non-residential buildings

Materials

The materials used for a building affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. Materials should be practical, durable and attractive. Choosing the right materials for the site's context will ensure new development fits harmoniously with its surroundings.

Codes

Materials

Cladding

NRM 1 Materials

Proposed primary materials must reflect the dominant material palette from the surrounding context.

Description

Look for design cues in the immediate area to influence your choice of materials. Whilst the materials used for traditional buildings may not be appropriate for modern construction methods, materials must make reflect the traditional colours, texture, bonding and brickwork used within the context of the site.

Trafford's places are characterised by the use of common building materials. A study of the most appropriate type and use of local materials will result in a project that complements its local area.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types

- Bowdon – Bowdon 'white brick'. Polychromatic brickwork. Terracotta.

Documents required:

- Facade design analysis
 - Materials schedule
 - Elevational drawings
 - Street scenes
 - Code requirement signposted in the Design and Access Statement
-

NRM 2 Cladding

Vary the texture and modulation of cladding materials.

Description

Proprietary cladding materials may be appropriate for certain types of development such as industrial units. Where they are considered appropriate, vary the cladding materials to provide subtle interest and variation in the elevation.

At ground floor level, use robust cladding materials, such as brickwork, to avoid damage which could affect the appearance and integrity of more lightweight cladding materials.

Consider the effects of weathering on cladding materials, ensuring that as they weather it will not impact negatively on the appearance of the building.

Cladding can be colourful or vibrant, when using colour avoid using a palette which is too broad – similar or varied tones are usually more successful.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Facade design analysis
- Materials schedule
- Elevational drawings
- Street scenes

- Code requirement signposted in the Design and Access Statement
-

Commercial and non-residential buildings

Parking

Parking solutions can be provided in a variety of ways. In well-designed places, vehicle parking does not dominate the streetscene. Applicants must consider the provision of car parking and should design it in accordance with the Landscaping and Nature Chapter of this Code.

Codes

Surface parking

Undercroft

Basement

Cycle parking

NRP 1 Surface parking

Surface parking must be well landscaped and allow for natural surveillance and easy access to the buildings it serves.

Description

Surface parking must be well designed with high quality hard and soft landscaping. Surface parking areas must benefit from natural surveillance and be designed to prevent indiscriminate car parking such as parking on verges and pavements. No more than ten spaces should be provided in a row without being broken up by landscaping.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
- Landscaping plan
- Code requirement signposted in the Design and Access Statement

NRP 2 Undercroft

Undercroft parking must be obscured from view from the street, form an integral part of the overall elevation design, with vehicle access points limited and active frontage maximised.

Description

Basement and undercroft parking should only be used where is can be adequately concealed from principal elevations by active ground floor uses.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with. Retaining walls should be clearly shown on floorplans, elevations and sections.

Documents required:

- Site plan
- Floorplans
- Elevation plans

- Street scenes
 - Code requirement signposted in the Design and Access Statement
-

NRP 3 **Basement**

Where basement parking is considered to be acceptable, it must not be located on a principal elevation and must be integral to the overall architecture of the building. Retaining walls must be kept to a minimum and designed to minimise the visual impact on the external appearance of the building, the site and streetscene. A high quality landscaping scheme must form part of the overall design proposal.

Description

Well designed basement parking can negate the clutter associated with surface parking if the vehicular entrance and associated retaining walls are concealed from the public realm. The design of basement parking areas must be integral to the overall architecture of the building and the landscaping of the site, with retaining walls kept to a minimum. However, the introduction of basement parking in existing buildings will generally not be supported because of the negative effect it has on the character of the building.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with. Retaining walls should be clearly shown on floorplans, elevations and sections.

Documents required:

- Site plan

- Floorplans
 - Elevation plans
 - Street scenes
 - Code requirement signposted in the Design and Access Statement
-

NRP 4 Cycle parking

Cycle parking must be provided in a covered, secure and easily accessible location.

Description

Applicants should refer to SPD3 to establish the quantum of cycle parking required. Cycle parking for non-residential uses should be integrated into the main building, but where this is not possible cycle storage areas must be covered, secure and within close proximity to the building entrance. External cycle stores must be well designed and sited where they do not detract from the character and appearance of the building or the surrounding area.

Shower and changing facilities should also be provided for staff to encourage cycling.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
- Landscaping plan

- Code requirement signposted in the Design and Access Statement
-

Commercial and non-residential buildings

Servicing and Plant

Practical aspects of the site layout should not be overlooked. Strategies for fire and emergency access, cleaning, repairs, waste collection, and rooftop plant and equipment should be considered when planning the site. The design impact of these aspects should be fully considered and sensitively incorporated into the building design.

Codes

Ancillary infrastructure

Waste storage

Servicing

NRSP 1 Ancillary infrastructure

The need for infrastructure such as sub-stations, pumping stations and plant and equipment, including water tanks, must be considered at the outset of the design process and integrated into the design of the building or site.

Description

Consider the need for additional infrastructure at the outset of the design process. Where it is demonstrated that ancillary infrastructure cannot be located internally, it must be sensitively located, away from the highway and public realm. Planting should be used to screen and soften larger utility buildings and structures.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
 - Landscaping plan
 - Code requirement signposted in the Design and Access Statement
-

NRSP 2 Waste storage

Bin stores must be integral to the design of the building, located internally and screened from the public realm.

