



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.

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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

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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
-

NRB 2

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.

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

Commercial and non-residential buildings

Elevation

Codes

Façade design

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 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
- 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