Trafford Local Plan: Supplementary Planning Document 7 (SPD 7) - Trafford Design Code

TRAFFORD COUNCIL

September 2024

BARNES WALKER

Capita

Introduction

SPD7: Trafford Design Code

Foreword

Trafford is a highly desirable place to live. It has excellent schools, great connectivity and a wide range of homes to choose from. Its parks and green spaces provide relief from the urban environment and opportunities for fresh air and improving well-being. Locally distinctive buildings, mainly in red brick, give a sense and understanding of place. The Borough has a rich and varied heritage, from trailblazing industrial buildings in Trafford Park, to the formal splendour of Dunham Massey. Town and village centres draw in residents and visitors in both the daytime and the evening. Trafford has much to commend it and this Design Code seeks to take the best of Trafford, and use that to underpin a set of design principles, codes and guidance to ensure that future development continues to offer distinctive, innovative and high quality placemaking which can be enjoyed for generations to come.

Contents

Good design delivers great places, and supports Trafford Council's corporate priorities in a number of ways. For example, ensuring all new homes are well-designed, built to minimum internal space standards, with access to both private and communal green space will improve health and well-being, help everyone live healthy and independent lives, including children and young people; Access to high quality, affordable, and adaptable housing, well-designed workplaces, and high quality new public realm will help to deliver a thriving economy and give residents a choice of attractive homes and places in which to live; and reducing carbon footprints, delivering new housing developments that are landscape-led, sustainable, low-energy use, and promote active travel, will address the climate crisis; whilst the Code places strong emphasis on the importance of place, context, culture and heritage.

The Trafford Design Code comes at a time when design is high on the national planning agenda. Design policy in the National Planning Policy Framework has

been strengthened and planning authorities are encouraged to prepare design codes to provide maximum clarity about design expectations at an early stage.

The Trafford Design Code makes clear to the community, developers and landowners the quality of new development which is expected in Trafford. It has been written as a Supplementary Planning Document to sit alongside the National Design Guide and National Model Design Code as a key material consideration in planning decision making.

The Design Code has been delivered with the assistance of government through the Design Code Pathfinders Programme. This Design Code emerges from initial work undertaken on the draft Trafford Design Guide, and a series of extensive community and stakeholder events and workshops in addition to on-line consultation exercises. The Code has been shaped by the feedback from those events. After all, it is the people who live, work and use places that understand best what makes them successful, and what can make them even better.

The Trafford Design Code will be a vital tool in delivering the homes and jobs the Borough needs. The Council looks forward to working collaboratively with the community, developers, landowners, businesses and investors to deliver its principles and build a better Trafford.

Thanks to Capita and Barnes Walker Ltd for their input into the Trafford Design Code and to LDA Design for their work on the draft Trafford Design Guide which formed the precursor to this document.

Introduction

A Supplementary Planning Document (SPD) provides further details on specific policies in Trafford's adopted Local Plan: Core Strategy. It forms part of the package of Local Development Documents (LDDs) which comprise the Trafford Local Plan, required under the Planning and Compulsory Purchase Act 2004 (as amended under the Localism Act 2011). It is a material consideration in the determination of planning applications and assists the Council in securing local and national objectives in respect of securing high quality buildings and places.

In this section

The Government have made clear in recent years that the creation of high-quality buildings and places are fundamental to what the planning and development process should achieve. Whilst the National Planning Policy Framework, Planning Practice Guidance, National Design Guide and the National Model Design Code and Guidance Notes provide guidance on how this can be achieved at a national level, the Trafford Design Code SPD sets out how Trafford Council expect this to be delivered across the Borough.

Trafford's Area Coding Plan

Materials

Parking

Servicing and plant

The Trafford Design Code is applicable to the delivery of both new residential and non-residential development. It is not intended to provide guidance on retrofit for buildings or streets – for example climate change mitigation installed on existing buildings or measures to improve the accessibility of existing public realm. It does not cover householder development, SPD4 – A Guide for Designing House Extensions and Alterations, will remain in place.

The SPD Consultation Statement sets out the consultation that has taken place to shape the content of the Trafford Design Code and outlines the amendments made as a result of the community engagement which has been undertaken.

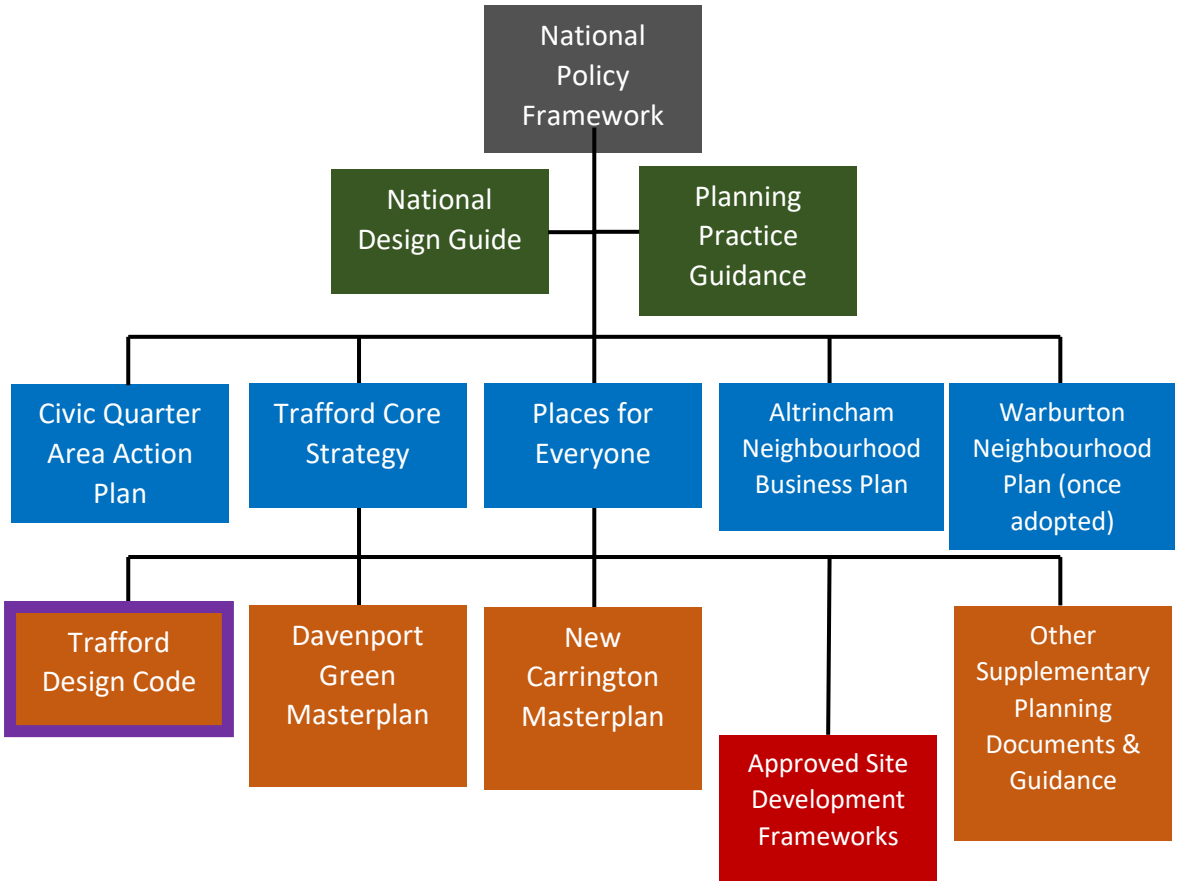
Policy Context

The Trafford Design Code should be read alongside the:

- National Planning Policy Framework;
- Design: Process and Tools National Planning Practice Guidance;
- National Design Guide;
- Places for Everyone Joint Development Plan Document;
- Trafford Local Plan and supporting documents; and,
- Any design-related policies contained within relevant neighbourhood plans, place specific approved masterplans and/or design codes.

Chapters 7, 8 and 9 of Places for Everyone outline the policy context in relation to the design and density of new housing, the protection, management and enhancement of the Green Infrastructure Network, trees and woodland, and how to deliver sustainable, high quality and inclusive places for people respectively.

Chapters 4, 16 and 23 of the Core Strategy outline Trafford's policy approach to Sustainable Transport and Accessibility, Design and Green Infrastructure respectively.



The Trafford Design Approach

Through a landscape and place-led approach, the Trafford Design Code seeks to establish a new design standard in the Borough. It will help shape the kind of places where people want to live, work and spend quality time by delivering more accessible, sustainable, well-designed and beautiful development.

All applicants are expected to demonstrate how their design approach has been influenced by the surrounding context, including landscape, buildings, spaces, heritage and culture.

Good design should consider how to create socially and commercially attractive places which enhance their surroundings. It is for this reason Trafford Council believes in the principles of 'first life, then spaces then buildings', established by Jan Gehl.

Healthy Places

Healthy placemaking should run as a golden thread through the design of all developments in Trafford. Healthy placemaking seeks to create development that enhances our everyday life through; being attractive, sustainable, connected, socially and environmentally resilient, inclusive, accessible, and community focussed.

All development proposals must strive for quality and create responsive outcomes which are embedded in their place. Design proposals should have full regard for the Strategic Design Principles that are outlined within this Code. The influence of place and landscape should be clearly illustrated in the development proposal and supported by a compelling narrative to support the design intent.

The National Design Objectives

The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics. Trafford's Design Code adopts the same design principles but sets out the character of the Borough, requiring new development to be appropriate to the context, history and the cultural characteristics of Trafford.

The underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities.

