



Introduction

# Apartments

Design codes for apartment buildings

## Introduction

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

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

## Contents

[Form and Profile](#)

[Plan and Layout](#)

[Accessibility](#)

[Elevation and Proportion](#)

[Balconies and Terraces](#)

[Materials and Detail](#)

[Boundaries, Servicing and Plant](#)

[Cars and Bicycle Parking](#)

Apartments

## Form and Profile

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

### Codes

Scale, form and context

Roof form

Set back at roof level

Daylight, sunlight and overshadowing

---

### AFP 1

## Scale, form and context

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

### Description

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

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

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

## **Compliance**

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

Area types:

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

Documents required:

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

---

## **AFP 2** **Roof form**

**Roof forms must reflect the surrounding site context.**

### **Description**

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

### **Compliance**

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

Documents required:

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

## **AFP 3** Setbacks at roof level

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

### **Description**

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

### **Compliance**

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

Documents required:

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

## **AFP 4** Daylight, sunlight and overshadowing

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

### **Description**

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

### **Compliance**

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

Area types:

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

Documents required:

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

Apartments

## Plan and Layout

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

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

### Codes

Siting

Courtyard and perimeter blocks

Apartments per core

Aspect

Internal living environment

Active frontages

Provision of living spaces

Floor to ceiling heights

Deck access

Amenity space

Landscape strategy

Habitable room privacy

## APL 1

### Siting

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

#### Description

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

#### Compliance

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

Documents required:

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

---

## APL 2

### Courtyard and perimeter blocks

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

#### Description

Courtyard and perimeter blocks are enclosed and therefore require careful consideration in their design. Applicants will be required to introduce breaks between buildings to ensure they are both visually and physically permeable. Regard must be had to height, orientation, daylight, sunlight, privacy and adequate separation distances in order to ensure that a high quality environment is delivered.

Breaks between buildings are important to provide relief in the built form and to aid permeability and legibility into and through the site. Together with breaks between the buildings, the reduction in height of buildings at the southern end of a block will allow greater daylight and sunlight penetration into courtyards, creating a more comfortable and pleasant environment to support and improve the health and wellbeing of residents and visitors.

### **Compliance**

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

Documents required:

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

---

## **APL 3** Apartments per core

**The number of dwellings accessed from a single core must not exceed eight units per floor.**

### **Description**

Limiting the number of apartments per core will help to minimise the number of single aspect units and help to create an appropriate urban grain.



Limiting the number of units off one core helps to create a sense of social cohesion and community amongst residents.

### **Compliance**

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

Documents required:

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

## **APL 4** Aspect

**The number of dual aspect units within an apartment block must be maximised and the number of single aspect north, north western and north eastern facing units minimised.**

### **Description**

The creation of dual aspect internal spaces is important, increasing the opportunity for natural daylight and sunlight for at least part of the day, all year round. Where it is not possible to avoid apartments with a northerly aspect, floor plans must be designed to maximise the number of apartments with a dual aspect. People like sunlight, it is seen as providing light and warmth, making rooms look bright and cheerful and also having a therapeutic health giving effect.

### **Compliance**

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

Documents required:

- Floorplans

- Code requirement signposted in the Design and Access Statement
- 

## **APL 5** Internal living environment

**The internal layout of dwellings must be designed to optimise access to daylight, sunlight, outlook, privacy and ventilation and mitigate any noise transmission between habitable rooms. All dwellings must comply with the National Described Space Standards as a minimum.**

### **Description**

Living conditions and internal environments have an impact on the health and wellbeing of the inhabitants of an apartment.

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

Avoid noise transmittance by separating main living spaces such as lounges on either side of the apartment, away from adjoining party walls where possible.

### **Compliance**

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

Documents required:

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

## **APL 6** Active frontages

**Ground floor active frontages must be maximised.**

### **Description**

Applicants must minimise blank facades, plant screens and car park entrances at ground floor level, particularly where they face areas of public realm. Opportunities to introduce private entrances at ground floor level should be maximised where communal or commercial uses are not appropriate.

