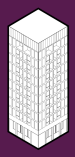

Introduction

Tall buildings

Design codes for commercial, residential and mixed use buildings over six storeys

Introduction

In the right locations tall buildings can make an important contribution towards delivering new homes and high quality placemaking, often offering excellence in design and providing an opportunity to build to higher densities around public transport nodes. However, a poorly designed tall building can seriously harm the character and identity of a place and the value of important views.

Tall buildings break into the scale, rhythm and grain of the urban form in a way that other buildings do not. Principal failings with tall buildings are often a lack of understanding of context, a failure to demonstrate neighbourliness, the tendency to create too many single aspect apartments especially with a northerly aspect, and to access too many apartments from a single core.

Contents

Location and siting

Scale and massing

Plan and layout

Boundaries and Edges

Elevational Treatment

While the design decisions made in taller buildings differ from smaller scale proposals it is essential that these developments are imbued with the same approach to design quality, materiality and style set out elsewhere in this document.

For tall apartment buildings refer to the ‘Apartment’ chapter. For tall non-residential or commercial buildings refer to the ‘Non-Residential and Commercial’ chapter.

Tall buildings

Location and Siting

The siting of tall buildings should be considered very carefully to ensure they do not adversely affect the existing townscape character or the setting of heritage assets and provide sufficient space between and around buildings to deliver an appropriate level of privacy and a landscaped setting.

Locally important views, vistas and landmarks should be preserved and existing heritage assets given sufficient space around them in order to preserve their setting.

Codes

Context

Siting

Views, vistas and landmarks

Tall building proposals should follow the established principles of group composition, such as noticeable stepping down in height around cluster edges and a balanced range of heights

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TBLS 1 Context

A context character appraisal must be carried out at the outset to establish the suitability of the site. Tall buildings must be sited in a manner that ensures a coherent skyline is delivered.

Description

Well designed places and buildings may draw inspiration from the site, its surroundings or a wider context. It is important that applicants complete an appropriate context character appraisal to establish the appropriate baseline for a buildings design.

Clusters of tall buildings are preferred to create a cohesive skyline. A new cluster of tall buildings should not be initiated without a masterplan.

Where proposed near existing tall building groups, new proposals should follow the established principles of group composition, such as noticeable stepping down in height around cluster edges and a balanced range of heights including mid-rise and low-rise elements where appropriate, to achieve an acceptable relationship with existing buildings.

Proposals for isolated tall buildings or tall buildings that sit in close proximity to mid-rise or low-rise buildings should similarly follow the

established principle of stepping down in height, scale and grain to achieve an acceptable relationship with existing buildings.

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

Area types:

- Tall buildings will not be considered appropriate on infill sites except in New Places – High Rise, High Density.
- Tall buildings are not appropriate other than in New Places – High Rise, High Density, where they should be delivered in accordance with the masterplan, parameter plans or Design Framework for the site.

Documents required:

- Context character appraisal (may form part of the Design and Access Statement). An appraisal should include consideration of:
    - Existing views;
    - Topography;
    - Urban grain;
    - Significant skyline;
    - Scale and height;
    - The streetscape;
    - Landmark buildings;
    - Constraints & opportunities;
    - Impact on nearby heritage assets;
    - Opportunities for enhancing the townscape

TBLS 2 Siting

Tall buildings must be sited in a manner that sufficient space is provided between buildings to create a positive identity and sense of place. Siting must also allow for the appropriate provision of privacy and residential amenity, landscaped amenity space, public realm, circulation routes, tree planting and car parking.

Description

Introduce appropriate spacing and breaks between buildings to achieve a sensitive urban grain and to avoid impacting on the amenity of occupiers, overly long frontages, perimeter blocks without appropriate spacing between buildings, and tall buildings being in uncomfortably close proximity to each other.

The combination of codes covering urban greening factor (UGF), landscaping, privacy and separation distances will lead to the provision of a well sited development.

Compliance

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

Area types:

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

Documents required:

- Site plan (including relationships to surrounding buildings), landscaping plan, floor plans elevations.

- Code requirement signposted in the Design and Access Statement

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TBLS 3 Views, vistas and landmarks

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

Description

The siting of developments must protect and enhance any key and/or historic views, vistas and landmarks into and out of development sites. The development must take the opportunity to create new views. The retention of sight lines to key views, vistas and landmarks help to aid wayfinding.