The National Design Guide is structured around ten characteristics of good design:

- Context
- Identity
- Built form
- Movement
- Nature
- Public Spaces
- Uses
- Homes and buildings
- Resources
- Lifespan
- The National Design Guide

Trafford's Area Coding Plan

Applicants must identify where their proposed development site is located and the relevant **Area Type** to determine which sections of the Trafford Design Code are applicable to their project.

Trafford's Area Coding Plan identifies a series of 'Area Types'. These are areas of similar character that allow elements of the Design Code to be set out depending upon which area type a proposed development is within.

For the avoidance of doubt, 'Area Types' do not necessarily correlate with either Development Plan designations or the Trafford Places identified in this Design Code. Trafford's Places are localities in the Borough that are recognisable as distinct places as a result of the architecture, history, landscape, or land uses.

The Area Types are as follows:

New Places – High Rise, High Density:

- Covering Strategic Locations in the north of the Borough – Pomona, Trafford Wharfside, the Civic Quarter, and Trafford Waters.

New Places – Low Rise, Low Density:

- Broadly covering the New Carrington and Timperley Wedge (Davenport Green) allocations in Places for Everyone, with the exception of the land south of the Red Brook in New Carrington.

Town Centres:

- The town centres of Altrincham, Sale, Stretford and Urmston.

Industrial and Commercial:

- Trafford Park and Broadheath.

Suburbs:

- The remainder of the existing built-up area of the Borough where development is anticipated to predominantly come forward on infill sites.

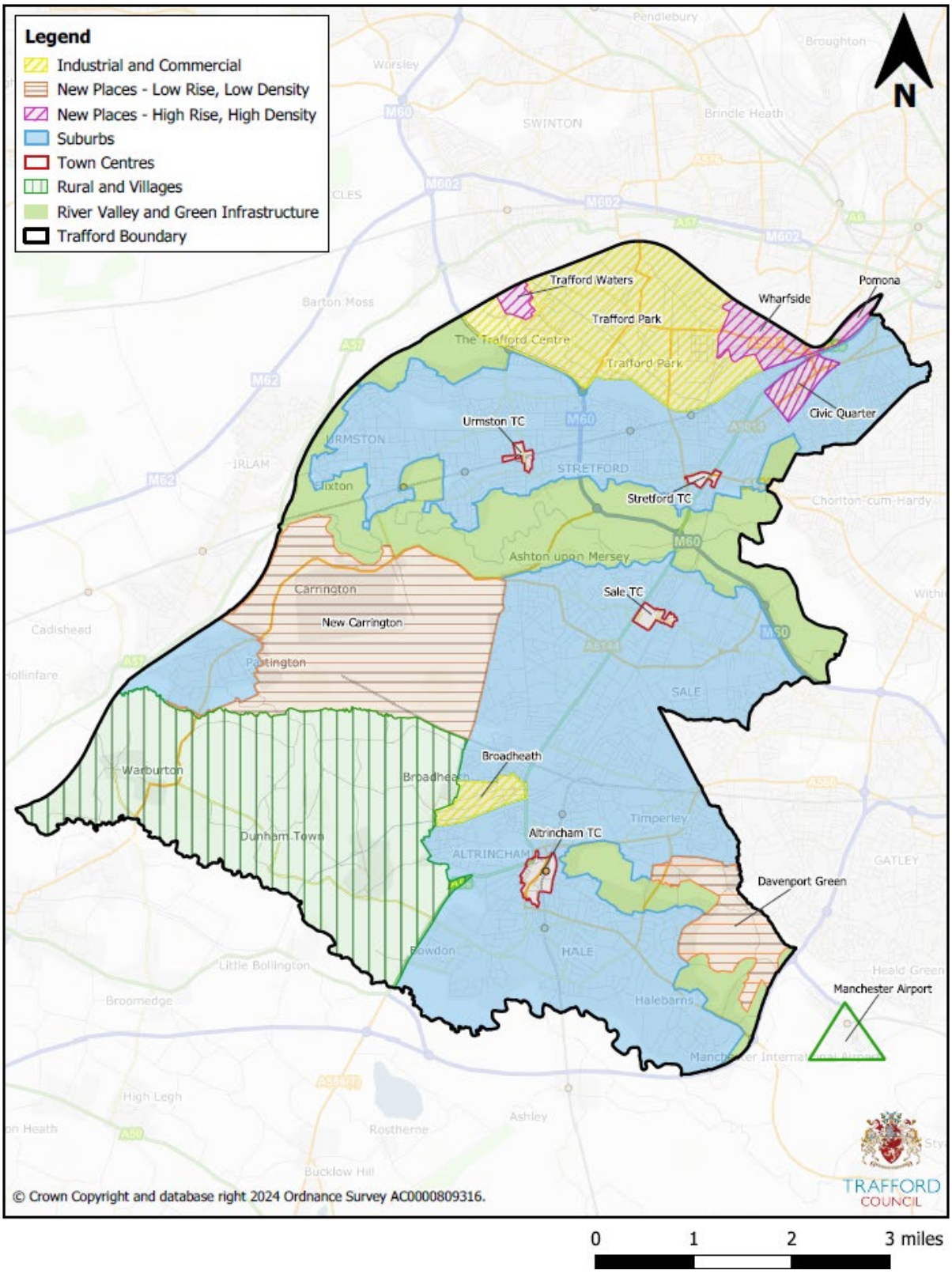
Rural and Villages:

- Broadly covering Warburton, Dunham and their rural surroundings and including land in New Carrington south of the Red Brook.

River Valley and Green Infrastructure:

- Everywhere not covered by the above, where little, if any development is anticipated and which can be covered by general code-wide design principles.

Trafford Area Coding Plan



Suggested Background Reading

A Green Future: Our 25 Year Plan to Improve the Environment
Biodiversity 2020: A strategy for England's wildlife and ecosystem services
Biodiversity net gain guidance – what you need to know
BRE: Site layout planning for daylight and sunlight
BREEAM Technical Standards
Building for a Healthy Life
Building with Nature Standards
Centre for Protection of National Infrastructure (CPNI) resources
Circular 01/2003 - Safeguarding aerodromes, technical sites and military explosives storage areas - GOV.UK (www.gov.uk)
Cycle infrastructure design LTN 1/20
Cycling and Walking Investment Strategy (CWIS)
Garden City Principles
Gear Change, a bold vision for cycling and walking
Greater Manchester Interim Active Travel Design Guide
Greater Manchester Landscape Character and Sensitivity Assessment
Greater Manchester Urban Historic Landscape Characterisation – Trafford District Report
Greater Manchester Walking and Cycling Index 2021
HAPPI Principles
Historic England - Understanding Place: Historic Area Assessments
Historic England - Urban Characterisation
Home Quality Mark
Increasing Residential Density in Historic Environments
Manual for Streets 1
Manual for Streets 2
National Planning Policy Framework
Planning Practice Guidance
Protecting crowded places: design and technical issues
ProtectUK
Safeguarding of Aerodromes CAP 738
Spatial Planning for Health: An evidence resource for planning and designing healthier spaces
Technical Housing Standards – nationally described space standard
TfGM Streets for All
The Clean Growth Strategy
Trafford Council Local Plan
Trafford Council SPD5 Conservation Areas
What is safeguarding? | Civil Aviation Authority (caa.co.uk)

Which Sections Should You Read?

Trafford's Design Code has been split into sections that are relevant to different development types. This ensures that you can find the relevant design codes for your project easily and quickly.

In this section

Understanding the Design Code Chapters
Not all of the Design Code chapters will be relevant to your project, however the 'Landscape and Nature' and 'Innovation' chapters are applicable to all developments.

Project Example Scenarios

To see which codes are relevant to your project, see the development project examples below. **Click on the button to see the chapters.**

House

A new single house project

- A single freehold residence
- Development only within the private plot

Landscape and Nature
Houses
Innovation

Infill housing development

New houses on an infill site

- A development of more than one house
- No streets or public realm changed

Landscape and Nature
Residential Sites and Multiple Homes
Houses
Innovation

Residential scheme

A residential scheme with multiple houses, streets and open spaces

- Building uses include houses only
- No apartments or non-residential

Landscape and Nature
Streets and Public Realm
Residential Sites and Multiple Homes

uses
- No tall buildings

Houses
Innovation

Urban apartment block

A new urban block with apartments and, a tower and communal open courtyard in a New Place

- An urban block with apartment blocks and a tower with communal open space at centre
- Refer to tall buildings if over six storeys
- Refer to houses, if applicable

Landscape and Nature
New Places
Residential Sites and Multiple Homes
Apartments
Tall Buildings
Innovation

Urban neighbourhood

A new urban neighbourhood with streets, spaces, shops, a school, houses,
apartments and a tall tower

- Streets and open spaces
- Mixed uses of offices, retail, leisure and residential

Landscape and Nature
Streets and Public Realm
New Places
Residential Sites and Multiple Homes
Houses
Apartments
Tall buildings
Commercial and Non-Residential
Innovation

Industrial or commercial development

A new industrial estate

- Warehouses on a new estate road
- Refer to New Places if applicable

Landscape and Nature
Streets and Public Realm
Commercial and Non-Residential
Innovation

Street / Road

A new road or upgraded street project

- A street project including pedestrian pavement

Landscape and Nature
Streets and Public Realm
Innovation

The Sub-Chapters

Each chapter contains sub-chapters relevant to that development type or external space. Individual codes are set out within the sub-chapters. The example below shows the different sub-chapters within the Houses chapter. The current page will be highlighted and there are scrolling arrows allowing you to scroll to the next or previous sub-chapter.