### **Compliance**

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

Documents required:

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

## **APL 7** Provision of living spaces

**Provide two living spaces for dwellings with three or more bedrooms. Both**

**rooms should have external windows.**

### **Description**

Family homes of certain size benefit from multiple rooms for people of all ages to spend time playing, working or relaxing away from main living areas. Two living spaces can provide for dining rooms, lounges, kitchens, children's play areas, offices, libraries, recreational spaces. These rooms should be adequate size and well-lit. A kitchen combined with another use such as lounge / diner, will be considered a living space.

### **Compliance**

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

Documents required:

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

---

## **APL 8** Floor to ceiling heights

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

### **Description**

The standard exceeds nationally prescribed requirements due to the character of many of the existing properties in Trafford having higher floor to ceiling heights, and therefore greater building heights generally.

This higher standard ensures rooms feel more spacious and ensures Trafford's housing stock continues its reputation for good quality and above

standard room sizes. New housing should provide quality accommodation in terms of light, ventilation and sense of space.

### **Compliance**

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

Documents required:

- Cross sections
  - Code requirement signposted in the Design and Access Statement
- 

## **APL 9 Deck access**

**Where deck access is proposed, this must be fully integrated into the architectural composition of the façade and use complementary materials.**

### **Description**

The minimum width for all paths, corridors and decks used for communal access should be 1.5m. Deck access schemes are only likely to be considered acceptable where they allow for the provision of dual aspect units, where they cannot otherwise be provided.

### **Compliance**

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

Documents required:

- Floor plans
- Elevations
- Cross sections

- Code requirement signposted in the Design and Access Statement
- 

## **APL 10** Amenity space

**All apartments must be provided with either balconies, terraces or private gardens, in addition to well-designed communal gardens.**

### **Description**

Safe and secure amenity spaces must be provided for use by all residents. The provision of private amenity space is essential for people's health and wellbeing. Communal amenity space and gardens should receive at least 2 hours of sunlight on the ground on 21 March in accordance with the guidance set out in BRE guidance.

### **Compliance**

Applicants should demonstrate in their submission how this element of the code has been complied with, including the two hour sun on ground requirement.

Documents required:

- Site plan
  - Landscaping plan
  - Floor plans
  - Solar studies or BRE compliant Daylight and Sunlight study if required by the Council's adopted Validation Checklist.
  - Code requirement signposted in the Design and Access Statement
- 

## **APL 11** Landscape strategy

**The applicant must demonstrate that the proposed layout has been**

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

## **Description**

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

## **Compliance**

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

Area types:

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

Documents required:

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

---

## **APL 12** Habitable room privacy

**Habitable rooms within each apartment must achieve an adequate level**

## of privacy.

### Description

The additional height and density of apartment developments should not compromise the privacy of its residents or neighbours in relation to neighbouring properties (including within the development), the street and other public space.

### Compliance

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

Documents required:

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

---

Apartments

## Accessibility

Trafford follows the social model of disability which holds that people with impairments are 'disabled' by the barriers operating in society, including physical barriers linked to the physical and built environment. The delivery of safe and inclusive places is one of the key components to delivering good design and provides an opportunity to bring people together, promote sociability, good health and a sense of community.

### Codes

[Accessibility standards](#)

[Accessible external areas](#)

[Accessible parking](#)



The Design Code seeks to improve accessibility in all new development and ensure that all individuals have equal access, opportunity and dignity in the use of the built environment within Trafford.

---

## **AA 1** Accessibility standards

**All new homes must be designed to meet Building Regulations M4(2) Category 2: 'Accessible and adaptable dwellings'.**

### **Description**

The higher category of accessibility standards is expected in Trafford to provide good quality and accessible housing.

