



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.

HTEP 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