Example taken from houses chapter

Understand How to Use a Design Code

The Trafford Design Code has been split into a variety of sections, relevant to development types. This ensures that you can find the relevant design codes for your project easily and quickly. For example. For a single house applicants will only need to comply with the 'Houses' chapter, in addition to the 'Landscape and Nature' and 'Innovation' chapters, which are applicable to all developments. For larger mixed-use projects, applicants will need to comply with more chapters.

An Example Design Code

Further Help and Guidance

An Example Design Code

Code number	Allows for easy referencing. Based on the titles of the main chapter and sub-chapters and the number for the code on the page.
Code	This is the content of the design code and summarises the main design expectation.
Description	This contains additional information that explains the reasoning behind the code and why it is important.
Exceptions	This outlines where there may be exceptions to a code.

Compliance	A short statement to explain what an applicant must do to demonstrate how they have complied with a design code or in some instances, justify why they have not complied.
Example	This may be an image, diagram or an example of a built project to help visualise the design code and what is expected.
Principles	In some cases, there may be a number of different ways of achieving the overall objective of a code. Here we set out the choice of principles or combination of principles that must be achieved in order to satisfy this requirement.

Further Help and Guidance

The Design Code has been made as visual and illustrative as possible, using images over words whenever relevant. The Code is not intended to be read only by professionals, so the use of technical terms has been minimised and a glossary of terms provided to ensure the Code is accessible to everyone in the community. We have therefore used a variety of graphical images, diagrams and models to allow users to explore and understand what high quality design looks like.

The intention is not that the designs are copied but that designers may take inspiration from them in order to design a context appropriate scheme in Trafford. Some schemes illustrate good design details but also include some less well-designed elements, or details which would not be appropriate in Trafford – take inspiration from the images but please don't look to slavishly copy these schemes!

Virtual reality models
All 3D models can be explored using smartphone or headset virtual reality. This allows users to experience the scale, design, views and human scale of projects.

Interactive diagrams
Hover over diagrams with a mouse to reveal the technical diagram overlay.

Principle diagrams
In some instances, users must address a variety of different principles to achieve compliance. There are some examples of accessible footways and approaches to entrances shown below.

Explorable 3D models
Users can explore models to understand how places work in 3D. Users can scroll through annotated points to visually represent the point of the design code.

Built example libraries
Examples of completed projects from Trafford, Manchester, elsewhere in the UK, Europe or around the world.

Before and after examples
Users can easily view before and after design interventions, allowing them to see how simple changes to a design approach can result in significant improvements.

Case Studies
Examples of completed projects, largely from the UK, relevant to the Design Code sub-chapter. All case studies show aerial views, street view and site photographs.

Step by step guides
Visual step-by-step guides displaying how simple design changes can achieve best practice solutions.

Aerial views and street views
Using aerial photography, street views and 3D models to demonstrate the importance of context and allow users to explore areas from new perspectives.

Maps, plans and 3D models
Using a variety of geospatial display solutions to reiterate a Design Code objective or allow users to explore the area more easily.

How to Study Local Context

It is often necessary to undertake a context study of the area surrounding the site and the wider area for a full understanding of the place in order to respond positively to its distinctive features, architectural styles, massing, form, layout and materials to help shape the identity of an area. Well-designed buildings need to respect and enhance their built and natural environment surroundings whilst addressing local constraints, the vision for its area type and responding positively to new issues such as innovation and environmental sustainability.

Identity

Streetscapes

Landscape and Nature

Built Form and Profile

Identity

What are the components that contribute to the overall identity of the area? Is it mainly the landscape, the architectural vernacular of buildings, or a combination of both?

Notable buildings and landmarks

Assess the site context and identify notable buildings and landmarks surrounding the site.

How this may inform new design	Notable buildings may inform future development in terms of style, material or scale.
How this can be studied	• Site visits • Context studies • Historical analysis • Survey local people about which buildings are considered to be local landmarks

Local building materials

How do the traditional building materials of the area dominate the visual appearance?

How this may inform new design	The materials used in new development should respect the historic material palette. Applicants should strive to utilise sustainable materials in the delivery of new development.
How this can be studied	• Site visits • Context studies • Materials palettes • Historical analysis

Local architectural style

What is the local vernacular of historic and modern buildings?

How this may inform new design	New development should be influenced by the positive elements of local architectural styles. Building designs should consider the use of modern building materials and their performance.
How this can be studied	• Site and context visits • Vernacular studies • Historical records and analysis

Façade composition

Is there a common theme within the composition of facades of buildings in the area?

How this may inform new design	Proportions that align with neighbours can continue the structure of a street and stitch up gaps in the townscape where buildings have previously not followed proportion patterns.
How this can be studied	• Site visits • Context studies • Elevation comparison study • Historical analysis

Common Housing Types in Trafford

Whilst there is a predominant red brick Victorian and Edwardian residential vernacular in Trafford, which provides a sense of visual harmony across the Borough, it is clear there is great variation in the detailing, expression and domestic architectural style. The majority of buildings are constructed from red brick laid in traditional bonds with pitched blue slate roofs. There is variation in the tonal range of red brick with embellishment highlighted in terracotta, gauged brick or sandstone. There are smaller numbers of buildings constructed from sandstone or white brick. The characteristics described in the following pages should be fully considered by designers when addressing their own site.

Victorian terraces

Victorian terraces are the predominant typology throughout the Borough, particularly within Stretford and Old Trafford. They are largely formed in a linear block plan, creating rows of housing.

Characteristics

- Generally Accrington, Ruabon or Cheshire red brick in stretcher, English garden wall or Flemish bond
- Natural blue slate roofs
- Sandstone lintels and/or cills
- Sandstone or brick arched lintels (arched or cambered)
- Vertically proportioned sash windows
- Painted timber panelled doors
- Traditional roof details with overhanging eaves
- Dentil detailing in terracotta, gauged brickwork or timber corbels
- Brick chimney stacks and pots often located in the ridge
- Narrow or no front curtilage with yards to the rear
- Buildings set in grid iron streets

- Low brick boundary walls

Villa houses

As wealth grew in Trafford and the surrounding Cheshire countryside during the 19th century, villas were developed to provide large spaces set within a larger plot. These properties, largely located around Sale and Altrincham, offered larger gardens and a clear boundary (i.e. hedge).

Characteristics

- Generally Accrington, Ruabon or Cheshire red brick in stretcher, English garden wall or Flemish bond
- Carved brick and sandstone details (banding, keystones etc)
- Slate or Rosemary clay tile roofs
- Complex roof forms often with gabled fronts
- Sandstone sills
- Sandstone or brick arched lintels
- Vertically proportioned painted timber sash windows
- Bay windows and painted timber porches
- Panelled and part glazed doors
- Decorative and ornate roof details including ridge tiles, finials and weathervanes
- Decorative bargeboards
- Detached or semi-detached sometimes referred to as Cheshire semis
- Buildings set in short rows or gently meandering streets
- Elevated ground floors above cellars
- Large sized front gardens with extensive planting
- Sandstone boundary walls with native hedging planted behind
- Examples of detached stable blocks set back well within the site

Edwardian terraces

The Edwardian terrace provides a variation on the Victorian form, adding a more ornate form and distinct repetition of bay windows and coupling of entrance thresholds. They are particularly prevalent in Sale, Stretford, parts of Old Trafford and Altrincham.

Characteristics

- Generally Accrington, Ruabon red brick in stretcher, English garden wall or Flemish bond.
- Often contrasting brick panelling and banding (buff, cream and blue commonly)
- Slate roofs
- Sandstone sills
- Sandstone or brick arched lintels (arched or cambered)

- Sandstone or terracotta detailing
- Brick chimney stacks and pots
- Vertically proportioned painted timber sash windows
- Bay windows often square or canted
- Panelled and part glazed painted timber doors
- Traditional roof details with overhanging eaves
- Dentil detailing in terracotta, gauged brickwork or timber corbels
- Buildings set in rows with yards or gardens to the rear
- Elevated ground floor levels above a cellar
- Medium sized front gardens
- Brick boundaries with stone gateposts

Edwardian semi-detached

Similar to the terraced variation, the Edwardian semi-detached provides a more ornate form to the traditional semi-detached property. A coupled bay frontage with half-timbered detailing is predominant, with well-defined entrances.

Characteristics

- Generally Accrington, Ruabon red brick in stretcher, English garden wall or Flemish bond
- Gauged brick details
- Rendered panels at upper levels with some pargetting
- Slate Rosemary clay tile roofs
- Gabled fronts with half-timbered Cheshire vernacular details
- Sandstone sills
- Sandstone or brick lintels (arched or cambered)
- Vertically proportioned painted timber sash or casement windows with decorative fenestration
- Bay windows
- Arched doorways
- Brick chimney stacks and pots
- Panelled and part glazed painted timber doors
- Traditional roof details with overhanging eaves
- Buildings set in straight rows
- Large sized front and rear gardens
- Brick or sandstone boundary walls with stone gateposts

Inter-war semi-detached

In the early 20th century and during the interwar period, planned estates of semi-detached houses were constructed on the fringes of established urban centres or as infill development. The vast growth of Sale, Old Trafford, Stretford, Urmston, Davyhulme and the surrounding areas of Altrincham were driven by the

development of interwar semi-detached properties. This creates a consistent and recognisable character for Trafford.