Applicants must comply with the Building Regulations accessibility category as stated for all new external and internal areas of homes.

### **Compliance**

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

Documents required:

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

## AA 2

### Accessible external areas

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

#### Description

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

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

#### Compliance

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

Documents required:

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

---

## AA 3

### Accessible parking

**Accessible parking bays must be provided as the closest bays to the main entrance. The distance from any accessible parking spaces and the relevant block entrance must be kept to a minimum and be level or gently sloping.**

## **Description**

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

## **Compliance**

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

Documents required:

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

## **AA 4 Accessible lifts**

**All units at first floor level and above must be served by a minimum of one wheelchair accessible lift.**

## **Description**

Lifts must be provided to ensure that all dwellings are fully accessible.

## **Compliance**

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

Documents required:

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

Apartments

## Elevation and Proportion

The design of apartments should take cues from the surrounding context and consider the opportunities for design detail and expression through tools such as the grouping of windows and entrances to bring composure and rhythm to the building facade.

The use of pitched roofs and creatively designed roofscapes is encouraged. Where part of a larger development, the elevation treatment and materials used in facades should be congruous with the rest of the development.

### Codes

Surrounding context

Coherent appearance

Articulation

Separation distances (existing areas)

Separation distances (new places)

Communal entrances

Private entrances

---

### **AEP 1** Surrounding context

**The scale of apartment blocks must reflect the surrounding context and achieve appropriate height and width proportions.**

#### Description

Take design cues from the surrounding context when considering the scale of your apartment block. Trafford's housing demonstrates simple methods for

correct elevation and roof proportions, window size and rhythm along a street. The context of each site is unique and must be continued and referenced in your design. An architect will be able to achieve the perfect balance of proportion when choosing the width and height of your project.

### **Compliance**

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

Documents required:

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

---

## **AEP 2** Coherent appearance

**There should be a rhythm to the composition of windows, balconies, entrances and other details within the elevation. Elevations must be coherent so they are aesthetically pleasing and can be easily understood when viewed.**

### **Description**

Look to the site context to understand how the facade of your project will need to reference that of its neighbours to create a rhythm. Pick up on the spacing between window openings, projecting elements or roof details to see how that rhythm can be continued. Consider how stair and lift cores are detailed on elevations. Traditional buildings throughout the Borough exhibit best practice elevation and proportion and this should be continued in the development of apartment blocks. Apartments with well balanced proportions and window sizes are visually appealing and filled with daylight.

### **Compliance**

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

Documents required:

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

## **AEP 3** Articulation

**Facades must incorporate depth and articulation to add interest and relief to buildings.**

### **Description**

Applicants should avoid flat, featureless and monotonous buildings. The articulation of facades is essential to animate larger elevations. Apartment blocks must introduce a combination of recessed and projecting elements in their design to create depth and articulation of facades, using the local context as reference.

### **Compliance**

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

Documents required:

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

## **AEP 4**

# **Separation distances – Suburbs, Rural and Villages, Green Belt and River Valleys**

**In existing areas, the layout of apartments must ensure that privacy and amenity standards for occupiers and residents of existing developments is safeguarded. The following separation distances must be provided between major facing windows across private gardens and between apartment blocks: Up to 2 storey – 24 metres; 3 to 4 storey – 27 metres; 5+ storey – 30 metres.**

Applies to: Suburbs, Rural and Villages, Green Belt and River Valleys.

### **Description**

Apartment layouts must take account of the privacy of existing and future occupiers. Where development is proposed in existing neighbourhoods, care must be taken not to compromise the privacy and amenity standards of existing occupiers.

### **Exception**

In 'Suburbs', where a scheme does not affect existing residential properties, and the context is appropriate, the 'New Places' separation distances may be applied.

### **Compliance**

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

Development types:

- Infill development should correspond with separation distances generally experienced by neighbouring properties, taking into account any increase in height.