Description

Adequate and dedicated space for the storage of waste and recycling must be included within proposals from the outset and set out in a waste management strategy. Where separate bin storage structures are unavoidable they must be well designed, practical and in keeping with the building's design. Bin stores must be concealed from the public realm. Details should be provided as part of the planning application and they should be designed in complementary detail and material to the main development.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
 - Landscaping plan
 - Elevational drawings
 - Code requirement signposted in the Design and Access Statement
-

NRSP 3 Servicing

Applicants must demonstrate that the site can be serviced in a manner that does not detrimentally impact on the operation of the highway or the appearance of the public realm and wider site.

Description

Consider the demands that the proposed use and development will place on a site in terms of servicing requirements. The servicing needs of commercial and non-residential uses will vary depending on the scale, location and use of the building. Applicants should engage with Building Control, the local fire authority and the Health and Safety Executive (HSE) as appropriate early in the design process. Design solutions must ensure that all relevant considerations have been taken account of in the design of the building and the layout of the site such that servicing requirements will not detrimentally impact on the operation of the highway or the appearance of the public realm and wider site.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
- Landscaping plan
- Vehicle tracking plans if relevant
- Code requirement signposted in the Design and Access Statement



Introduction

Innovation

Guidance on how to deliver innovative and sustainable development

Introduction

Making buildings and places more sustainable is key to reducing our carbon footprint, and improving quality of life. It should be a consideration from the outset across all design decisions.

A sustainable design will reduce its environmental impact during construction and throughout the lifetime of the building, not only through its material impact but also in the decisions that eventual users make.

Proposals should seek to reduce the release of carbon at all stages of design and construction when planning developments, while opportunities for carbon capture and storage should be sought in both the immediate and future life of buildings and spaces.

New developments should aim to exceed the recommendations of the Building Regulations Approved Documents Part L and seek to be carbon neutral.

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Innovative Design

Exceptions to the code may be considered acceptable where the design, in terms of form, style, materiality and sustainability of the development, is of exceptional quality. The design must:

- be truly outstanding, reflecting the highest standards in architecture;
 - help to raise standards of energy efficient design and construction;
 - significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area and contribute to the sense of place and identity.
-

Passive environmental design

- Consider the use of passive house principles in the design of new development. Applicants should employ a “fabric first” approach, enhancing thermal elements utilising high levels of insulation, energy efficient windows, no thermal bridging, air-tight construction and mechanical ventilation.
- Consider the use of building forms which minimise the surface area to volume ratio. Blocks of houses can provide more efficient building envelopes for example.
- New developments should exceed the requirements of the Building Regulations Approved Documents Part L and seek to be carbon neutral.
- Use tree planting to provide natural shade and shelter, subject to the guidance and code contained in the ‘[Landscape and Nature](#)’ chapter. Deciduous trees can provide shade during the summer while allowing light to permeate during the winter months. Where overshadowing is not

problematic, evergreen trees can be effective in limiting exposure to cold winds.

Roofs

- Roofs are an opportunity for rainwater collection which could be used for non-potable purposes such as flushing toilets. The collection and diversion of rainwater can also mitigate flood risk and control run-off as part of a sustainable drainage system.
 - Where flat roofs are considered to be appropriate, green roofs can provide a natural way to insulate and regulate internal temperatures as well as capturing carbon, slowing rainwater runoff and increasing biodiversity amongst other benefits.
-

Low and zero carbon (LZC) technology

- Low and zero carbon technology (LZC) can include:
 - Solar hot water
 - Air Source Heat Pumps
 - Ground Source Heat Pumps
 - Combined Heat and Power
 - Biomass heating
 - Solar Photovoltaics
 - District Heating Network
 - Hydro power
 - Wind turbines

- The additional space required to incorporate technology should not come at the detriment of the design of the development.
 - Consider the visual impact of LZC technology on the building and wider site. External surface mounted equipment must be sensitively located and well screened from the public realm.
 - Efficient heating and ventilation systems, and energy efficient illumination with automated switching should be used, particularly to communal areas.
 - The integration of solar or photovoltaic panels into the envelope of the buildings should be well considered from the outset, avoiding bolt-on solutions. Large roofs associated with commercial buildings often provide an unobstructed surface for capturing solar energy through solar panels for use in heating the building or photovoltaic panels for use in generating energy.
 - The design of commercial buildings also lend themselves to the use of technological solutions as part of an environmental strategy and can include: heat pumps, automatically dimmed or switched LED lighting and monitoring technology.
 - In larger schemes the use of district heating networks or centralised energy production is encouraged, and where possible, developments should aim to connect to existing heating networks.
-

Modern methods of construction

- The use of Modern Methods of Construction (MMC) are encouraged and this Design Code does not seek to constrain technical and environmental innovation. However, where MMC are implemented, the quality of design

and materials used must seek to equal that used in high quality buildings of traditional construction.

- Where the use of traditional materials is not suitable when employing MMC, applicants must carefully consider the visual impact and durability of materials and ensure they are appropriate in their context. Materials that weather poorly must be avoided.
 - MMC may not be appropriate on sites where the constraints of the pre-fabrication process limit the range and quality of the detailing or materials that can be used.
-

Building Lifecycle

- Applicants should try to specify products that are made from recycled materials and/or that are easily recyclable at the end of the building's life, whilst being appropriate to the building's context and design. Allowances should be made for the repurposing or adapting of building elements without the generation of additional waste or recycling.
-

EV charging

- All developments must seek to optimise EV charging points and must comply with the requirements set out in Building Regulations 'Infrastructure for the charging of electric vehicles Approved Document S'.
- Applicants are encouraged to demonstrate that they have optimised the provision of EV charging points on all developments. It is expected that

the passive EV charging infrastructure will be provided across the site to ensure that every car parking space and driveway can be installed with active infrastructure at a future date.