Characteristics

- Generally Accrington, Ruabon red brick in stretcher or English garden wall bond
- Terracotta tile or roughcast rendered panel details
- Slate or terracotta roofs
- Gabled fronts with half-timbered Cheshire vernacular details
- Timber or terracotta sills
- Soldier course brick lintels
- Horizontally proportioned windows with decorative fenestration
- Arched doorways
- Panelled and part glazed doors
- Traditional roof details with overhanging eaves
- Brick chimney stacks and pots
- Buildings set along variety of street patterns
- Large sized front gardens with driveways to the side
- Brick or stone boundaries with brick or stone gateposts
- Detached garages set back well within the site

Rural domestic style

Trafford's rural edge marks a clear transition from the suburban edge of Trafford into the Cheshire's agricultural areas. Dispersed residential properties, generally clustered around village greens or road junctions, form hamlets and villages. Their form is intimate and unassuming, creating welcoming and familiar forms within the open countryside.

Characteristics

- Generally Cheshire commons in Flemish or English garden wall bond
- Slate roofs
- Sandstone or brick sills
- Horizontal eyebrow windows often in informal arrangements
- Painted timber sash or casement windows
- Brick arched lintels (arched or cambered)
- Joinery painted in the Stamford Estate red in the Dunham area
- Cottage style doors
- Traditional roof details with overhanging eaves
- Brick chimneys
- Small or no front curtilage with rear gardens
- Buildings set in clusters and informal groupings
- Generally set tight against the highway

- Brick, hedge, timber picket or chestnut paling boundaries

Streetscapes

Street scenes in Trafford have been influenced by movement patterns that are historic and created by various road and water-based transportation in the Borough. It is important to understand how the street patterns have been created over time.

Streetscape patterns

Are there patterns in the street formed by buildings or landscape?

How this may inform new design	A fine grain of smaller buildings and plots can create greater variety and visual interest, such as a repeated pattern of gables or projecting bay windows on a row of houses. New infill development need not replicate the design of existing houses, but it should reference existing dominant characteristics. Sensitive design is required when introducing different building footprint sizes and changing the urban grain of an area, especially in historic areas with smaller older buildings.
How this can be studied	• Maps • Diagrams • Site visits • Aerial photography • Historical records

Street structure

The number and size of buildings and plots on blocks.

How this may inform new design	Street structure will vary between locations. Some may have strong building lines, whilst others may be curved creating deflected views. A longer street with similar building types will create a stronger character and identity. Prominent corner buildings create identity and aid navigation. New developments should seek to reinforce these characteristics.
How this can be studied	• Maps • Diagrams • Site visits • Aerial photography • Historical records

Landscape and Nature

Identify where and how landscape has been introduced to public and private land in the surrounding area. Learn how to replicate features such as front gardens, street trees and green boundary treatments.

Context

How has soft landscape been introduced to the surrounding area?

How this may inform new design	Studying the local area can give clues as to how landscape can be introduced into urban areas. This may include the provision of grass verges or incidental green space within built up areas.
How this can be studied	Site visits or street studies to identify how space is made for landscape which may include front garden areas, space within or side of streets for trees or boundaries.

Natural features

Are there natural environmental features in the surrounding area that could positively enhance design?

How this may inform new design	Studying the local area can give clues to how landscape can be introduced into urban areas. Consider including natural features in the scheme such as by retaining existing ponds and including them in a SuDS system that forms an integral part of a landscape-led development scheme.
How this can be studied	• Maps • Diagrams • Site visits • Aerial photography • Historical records

Boundaries

How are boundaries treated?

How this may inform new design	Replicating boundaries in terms of treatment or building line can bring order and structure.
How this can be studied	• Maps • Diagrams • Site visits • Aerial photography • Historical records

Built Form and Profile

Understand the dominant patterns in the surrounding built form that can inform new design, particularly infill developments that will create new blocks or street patterns.

Built form evolution

How has the built environment in the area changed over time?

How this may inform new design	A wide range of different building types can offer the opportunity to introduce new forms and styles, which if done sensitively, may not disrupt the overall structure of a place.
How this can be studied	• Historical maps • Aerial photography • Overlay maps

Density

Understand existing density patterns

How this may inform new design	Some areas may be able to accommodate increased density without adversely affecting the prevailing character. Different blocks are suitable for different uses. Smaller blocks allow for more streets and reduced walking distances. Larger blocks can accommodate higher densities and a variety of land uses. Understanding which types of blocks exist in an area can help inform character and give clues as to which forms are most successful.
How this can be studied	• Dwellings per hectare • Floor to area ratio • People per hectare • Heat map comparisons

Building types

Are the building types common or is there a large variety of different types?

How this may inform new design	A wide range of different building types can sometimes offer opportunities to introduce new forms and styles without disrupting the overall structure of a place.
How this can be studied	Identify the types of blocks used in the surrounding area. Use aerial photographs to identify the dominant block types in the surrounding area. Use figure

	ground plans and block plans to compare size, shapes and density.

Urban grain
How does the quantum and size of buildings and plots on blocks change across the area?

How this may inform new design	A fine grain of smaller buildings and plots can create greater variety and visual interest at ground floor level. Larger grain blocks can accommodate higher density taller buildings in the correct location. Sensitive design is required when introducing different building footprint sizes and changing the urban grain of an area, especially in historic areas with smaller older buildings.
How this can be studied	Use aerial photographs or land ownership plot plans to identify the grain. A figure ground plan that shows only buildings can help identify patterns more easily.

Type of blocks
The size, shape and function of urban blocks

How this may inform new design	Different blocks are suitable for different uses. Smaller blocks allow for more streets and reduced walking distances. Larger blocks can accommodate higher densities and a variety of land uses. Understanding which types of blocks exist can help inform character and give clues as to which forms are most successful in area.
How this can be studied	• Maps • Historical maps • Figure ground plans • Aerial photograph • Diagrams

Variation of built form
Is the surrounding context a rigid singular type of built form or is it varied?

How this may inform new design	Areas with very rigid patterns of built form will require context sensitive design for infill development. Places where forms are not as rigid offer more flexibility for the introduction of new built forms.
How this can be studied	• Site visits • Maps

	• Historical maps • Figure ground plans • Aerial photograph • Diagrams

Building heights
How do building heights change in the local area or is there a strict uniform height throughout all buildings?

How this may inform new design	Increasing density and height can be difficult in many areas, so an existing context of varied building heights can provide potentially more flexibility to create visually appropriate taller buildings.
How this can be studied	• Maps • Historical maps • Site visits • Aerial photograph • Diagrams

Roofscape
Do roofs follow a common design and pattern along the street?

How this may inform new design	Roof styles are important in forming the structure and pattern of streets.
How this can be studied	• Site visits • Aerial photograph • Diagrams

How to Comply with the Code

The Trafford Design Code has been structured in a user friendly and accessible format that demonstrates the qualities of good urbanism to ensure that development projects are well-designed and will provide a fitting legacy for the Borough. We also want to ensure that applicants are very clear about how they can demonstrate their project will comply with this Code.

The following section outlines this process.

Comply or Justify

Compliance Documents

Comply or justify

How you can comply with the Design Code has been clearly explained, using examples, diagrams and further guidance whenever possible. Each code contains information to state what needs to be done to comply with the code or justify why an alternative approach was taken. This flexible approach has been taken to ensure that innovative proposals can still come forward and to ensure Trafford's unique context is respected. The approach taken is for applicants to comply or justify their design response as explained below. The expectation is that applicants will comply with the Code, however there may be scenarios where applicants are able to justify why an alternative design response was taken and how that will result in a better design outcome.

Comply	Justify
Applicants must clearly demonstrate how the design of their project complies with the objective established in each code. Sometimes there may only be one response possible for achieving compliance, in some instances there may be a variety of ways the code can be complied with.	Applicants are able to justify why an alternative design response was taken and how that will result in a better design outcome. Justifiable reasons for non-compliance may relate to an alternative but nevertheless high-quality architectural approach, or a highly sustainable design. Each justification will be assessed on its merits by Council officers so must be accompanied with explanations, plans, drawings, visualisations and models to demonstrate the approach taken.

Compliance Documents

Trafford Design Code has been established to try and remove any uncertainty or confusion felt by applicants regarding what type of information must be submitted alongside a planning application. Each sub-section contains clear information on how applicants should seek to demonstrate to officers their project complies (or justify why not) with that design code section. This need not necessarily require the submission of a lengthy compliance document. Applicants may be able to demonstrate how they have complied with relevant codes within the Design and Access Statement or their own compliance statement. This will ensure the officer has all the relevant information and visual documentation to make the necessary decisions.

Ultimately, whether a development proposal complies with the Design Code will be a matter of planning judgement on the part of the Local Planning Authority.

Strategic Design Principles

Introduction

The Trafford Design Code outlines a landscape-led approach to shaping design proposals. It challenges the designer on how to create outcomes that are shaped by their environment to create healthy, engaged and connected communities.

Trafford's Design Code must be referred to at all design and planning stages, with evidence provided on how proposals and decisions respond to the Code and guidance contained within it.

The Strategic Design Principles

Eight Strategic Design Principles have been established to drive forward high quality design. All design proposals must consider these Strategic Principles, demonstrating how they have been addressed through the evolution of the scheme.

The Strategic Principles are described in more detail below. Each Strategic Design Principle is supported by a set of clear guidelines ("What you should consider") which must be followed for all development in the Borough.

Leading with Landscape

Applicants must demonstrate how landscape has informed and influenced the development from the beginning by retaining, enhancing and increasing the existing landscape.

Summary
The presence and proximity of landscape is important for health and well-being. The creation of high-quality landscapes is vital for development, playing an intrinsic role in establishing a sense of place through the creation of enhanced natural and urban environments.