Area types:

- Does not apply in New Places

Documents required:

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

## AEP 5

### **Separation distances – New Places – High Rise, High Density and New Places – Low Rise, Low Density**

**In ‘New Places’, the layout of apartments must ensure that privacy and amenity standards of occupiers are safeguarded. A minimum of 18 metres must be provided between facing windows for buildings of up to and including six storeys in height. Buildings that exceed six storeys in height must provide a separation distance of 21 metres.**

Applies to: High Rise, High Density and New Places – Low Rise, Low Density.

#### **Description**

In ‘New Places’ there is a greater degree of flexibility in the required level of separation distances although the context or height of buildings could dictate that a greater distance is required.

#### **Compliance**

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

Area types:

- Does not apply in ‘Suburbs’, ‘Rural and Villages’ or ‘Green Belt and River Valleys’.



- In New Places – 1–6 storeys minimum 18m between facing windows; 7 storeys + minimum of 21m between facing windows.

Documents required:

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

---

## **AEP 6** Communal entrances

**Communal main entrances must be: formed in the principal elevation; clearly articulated; well detailed; accessible from the main highway by foot; well-lit; integral to the overall architecture of the building; and, finished in robust materials.**

### **Description**

Entrances must be legible, safe, incorporate secure entry facilities and provide a clear transition between public and private areas. Use the building form to emphasise the entrance and use design features such as splays and recesses to create interest and shelter. Building signage and numbering should be bespoke and integrated into the design of the building and entrance in robust and permanent materials.

### **Compliance**

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

Documents required:

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

---

## AEP 7

## Private entrances

Where individual entrances to ground level dwellings are achievable they must articulate the principal elevation and animate the street.

### Description

The provision of individual entrances delivers an animated street scene and active frontage. Individual entrances also provide residents with a sense of pride.

### Compliance

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

Documents required:

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

---

Apartments

## Balconies and Terraces

Access to private amenity space is important for the health and wellbeing of residents, therefore all apartments should be provided with private amenity space, whether it be a garden, balcony or terrace.

Codes

Design

Size

Parapets and screening

Terraces and balconies can add interest to building elevations, but they should always be integral to the design of the building, not compromise the privacy of existing neighbours and seek to maximise privacy for new neighbours. “bolt-on” balconies will not normally be supported.

Sensitively designed roof gardens can provide welcome additional private and communal amenity space. However, for accessibility reasons, where provided as a communal garden they should generally only be provided in addition to a garden at ground level, and not as a substitute.

---

## **ABT 1** Design

**Balconies and terraces must be integral to the architecture of the building and must not compromise the privacy of neighbours.**

### **Description**

Balconies and terraces are valuable forms of outdoor space where land is at a premium and can add interest to building elevations. Balconies and terraces may be designed as either projecting, recessed or semi-recessed elements but must be fully integrated into the architectural composition of the façade. Recessed balconies are preferred on principal elevations. Balconies must not compromise the privacy of existing or new neighbours.

### **Compliance**

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

Development types:

- For infill projects, separation distances should comply with Code AEP4 or AEP5

Documents required:

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

## **ABT 2** Size

**Balconies must have a minimum depth of 1.5m and provide a minimum area of 5sqm for dwellings designed for up to two occupants with an additional 1sqm for each additional occupant.**

### **Description**

Balconies and terraces are valuable forms of outdoor space where land is at a premium and can add interest to building elevations. Balconies must be deep enough to ensure that they provide usable space and have solid drained floors.

### **Compliance**

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

Development types:

- For infill projects, separation distances should comply with Code AEP4 or AEP5

Documents required:

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

---

## **ABT 3** Parapets and screening

**Where parapets and screening are required to maintain privacy, they must be designed to be integral to the architecture of the building and appropriately proportioned using high quality materials to reduce their visual impact.**

### **Description**

Parapets and screening may be required to maintain privacy , but should be designed to be integral to the architecture of the building, appropriately proportioned using high quality materials to reduce their visual impact.

