



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

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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

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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.
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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
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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
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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.
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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.
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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.