Developments should not be quantum led but informed by landscape-led placemaking principles. Landscape-led placemaking principles are best described by Jan Gehl as ***"First life, then spaces, then buildings".*** First consider how people will want to use the development, the spaces, the links beyond the site, and position the amenity spaces to optimise access to sunlight and daylight, avoiding excessive overshadowing from buildings and trees. Then consider where the buildings go.

The landscape-led principle is not about landscaping the space that is left over after a site layout has been designed.

What you should consider

- Appraise and consider the context of the development site to retain and enhance landscape across the site.
- Provide clear and direct links to nearby existing green infrastructure (off site), creating green corridors to form a network of open space.
- Consider Biodiversity Net Gain in your proposals.
- Include defined and useable open space within your development.
- Design SuDS to be an integral part of the development's green open space network.
- Incorporate existing green infrastructure (on site) and natural habitats within your proposals and create new ones where not.
- Specify site appropriate plant species in the design of open space and consider the long-term maintenance and delivery of trees and planting.
- Understand and describe how your green infrastructure and landscape design will be delivered and phased.

References

A Green Future: Our 25 Year Plan to Improve the Environment
Building for a Healthy Life

Building with Nature Standards
Garden City Principles
Understanding biodiversity net gain
Greening Trafford Park Infrastructure Framework
Transport for Greater Manchester: Streets for All

National Planning Policy Framework

2. Achieving sustainable development
8. Promoting healthy and safe communities
11. Making effective use of land
12. Achieving well-designed places
13. Protecting Green Belt land
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment

Connected Neighbourhoods

Applicants must demonstrate how proposals have been designed to connect into existing neighbourhoods and improve connectivity across the wider area.

Summary

Above all, we want people and place to be connected throughout Trafford. Future development must react to a changing way of living where private motor vehicles are not the primary mode of transport.

The existing neighbourhoods in Trafford are generally well connected. New developments should strive to connect and integrate well into these existing neighbourhoods to improve connectivity across the Borough and wider Greater Manchester area.

What you should consider

- Where possible, focus development within existing communities around urban centres and/or transport hubs. Consider mixed-use development or co-location to contribute towards a diverse mix of uses within the neighbourhood.
- Provide infrastructure to support active travel and / or contribute to the delivery of accessible streets which facilitate and encourage walking, wheeling and cycling over the use of the private car.
- Develop to a human scale, delivering positive public spaces which encourage use, activity and engagement.

- Provide legible pedestrian and bicycle routes through neighbourhoods which connect to the centre and out to surrounding destinations.
- Creating a network of strategic active movement corridors by utilising a range of design features such as walkways, trails and street trees. Incorporate design features that reduce vehicle speeds and increase pedestrian activity.
- Creation of public spaces, such as parks, squares, and outdoor play spaces, can encourage social interaction and active recreation.

References
Transport for Greater Manchester: Streets for All
Manual for Streets 1
Manual for Streets 2
Building for a Healthy Life

National Planning Policy Framework
2. Achieving sustainable development
6. Building a strong, competitive economy
7. Ensuring the vitality of town centres
8. Promoting healthy and safe communities
9. Promoting sustainable transport

Sustainable Movement

Applicants must demonstrate how their proposal enables and actively encourages active travel and sustainable movement patterns within the development site and its wider surroundings.

Summary
Half of all trips made in Greater Manchester are less than 2km, and 38% of these short trips are by car (2040 Transport Strategy, Transport for Greater Manchester). Car use increases air pollution, noise pollution, and congestion while inactive lifestyles and the negative health implications associated with them are also exacerbated when people choose to drive.

We need to think differently about how we shape streets and places to meet these aspirations and ensure that walking, wheeling and cycling is a realistic, safe and attractive option. Coupled with the adoption of the principles set out by Connected Neighbourhoods, active and healthy streets will connect people with their neighbourhoods delivering vibrant and sustainable places for the future.

What you should consider

- Design streets in a way that prioritises walking, wheeling and cycling, whilst also recognising the need to facilitate vehicle movement where necessary.
- Deliver streets that are enjoyable places that people want to spend time in, encouraging activity.
- Walking and wheeling routes should be designed to provide the easiest and most enjoyable way to move around.
- Design to achieve appropriate traffic speeds (ideally a maximum of 20mph in most places) with crossing points located on defined desire lines.
- Reduce clutter to make the street more attractive and navigable. Where applicable, street furniture should be adaptable, multi-functional and flexible in uses, encouraging people to get outside and helping to establish a sense of place.
- Street layouts should work with the existing built form and landmarks to ensure routes link seamlessly with the existing movement network to deliver legible and inviting neighbourhoods.
- New development should introduce traditional street patterns that reinforce character and local distinctiveness.

References

Transport for Greater Manchester: Streets for All
Manual for Streets 1
Manual for Streets 2
Committee on Climate Change
Greater Manchester Transport Strategy 2040
Walking, wheeling, cycling

National Planning Policy Framework

2. Achieving sustainable development
9. Building a strong, competitive economy
10. Ensuring the vitality of town centres
11. Promoting healthy and safe communities
12. Promoting sustainable transport

Respond to Place

Applicants must demonstrate how the context of the site has informed and influenced the layout and appearance of the development.

Summary

Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. The positive re-use and integration of heritage assets in a development scheme will not only secure the preservation of that asset but also contribute to wider social, cultural and economic benefits. It is important to understand the heritage and history of a site at the outset of the development process.

In responding to place it is also important to consider the qualities of a site's context that are not heritage assets, including existing buildings, landscape and infrastructure.

What you should consider

- Engage with the Council to understand the significance, constraints and opportunities of the site from the outset. Where a development lies within or adjacent to the setting of a conservation area, the relevant Conservation Area Appraisal and Management Plan should be consulted.
- The Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) also provide the legislative and national policy framework for assessing works to a listed building or within a conservation area.
- Choose a design team with demonstrable experience and skill within the historic environment.
- Seek to understand the contribution made by the historic environment in terms of landscape, built form, urban grain, street patterns, key and kinetic views, and open spaces.
- Engage with the Council to understand what heritage documentation is required for submission. You may be required to prepare a heritage assessment even if your project does not involve a listed building or sit within a conservation area.
- Ensure design development takes historic context into consideration. Seek ways to interpret interesting elements of heritage into a new design.
- View the historic environment as a positive influence, take the opportunity to create new views, visually interesting juxtapositions, and add texture and variety to a place.

References

The Setting of Heritage Assets, Historic England
Good Practice for Design in the Historic Environment: Principles and Case Studies, Historic England
Planning Practice Guidance
Home Quality Mark
Urban Characterisation Methods

Greater Manchester Urban Historic Landscape Characterisation Report
Historic England Planning Advice Notes

National Planning Policy Framework

7. Ensuring the vitality of town centres
8. Promoting healthy and safe communities
11. Making effective use of land
12. Achieving well-designed places
16. Conserving and enhancing the historic environment

Design with Character and Beauty

Proposals must incorporate a level of detailing and articulation which adds visual interest and contributes to the beauty of Trafford.

Summary

Great design should always strive to improve the existing context. Trafford has a rich and varied architectural character.

Each part of the Borough, as identified in Trafford Places, has its own distinct character which defines its identity and contributes towards a sense of place. An understanding of the character of a place is essential to producing a contextual, sympathetic and high quality design proposal.

What you should consider

- A context appraisal should be undertaken of the character of a place. This should cover urban grain, density, townscape, connectivity, landscape, built form and architecture.
- Look at historic mapping. Archives can assist in defining how a place or building has evolved and can positively influence the form, scale and density of development.
- Local distinctiveness should positively influence the design of new development in order to create new innovative architecture which complements and enhances the existing character.
- New developments should use materials that are reflective of the character and local distinctiveness of the area.

References

Living with beauty: report of the Building Better, Building Beautiful Commission
Home Quality Mark
National Design Guide

Urban Characterisation Methods
Greater Manchester Urban Historic Landscape Characterisation Report
Historic England Planning Advice Notes

National Planning Policy Framework

3. Plan-making
7. Ensuring the vitality of town centres
8. Promoting healthy and safe communities
11. Making effective use of land
12. Achieving well-designed places

Safe, Inclusive and Accessible Places

Applicants must demonstrate that their developments are safe, inclusive and accessible.

Summary

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. The Trafford Design Code will 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.

The Code requires applicants to make their developments safe, inclusive and accessible. This covers designing areas of public realm, houses and apartments in addition to commercial and non-residential buildings.

Applicants are also signposted to documents which promote safety, accessibility and inclusivity in the built environment including the National Design Guide and 'Building for a Healthy Life: A Design Code for neighbourhoods, streets, homes and public spaces'.

What you should consider

- Seek to remove barriers that can prevent equal access, such as steps, kerbs, narrow corridors and doorways.

- Provide safe level access to all publicly accessible buildings and spaces and step free access between internal public areas.
- Design all new dwellings to meet Building Regulations M4(2) Category 2: 'Accessible and adaptable dwellings' and incorporate dwellings which will meet Building Regulations M4(3) Category 3: 'Wheelchair user dwellings'.
- Provide wheelchair accessible lifts to all apartment buildings.
- Ensure entrances and windows face onto public areas.
- Design internal habitable spaces to face out onto public areas. Avoid blank walls and facades, active frontages are encouraged.
- Include a range of high and low-level lighting solutions, avoiding dark spots.
- Integrate security features into the design at an early stage.
- Consider and engage with Secure by Design to creatively respond to security and safety issues within the design from the outset.