### **Compliance**

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

Documents required:

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

# Materials and Detail

The materials used for a building or landscape affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. Materials should be practical, durable, affordable and attractive. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings.

[Materials](#)

[Roof materials and details](#)

[Recessed windows and doors](#)

## AMD 1 Materials

**Proposed primary materials must reference the dominant material palette from the surrounding context.**

### Description

Look for design cues in the immediate area to influence your choice of materials. The tonal palette for architecture can be formed from a response to an analytical study of local, predominantly red brick tones. Whilst the materials used for traditional buildings may not be appropriate for modern construction methods, materials must make reference to the traditional colours, texture, bonding and brickwork used within the context of the site.

### Compliance

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

Area types:

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

Documents required:

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

---

## **AMD 2** Roof materials and details

**Roof materials must be high quality and reference the surrounding context. Roofs, including flat roofs, must incorporate detailed parapets, soffits, eaves, verges and ridges.**

### **Description**

Look to the surrounding context for design cues when considering roof materials and details. Material colours, textures and patterns should be considered. The use of overhanging eaves are common in Trafford and should be interpreted and integrated in contemporary designs whilst balancing other strategic objectives such as solar panels, insulation and green roofs. The use of traditional roofing materials is encouraged, such as natural slate and clay tiles. Large format tiles and tiles with thick leading edges must be avoided. Where metal sheeting is considered appropriate this must be profiled or standing seam and of a high quality. The detailing of flat roofs must include parapet detailing and add interest to the roofscape and overall appearance of the building.

### **Compliance**

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

Documents required:

- Elevation drawings
- Roof plan

- Materials schedule
  - Facade Design Analysis
  - Code requirement signposted in the Design and Access Statement
- 

## **AMD 3** Recessed windows and doors

**Windows and doors must have a set-back of at least 215mm.**

### **Description**

Creating depth and articulation to facades is a simple method to create visual identity and interest. Recessing windows and doors will create a shadow line and set-backs can create differences to the depth and texture of facades. Window and door setbacks should show the exposed brickwork in this reveal.

### **Compliance**

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

Documents required:

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

Apartments

**Boundaries, Servicing and Plant**

**Codes**

[Boundary treatments](#)



Well-designed places clearly define the boundaries for private, shared and public spaces, making it more likely that occupants will use, value and take ownership of them.

Gates

Historic boundary treatments

The impact of a site's boundaries on the immediate surroundings and the way in which the building(s) interact with the edges and ground around the site should be considered at the outset as an integral part of the design. Boundary treatments should be integral to the design of the building and landscape.

Roof top plant and equipment

Servicing

Substations

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.

Bin storage

---

## **ABSP 1** Boundary treatments

**Public facing boundaries must be constructed from either brick or stone walls and should incorporate soft landscaping.**

### **Description**

Boundary treatments should be informed by high quality traditional examples in the surrounding area. In Trafford this will typically be a low brick

or stone walls with hedges. In rural areas boundary treatments may vary and should be influenced by the historic context. Use robust, high-quality materials for boundary treatments. Boundary treatments should be used to clearly define the public and private domain. The inclusion of landscape increases biodiversity and can soften edges.

### **Compliance**

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

Development types:

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

Area types:

- In New Places (High Rise, High Density) this should be delivered in accordance with the masterplan, parameter plans or Design Framework for the site.

Documents required:

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

---

## **ABSP 2** Gates

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

**Description**

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

### **Compliance**

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

Development types:

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

Documents required:

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

---

## **ABSP 3** Historic boundary treatments

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

### **Description**

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

### **Compliance**

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

Documents required:

- Site plan
  - Landscaping plan
  - Elevation drawings
  - Heritage Statement if required by the Council's adopted Validation Checklist.
  - Code requirement signposted in the Design and Access Statement
- 

## **ABSP 4** Roof top plant and equipment

**The design of lift overruns, rooftop plant and rooftop safety systems must be integrated into the design of the building at the outset and ensure that they are well screened.**

### **Description**

Lift overruns, roof top plant and roof top safety systems will often terminate higher than the building's roof line, detracting from the appearance of the building. Applicants should consider how this is resolved at the outset. Solutions, such as the use of parapets must be well designed.