Compliance

Applicants should identify the key existing views, vistas and landmarks relevant to the application (with assistance through the pre–application process if necessary) and analyse the impact of the development upon them. Where a site is in or would affect the setting of a conservation area, the relevant views identified in the Conservation Area Appraisal / Management Plan should be used as a minimum. Where a development affects the setting of a listed building, the impact of the development when seen against the roofscape of that building should also be considered as well as tandem and long range views. Consideration should be given to changes in level which may produce unexpected views. Applicants must show, where relevant, what new views will be created in or through the development.

Area types:

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

Documents required:

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

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Tall buildings

Scale and Massing

Tall building forms should be elegant and create positive features in the skyline. Their form, scale and massing must be carefully considered through detailed appraisal and testing including their visual impact on the setting both individually and when part of a cluster.

Tall buildings must also consider their impact on the street environment and public spaces. Buildings that are too tall can visually overwhelm and cause unwanted side-effects, such as wind funnelling, overshadowing or trapping air pollution.

Codes

Form

Composition

Daylight, sunlight, amenity and overshadowing

Wind microclimate

TBSM 1 Form

Tall buildings must express elegance, proportionality and verticality.

Description

It is more successful to express the verticality of tall buildings using vertically proportioned grids or patterns. The shape and proportion of window openings should also correspond to the verticality of the building.

Compliance

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

Documents required:

- Facade design analysis
- Elevation and section drawings
- Code requirement signposted in the Design and Access Statement

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TBSM 2 Composition

Tall buildings must be slender and comprise a base, middle and top. The ground floors of tall buildings must be well-designed and articulated to add interest at street level.

Description

How a tall building meets the ground and sky is critical to its success. The standard architectural convention of a base, middle, top should be employed in combination with site-wide key massing datums.

Tall buildings should be grounded, creating a sense of permanence and presence. This should be articulated through a regular, repeating bay rhythm or through a more solid elevation with emphasised openings. Double or triple height ground floor spaces should be created with active uses planned at strategic places to enliven the street at different times of the day. The quality of material, detailing, glazing and fenestration should articulate the street level interface as a distinct section of the building. This should integrate into the rest of the built environment. Particular consideration should be given to the materials and detail used at ground floor level where materials should enhance the street level experience and respond to the local context.

The middle section can make use of an elevational grid to respond to either residential or commercial uses which can be expressed as simple repetition or expressed bays.

Options to terminate the building to the sky include elevation rhythm change, crown, hipped corners and decorative caps. Any rooftop plant should be integrated into the architecture.

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

Documents required:
- Facade design analysis
- Elevation and section drawings
- Code requirement signposted in the Design and Access Statement

TBSM 3 Daylight, sunlight, amenity and overshadowing

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

Description

Solar studies should be used to demonstrate that new development is in general compliance with the guidelines set out in the BRE guidance in terms of the impacts of daylight, sunlight and overshadowing.

Compliance

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

Documents required:

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

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TBSM 4 Wind microclimate

Applicants must demonstrate that the design of tall buildings has taken into account the impact of their proposal on wind microclimate.

Description

The development of tall buildings can lead to wind microclimate impacts. These issues can impact on the safety of pedestrians as a result of wind speeds and wind tunnelling. Developments must be designed and assessed

to ensure that no detrimental wind microclimate impacts arise as a result of developments.

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

Documents required:

- Wind microclimate study in accordance with Council's adopted Validation Checklist

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Tall buildings

Plan and Layout

The internal layout of tall buildings must provide good quality internal environments that promote health and wellbeing. They should relate well to spaces around them and contribute to social interaction and inclusion.

Codes
Dual aspect

Entrances and lobby spaces

TBPL 1 Dual aspect

All tall buildings must maximise the opportunities for dual aspect spaces to be delivered.

Description

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

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

Documents required:
- Floor plans, elevation and section drawings
- Accommodation schedule.
- Code requirement signposted in the Design and Access Statement

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TBPL 2 Entrances and lobby spaces

Entrance lobby spaces must be formed in the principal elevation; clearly articulated; well detailed; accessible from the main highway by foot; well–lit; integral to the overall architecture of the building; and, finished in robust materials.

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

should be bespoke and integrated into the design of the building and entrance in robust and permanent materials.

Entrance lobby spaces should be a minimum of two storeys in height and provide a generous lobby at the principal ground floor entrance , so as not to feel cramped and to provide enough space for seating and conversation which does not compromise circulation space. Post boxes should be located in a convenient and secure location near the building's main entrance. They should ideally be integrated into the design of the entrance lobby.

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

Documents required:
- Facade design analysis
- Floorplans and site plans
- Elevation and section drawings
- Code requirement signposted in the Design and Access Statement

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Tall buildings

Boundaries and Edges

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

Codes
Ground floor articulation

Active ground floor uses

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

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.