References

A Design For Life: Urban Practices for an age-friendly city, Manchester School of Architecture
Manual for Streets 1
Manual for Streets 2
Spatial Planning for Health: An evidence resource for planning and designing healthier spaces
Transport for Greater Manchester: Streets for All

National Planning Policy Framework

8. Promoting healthy and safe communities
9. Promoting sustainable transport
12. Achieving well-designed places

Embrace New and Sustainable Ideas

Applicants must demonstrate how they have incorporated modern innovations and technology to improve the sustainability of developments.

Summary

Greater Manchester has the ambition of being carbon neutral by 2038, making active travel the natural option for short trips to help reduce the carbon emissions associated with vehicular transport. Trafford Council shares this ambition and has published its Carbon Neutral Action Plan, outlining how Trafford will meet these targets.

The way in which buildings are designed, built, used, adapted and decommissioned has a significant impact on the environment. Developers should first consider the reuse of existing resources, including the conversion of existing buildings prior to demolition and rebuild. It is vital to ensure that new buildings and places are designed and built in a way that minimises their impact on the environment.

What you should consider

- Design innovation should be sought in all proposals, embracing both contemporary design thought and new technical approaches.
- Applicants should seek to reduce the carbon footprint, energy consumption and the use of natural resources throughout the construction and lifetime of a development.
- The reuse of existing resources including the conversion of existing new buildings is strongly encouraged.
- The application of technological solutions should not create a burden on building users or excessive maintenance requirements.
- Applicants should aim to set carbon reduction targets that exceed those set out in Building Regulations.

References

Planning Practice Guidance
A Green Future: Our 25 Year Plan to Improve the Environment
Biodiversity 2020: A strategy for England's wildlife and ecosystem services
BREEAM Technical Standards
Building for a Healthy Life
Building with Nature Standards
Clean Growth Strategy
Trafford Carbon Neutral Action Plan
Greening Trafford Park Infrastructure Framework

National Planning Policy Framework

2. Achieving sustainable development
6. Building a strong, competitive economy
9. Promoting sustainable transport
10. Supporting high quality communications infrastructure
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment

Designing Together

Applicants must demonstrate how their developments have been designed in partnership with stakeholders and the wider public.

Summary
Trafford is an engaged and passionate network of communities and Trafford Council is committed to giving communities and stakeholders a say in shaping its future growth and design.
Applicants and designers should take responsibility for communicating with those who may be affected, engagement should be inclusive and consider innovative ways of engaging traditionally hard to reach groups to make sure that they are informed about the project and, where possible, have the opportunity to contribute to shaping the development.

Rather than simply informing communities of proposed developments, designers and applicants should engage with them in the design process to help shape their proposals and gather local “buy-in” from the outset. Consultation must, naturally, be commensurate to the scale of a project. For example, smaller developments that are unlikely to impact a large number of people significantly will be expected to deliver proportional engagement on design development and testing.

Larger development proposals, however, will be expected to engage fully with communities to shape and test ideas.

What you should consider

- Undertake pre-application discussions with the Local Planning Authority at concept stage.
- Applicants should assess the extent of consultation required at the outset and put a responsive engagement plan in place.
- Where feasible, applicants should establish a project brief that is fully informed by local communities.
- Early engagement should seek to identify key issues and opportunities, and future stewardship.
- Engage communities and stakeholders, establishing “touch-points” throughout the design process to improve certainty.
- Keep engagement simple and well-informed.

References

Planning Practice Guidance
Trafford Statement of Community Involvement

National Planning Policy Framework

3. Achieving sustainable development
4. Decision-making
8. Promoting healthy and safe communities
12. Achieving well-designed places Conserving and enhancing the natural environment

Trafford's Places

Introduction

Part of Trafford's appeal lies in the diversity of its towns, neighbourhoods and landscapes. The Borough plays host to a rich tapestry of characterful streets and open spaces mixed with many fine examples of architecture.

Trafford was historically an agricultural landscape. Industrialisation did not occur in the area until the late 19th century. Trafford's main settlements owe much of their character to suburban growth of the 19th and 20th centuries. The construction of the Manchester, South Junction and Altrincham Railway (1849) created new suburbs for the middle classes of Manchester with the construction of villa-type houses centred around railway stations. There are many fine residences constructed from red brick, the distinctive Bowdon 'white brick', and sandstone. Roofs are generally slate, and many buildings have terracotta detailing. A number are by renowned architects including Edgar Wood, Henry Goldsmith, Charles Heathcote and John Douglas.

The diversity of character is something which should be reinforced through the planning and design of new development in the Borough.

New proposals should seek to enhance and draw out the qualities which make each place within Trafford unique. This should be done through well-considered and locally appropriate design responses, avoiding bland solutions.

Contents

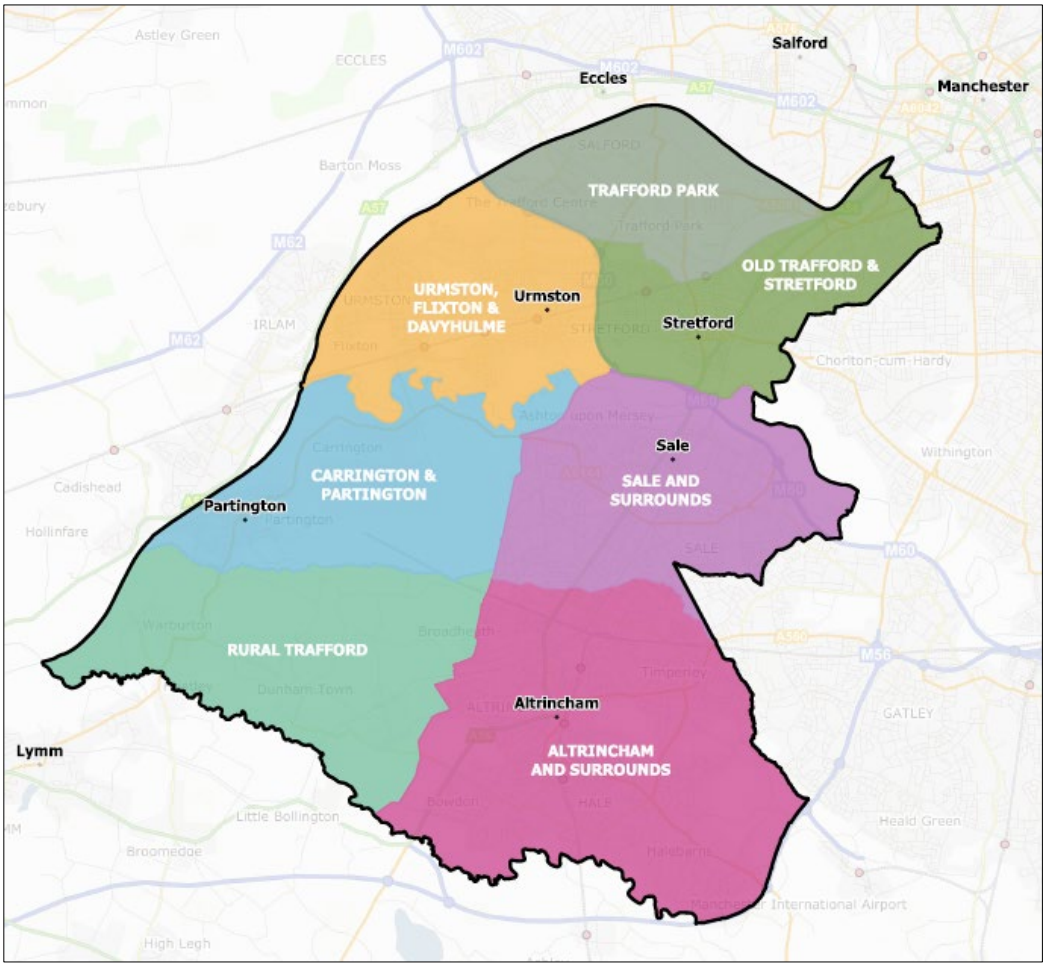
Trafford's Places

To guide applicants when thinking about the context of their proposals we have defined Trafford through a series of "Places". These are the localities within the Borough which are recognisable as being of a different character as defined by their architecture, history, character, landscape or land uses.