### **Compliance**

Applicants should demonstrate in their submission how this element of the code has been complied with. Roof top plant and equipment must be shown clearly on planning drawings.

Documents required:

- Roof plan
  - Elevational drawings
  - Code requirement signposted in the Design and Access Statement
-

## **ABSP 5** Servicing

**Waste collection vehicles must be able to get within 10 metres of the waste collection point.**

### **Description**

Routes for handling bins should be level or gently sloping over a smooth and continuous surface.

### **Compliance**

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

Documents required:

- Site plan
- Landscaping plan
- Vehicle tracking plans, if relevant
- Code requirement signposted in the Design and Access Statement

---

## **ABSP 6** Substations

**The siting and appearance of infrastructure such as sub-stations and pumping stations must be carefully considered and integrated into the design of the building or landscape.**

### **Description**

Consider the need for additional infrastructure, such as substations and pumping stations early in the design process. Planting should be used to screen and soften larger utility buildings and structures.

### **Compliance**

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

Documents required:

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

## **ABSP 7** Bin storage

**Bin stores must be integral to the design of the building, located internally and screened from the public realm.**

### **Description**

Adequate and dedicated space for the storage of waste and recycling must be included within proposals from the outset and set out in a waste management strategy. Where separate bin storage structures are unavoidable they must be well designed, practical and in keeping with the buildings design. Bin stores must be concealed from the public realm. Details should be provided as part of the planning application and they should be designed in complementary detail and material to the main development.

### **Compliance**

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

Documents required:

- Site plan
- Floor plans
- Elevations

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

Apartments

## Car and Bicycle Parking

As a general rule development should seek to reduce the visual dominance of cars and other vehicles on the public realm and design out inconsiderate parking which affects streets in and around developments.

Bicycle parking must be located conveniently and planned to ensure easy access, encouraging day-to-day usage. It should feel secure giving cyclists confidence that their bicycle will still be there when they return and with good levels of natural surveillance to help users feel safe.

### Codes

Courtyard parking

Undercroft

Basement

Cycle parking

---

## **APG 1** Courtyard parking

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

### Description

Courtyard parking must be well designed with high quality hard and soft landscaping. Boundary treatments to rear gardens backing on to courtyards

must comprise brick walls and soft landscaping, including tree planting. Parking spaces should be sufficiently wide to allow easy access in and out of cars and located in close proximity to entrances. Courtyard parking areas must benefit from natural surveillance and be designed to prevent indiscriminate car parking such as parking on verges and pavements.

Courtyard parking arrangements should always be designed to be well lit, secure and provided with direct and clear pedestrian access to all dwellings using the facility.

### **Compliance**

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

Documents required:

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

---

## **APG 2 Undercroft**

**Undercroft parking must be obscured from view from the street, form an integral part of the overall elevation design, with vehicle access points limited and active frontage maximised.**

### **Description**

Undercroft parking should only be used where it can be adequately concealed from principal elevations by active ground floor uses.

### **Compliance**

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



Documents required:

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

---

## **APG 3** Basement

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

### **Description**

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

### **Compliance**

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

Documents required:

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

---

## **APG 4** Cycle parking

**Cycle stores must be provided internally.**

### **Description**

Cycle storage in apartment blocks should be provided communally in secure internal storage areas with individual lockers or rack spaces assigned to each apartment.

In larger apartment schemes, bicycle storage should relate to each block or floor level.

A communal facility for cleaning and maintenance of bicycles should be provided in a sheltered and convenient location at ground floor level.

### **Compliance**

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

Documents required:

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