Landscape coding requirements

Boundary treatments

Gates

Historic boundary treatments

TBBE 1 Ground floor articulation

The ground floors of tall buildings must be well-designed and articulated to create a human scale and add interest at street level.

Description

Double or triple height ground floor spaces should be created to help deliver a human scale. The quality of material, detailing, glazing and fenestration should articulate the street level interface as a distinct section of the building. This should integrate into the rest of the built environment.

Particular consideration should be given to the materials and detail used at ground floor level where materials should enhance the street level experience and respond to the local context.

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

Documents required:
- Facade design analysis
- Floorplans
- Site plans
- Elevation and section drawings
- Code requirement signposted in the Design and Access Statement

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TBBE 2 Active ground floor uses

Tall buildings must incorporate active frontages at ground floor level.

Description
The design of the ground floor should encourage active uses, particularly night time uses to create activity throughout the day. In cases where topography results in the ground floor storey being above street level, additional design thought is needed at both levels to ensure a satisfactory junction.

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

Documents required:

- Facade design analysis
- Floorplans
- Site plans
- Elevation and section drawings
- Code requirement signposted in the Design and Access Statement

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TBBE 3 Landscape coding requirements

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

Description

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

Compliance

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

Area types:

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

Documents required:

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

TBBE 4 Boundary treatments

Boundary treatments must be in keeping with the surrounding traditional context. Where boundaries are required to delineate between public and private space they must be complementary to the design of the facade and not impinge accessible approaches to entrances.

Description

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

Compliance

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

Area types:

- In New Places – High Rise, High Density, this should be delivered in accordance with the masterplan, parameter plans or Design Framework for the site.
- Where traditional boundary treatments remain on an infill development site, applicants should demonstrate how these will be retained and repaired, with any mature landscaping, including hedges, behind them.

Documents required:

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

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Tall buildings

Elevational treatment

Alongside the building form, scale and massing, the inclusion of an appropriate facade treatment is integral to animating tall building elevations. Elevations should be visually interesting with rhythm and articulation, using formal elements such as fenestration patterns, recessed and projecting elements, balconies and terraces to provide life and animation to larger elevations.

Variation in facade treatment, materials and detailing is encouraged to provide visual breaks in the form,

Codes

Articulation

Architectural detailing

Material quality

animating elements of the building effectively from all aspects.

TBET 1 Articulation

Tall buildings must articulate building facades with projecting and recessed elements.

Description

The articulation of building facades with projecting or recessed elements, fenestration patterns such as grouping floors and windows, window reveals, and balconies will soften larger building forms, break down the appearance of building mass and provide rhythm and visual interest. Attention must also be paid to detailed design. The incorporation of art or sculptural elements can create a unique image for the building or its context. The night time appearance of a building must be considered. Lighting can assist the building to continue its function after dark (for example, landmark structures or sites which maintain their visual prominence through lighting) and can be used to create striking night time compositions.

Compliance

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

Documents required:

- Facade design analysis
- Floorplans, site plans
- Elevation and section drawings

- Code requirement signposted in the Design and Access Statement

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TBET 2 Architectural detailing

Tall buildings must introduce architectural detailing to add interest and expression.

Description

The use of appropriate high quality materials and appropriate architectural detailing, having regard to the site context and character of buildings in the local area will help to integrate tall buildings with their surroundings and ensure that they age well over time. Avoid monotony of colour or texture on the building elevation, although equal care is required to avoid facades appearing too “busy”.

Compliance

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

Documents required:

- Facade design analysis
- Floorplans, site plans
- Elevation and section drawings
- Code requirement signposted in the Design and Access Statement

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TBET 3 Material quality

Proposed primary materials must reference the dominant material

palette from the surrounding context.

Description

Material qualities which can work well at this scale include lightness, reflectivity and transparency as this can help reduce the visual bulkiness and add elegance. The use of glass and traditional materials such as brick, stone and terracotta are preferred. Cladding materials and materials that weather poorly must be avoided.

The appearance of materials used in the façade should be seamless, where possible minimising the visual impact of vents and joints unless exaggerated as part of the elevations composition.

Whilst materials with a traditional appearance are preferred, the use of modern methods of construction and innovative materials is encouraged, providing they make reference to the traditional colours, texture, bonding and brickwork used within the context of the site.

Compliance

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

Documents required:

- Facade design analysis
- Floorplans, site plans
- Elevation and section drawings
- Code requirement signposted in the Design and Access Statement