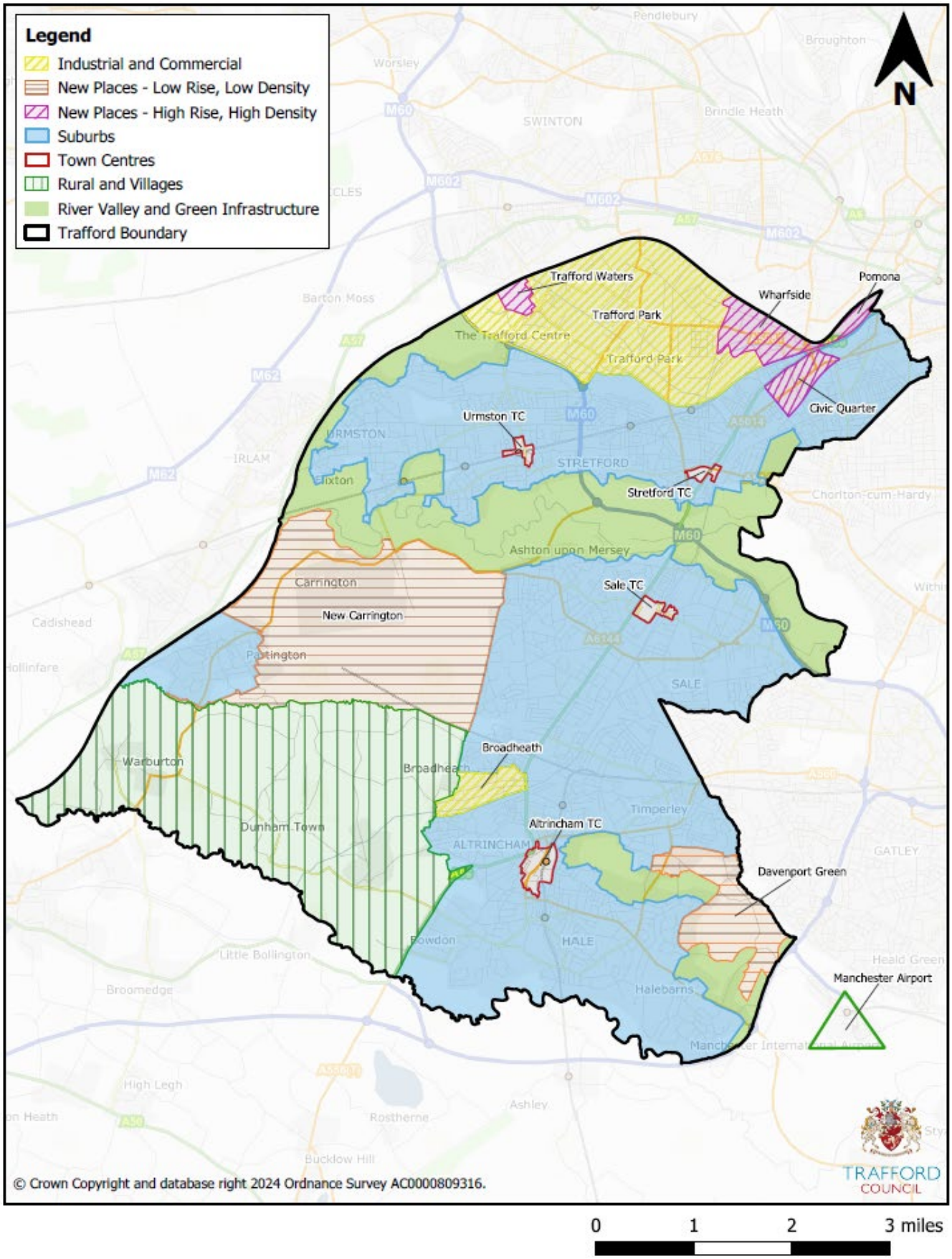
Applicants should seek to understand the unique characteristics of the Place in which they are proposing development. This may include more localised characteristics that should be researched and responded to through the design of proposals.

Places

- Old Trafford and Stretford
- Trafford Park
- Urmston, Flixton and Davyhulme
- Carrington and Partington
- Rural Trafford
- Altrincham and surrounds
- Sale and surrounds



Trafford Coding Plan



Trafford's Area Coding Plan shows the areas within Trafford that the Code will apply to along with the distribution of the Area Types. The plan also identifies the location of 'New Places' within the Borough.

This plan shows the area to be covered by the Code and divides this up into a series of Area Types as described in the key.

Applicants must identify where their proposed development site is located and the relevant Area Type to determine which sections of the Trafford Design Code are applicable. Make sure that you read 'Which sections should you read?'

Interpreting the Place

The following sections provide an overview of each of Trafford's Places, describing their typical characteristics and any unique design considerations. It is recognised that there are limitations to this approach as within each 'Place' there are numerous and more detailed distinctions that can be made between sub-areas. This chapter has sought to identify some of these characteristics, however it is not practical to identify or indeed describe all these in detail. Therefore applicants are expected to conduct their own analysis prior to any design development and engage in discussion with the Council to ensure a common interpretation of its character is agreed. Conservation Area Character Appraisals should also be read in conjunction with the details published here and will take precedence where there is any conflict. Proposals near to the boundary of an area should take into account the character of both adjacent Places. Key design cues have been set out for each Place to assist in your work.

What You Should Consider

- Applicants must demonstrate an understanding of the Place in which the development proposals are located. Reference the history, architecture, townscape and landscape of the site and its surroundings when planning and designing new development.
- Look to the local vernacular for design cues (highlighted within this section for each Place), responding to the scale, form, composition, boundaries, material palette and detailing.
- Proposals should enhance and reinforce the positive aspects of existing character of the area. New development must contribute to the setting of existing historic landscapes and buildings.

Useful documents
Greater Manchester Landscape Character and Sensitivity Report

Old Trafford and Stretford

Stretford became a fashionable place to live in the mid-19th century, its growth was fuelled by the building of the Bridgewater Canal (1761) and the Manchester to Altrincham railway (1849). Prior to this market gardening had become so extensive around Stretford that it had become known as the 'garden of Lancashire'. Stretford also became well known for its pig market and the production of black puddings, leading to the village being given the nickname of Porkhampton.

Development Plan Documents

Civic Quarter Area Action Plan

Empress Conservation Area Appraisal and Area Management Plan

Longford Park Conservation Area Appraisal and Area Management Plan

Old Trafford's name possibly derives from the time when there were two Trafford Halls, Old Trafford Hall and New Trafford Hall. The old hall was close to what is now the White City Retail Park, and was said to have been the home of the de Trafford family since 1017, until the family moved to the new hall in what is now Trafford Park. In the 1820s, Manchester scientist John Dalton chose Old Trafford as the site for a Royal Horticultural and Botanical Gardens because of its clean, unpolluted air, and so began the area's association with sports and recreation; this rich sporting heritage still boasts Old Trafford Cricket Ground, home to Lancashire Cricket Club, and Old Trafford football stadium, home of Manchester United Football Club. The popularity of the botanical gardens, which was similar to the Crystal Palace, led wealthy people to build large houses in the area.

When interest in the Gardens waned in the early 20th century, the site was taken over by White City Amusement Park. In 1927 a stadium was constructed which held motorcycle speedway and greyhound racing and later athletics. The surviving remnants of the former botanical gardens include the listed entrance portal on Chester Road.

The arrival of the Manchester Ship Canal in 1894 and the subsequent development of the Trafford Park industrial estate led to both Old Trafford and Stretford expanding rapidly to become an extensive urban area. A tight-knit network of streets were laid out in historic gridiron patterns, punctuated with parks and open spaces which serve each local neighbourhood. Clusters of terraced

Victorian style houses were built around Victoria Park, Stretford Gas works at Gorse Hill, Hullard Park and Longford Park in Old Trafford. Many of these terraced properties remain. The central areas of both Stretford and Old Trafford are still characterised by dense areas of Victorian and Edwardian terraced housing.

Beyond the core historic and commercial areas, the character becomes more spacious and suburban. As both areas grew, terraced properties generally gave way to more spacious areas of semi-detached inter-war and mid-twentieth century typologies, albeit still at a reasonably high density, and it is these areas that make up the majority of the residential urban form, particularly to the west of Stretford town centre.

Stretford town centre itself was redeveloped into a mall which opened as Stretford Arndale in 1969. The original street pattern and fine urban grain was lost but there are now plans to redevelop the mall with a mix of townhouses and apartments which will reinstate part of the original street pattern.

Old Trafford and Stretford is one of the most accessible locations in Greater Manchester. The proximity to surrounding employment and leisure hubs provides significant opportunities for high quality sustainable pedestrian and cycle links throughout the area.

The residential areas, the two main sporting arenas, alongside other large commercial blocks along Chester Road and around the Civic Quarter, together create a distinctive and varied form in the area. There are some examples of exceptional 19th and early 20th century architecture. These include the Grade II listed Public Hall in Stretford, the Essoldo cinema, the Essence factory in Old Trafford, Trafford Town Hall, and a number of listed places of worship including St Matthew’s, St Anne’s, and the Union Baptist Church. The redevelopment of the Civic Quarter is underway to deliver a new high density mixed use, residential led urban neighbourhood. The Civic Quarter is identified as a ‘New Place’ on the Area Coding Plan and the relevant codes must be considered for developments in this area.

Pomona is identified as a ‘New Place’ on the Area Coding Plan. This ‘New Place’ will deliver a high density residential led mixed use development.

Local Character Areas

There are a number of sub-character areas where local characteristics in the urban form and landscape are identifiable.

Gorse Hill – a network of terraced houses laid out in a traditional gridiron street pattern to the north of the A56.

Firswood – close to the Chorlton border, characterised by mid-twentieth century housing.

Lostock, Moss Park and Humphrey Park – areas of extensive planned mid-twentieth century housing, extending west to the Urmston border.

Longford Park – Trafford's biggest park, dating back to Longford Hall, built by John Rylands. A number of impressive Victorian villas and Edwardian houses were built close to the park.

Victoria Park – A large Victorian park surrounded by attractive Victorian and Edwardian properties.

Stretford Meadows and Turn Moss – extensive areas of open space to the south of Stretford forming the border with Sale.

Old Trafford and Stretford Specific Design Cues

Context dependent design cues should be taken from the best examples of properties that were built at the time Stretford and Old Trafford started to develop.

Please refer to Common Housing Types in Trafford for guidance on how to understand context. This includes a number of the cues in addition to characteristics commonly found in Stretford and Old Trafford, which are set out below:

Notable buildings and landmarks – consider how these might inform new design.

Built Form, Height, Roofscape – generally two storey with dual pitched roofs. Turrets are a common feature.

Local building materials – almost exclusively red brick in stretcher, English Garden Wall or Flemish bond with sandstone detailing, and blue slate or red clay tiled roofs.

Façade composition – generally bay windows at one and two storeys, with vertically proportioned sash windows.

Architectural detailing – particularly prevalent around doorways, windows, bays and eaves. Mock Tudor panelling or planted timber detail and roughcast render to first floor. Recessed windows, doors and open porches.

Boundary treatment – generally low stone or brick walls to road frontages with hedge planting behind.

Streetscape patterns and street structure – consider the urban grain – generally a mix of small and medium sized houses in average sized gardens, with larger buildings along the A56 corridor.

Trafford Park

Trafford Park, the world's first and still one of Europe's largest industrial estates, lies in the northernmost part of the Borough. Trafford Park is one of the most important employment locations in Greater Manchester.

Development Plan Documents

Barton Upon Irwell Conservation Area Appraisal and Management Plan

Trafford Park was the ancestral estate of the de Trafford family, one of the oldest recorded families in England. The was the opening of the Manchester Ship Canal in 1894 that made Trafford Park a prime site for industrial development – Trafford Hall was opened as a hotel in 1899 to serve prospective industrialists. The British Westinghouse Electric Company, founded in Trafford Park in 1899, was for almost 100 years the most important engineering facility in Britain – it was sold and renamed Metropolitan-Vickers in 1919.

The announced arrival of the Westinghouse factory acted as a spur to the development of the Village and in 1899 Trafford Park Dwellings Ltd was formed, with the aim of providing housing for the anticipated influx of new workers. By 1907 it was estimated that the population of the Village was over 3,000.

The Ford Motor Company set up a manufacturing base in Trafford Park in 1911, whilst the Park was used for the manufacture of munitions, chemicals and other material during the First World War, and produced the Rolls-Royce Merlin engines used to power the Spitfire and the Lancaster aircraft in the Second World War.

At its peak in 1945, an estimated 75,000 workers were employed in Trafford Park, but employment began to decline in the 1960s, through until the 1980s. The

Trafford Park Urban Development Corporation, formed in 1987, transformed the infrastructure and greened the environment in the Park, attracting new investment.

The area has a sprawling urban form with a variety of industrial buildings, plant and an ever increasing number of large commercial sheds. The industrial nature of the area means that the townscape is made up of large and expansive linear features, including wide roads, large junctions, bridges and canals. Exceptions to this include the Village, which was laid out in a grid pattern, with the roads being numbered American style instead of being named. There are a number of distinctive buildings within the Village including the Grade II listed Trafford Park Hotel, St Antony's – the Tin Tabernacle church, and the former school house. The Victorian boating lake to Trafford Hall has been retained and now sits within Trafford Ecology Park.

Today Trafford Park is also home to the Trafford Centre, a regional focus for retail and leisure activities. It attracts high numbers of visitors but the majority arrive by car, contributing to the dominance of the highway infrastructure. The Trafford Park Metrolink Line provides a new sustainable public transport link into the area.

To the west of the Trafford Centre, a large previously undeveloped area, now known as Trafford Waters, is being developed with a mix of 3,000 homes and new commercial floorspace, whilst Wharfside, to the north, is also set to become a new focus for residential-led mixed use redevelopment. The character of Trafford Park is likely to change dramatically in these areas with a number of high-rise buildings.

Within Trafford Park there will be renewed emphasis on greening, open space provision and permeability, with the provision of active travel corridors for both pedestrians and cyclists – there are still a number of disused railway lines running through the area, a legacy of the former Trafford Park railway, which could provide active travel corridors. Trafford's Green Infrastructure Study aims to transform Trafford Park into a more sustainable employment district whilst working with both existing and anticipated businesses to become more environmentally innovative and responsible. Whilst the Development Corporation introduced a strong identity to Trafford Park with bespoke boundary treatment and extensive tree planting, this has been eroded in recent years as developers and investors have sought to maximise the development potential of sites and introduce standardised security fencing without adequate provision being made for planting.

One of the predominant landscape features of Trafford Park is its network of canals which traverse and border the site. These canals, once focused around trade and industry, are now primarily leisure routes. Whilst adjoining land uses generally turn their backs on the waterways, new developments should seek to

create attractive frontages to the canals, and supplement the biodiversity benefits they offer.

Notwithstanding extensive redevelopment, a number of former-industrial factories and warehouses remain, including the former Electric Cable Works, Ford Motor Works, Victoria Warehouses and a number of bonded warehouses. These buildings illustrate the unique industrial character of Trafford Park and should be retained and adapted for new employment uses. The retention and reuse of Victoria Warehouse acts as a fine example of how the Park's industrial heritage can be retained. Reference to this traditional red brick heritage should be taken as a design cue for both new residential and commercial buildings in Trafford Park, such as the approach taken with the new apartment building at No. 1 Old Trafford.

In stark contrast to these heritage assets, most of the new commercial sheds in Trafford Park are bland featureless boxes. The opportunity exists for a bolder approach to be taken in the design of such buildings – varied building and roof forms and a bolder expression in the use of materials should be explored.

Local Character Areas

The Village is a well-preserved historic area of Trafford Park and was formerly a residential neighbourhood. It has a more domestic scale than other areas and features the only traditional "high street" in the area.

The Trafford Centre and land that surrounds it form a key visitor attraction in the Borough. It includes a number of retail and leisure opportunities close to the M60. It is dominated by a complex highway and car-parking network and is characterised by an eclectic mix of building forms and styles.

Central Way is the primary movement corridor linking directly to the M60 motorway. It includes a recent extension to the Metrolink tram network and forms most visitor's' experience of the area.

The main body of **Trafford Park** includes a mix of commercial, light industrial and heavy industrial uses. It has evolved over time with changes in manufacturing and is seeing some change in the businesses that operate within. It is notable for its verdant character throughout and includes a small ecology park.

The **Bridgewater Canal** passes through Trafford Park. It provides a link to Old Trafford and Stretford as well as into Manchester city centre and is part of the Regional Cycle Network Route 82.

Trafford Waters is a newly planned mixed-use neighbourhood making use of land adjacent to the Manchester Ship Canal close to the Trafford Centre. It will bring a residential and workforce population to the area.

The **Manchester Ship Canal** is a significant heritage asset that should make better use of its waterside setting, within both Trafford Park and along the green edge to the Borough through Davyhulme and beyond to Partington.

Trafford Park Specific Design Cues

Commercial sheds and offices
Context dependent design cues should be taken from the best commercial sheds to be delivered in recent years such as Adidas on Mosley Road, and the best commercial / office buildings including Regatta and ITV Studios. The development of the Cobra Court estate on Brightgate Way illustrates how a landscape-led approach can significantly enhance the appearance and appeal of an industrial / commercial development.

New Residential and Commercial Development at Trafford Waters and Wharfside
In addition to this Code, regard should also be had to the Trafford Waters Design Framework, the Wharfside Design Framework and the Wharfside Masterplan. Trafford Waters and Trafford Wharfside are shown as 'New Places' on the Area Coding Plan. The Imperial War Museum North has set the bar for iconic design quality along the Wharfside waterfront. The opportunity that the war museum has created should not be passed up – new development should strive to deliver equally iconic buildings.

Urmston, Flixton and Davyhulme

Urmston, Flixton and Davyhulme are residential areas in the north west of the Borough. Together they retain a distinct identity, known for their verdant suburban qualities, with an extensive network of open spaces and established tree lined streets.

The area remained largely agricultural until the arrival of the railway in 1873 when it developed into a series of middle-class suburbs. A number of the streets benefit

Development Plan Documents

Flixton Conservation Area Appraisal and Management Plan

from a distinct planned form which results in wide roads that now integrate tree lined verges and cycle lanes, (some of which date from the inter war period) separating pedestrians from vehicular traffic. These streets provide a great opportunity for creating exemplar active travel routes.

While there are a number of terraced residential properties across the area, particularly close to the historic centre of Urmston, the urban form beyond is typically less dense, with a proliferation of semi-detached and detached post-war houses in generous plots.

Many parts of Urmston in particular, are characterised by well-preserved Victorian and Edwardian properties, which together with the numerous parks, green spaces and tree lined streets lead to a verdant, spatial quality.

Many of these properties display characteristic local detailing including red brick, blue slate roofs with overhanging verge details, decorative eaves and corbelling, terracotta brickwork, planted timber and traditional render detailing at first floor, together with dogtooth string courses and recessed doorways. Fine examples can be found along roads such as Westmorland Road, Barnfield and Flixton Road. There are also fine examples of interwar properties which include details typical of the era such as gabled fronts with mock Tudor panelling, horizontally proportioned windows and decorative fenestration.

Outlying areas of Urmston, Flixton and Davyhulme have been developed over time with a series of mid twentieth century housing estates, some of which have become areas in their own right.

Bent Lanes, Woodsend / Woodsend Circle in Flixton and Kingsway Park and Broadway in Davyhulme include a number of older properties, but are dominated by large housing estates. With a few notable exceptions, the latter provide little in the way of appropriate design cues for new development. Snowden Avenue in Urmston is another mid twentieth century estate, which whilst not boasting a particularly strong architectural character is nevertheless laid out on attractive tree lined streets. Davyhulme Circle retains a strong identity, with the Grade II listed war memorial at its heart, and a number of attractive period properties in commercial use to the north, south and east.

Local Character Areas

Urmston is the main town centre for the area and includes an historic high street while period properties are focused around its core;

Flixton is a residential area to the west which abuts the Manchester Ship Canal but lacks an obvious centre;

Flixton Village on the fringes of the conurbation provides a snapshot of historic Trafford village life and retains a distinct identity centred around St Michael's Church;

The River Mersey corridor has a less engineered riverbank through the area than elsewhere and provides the setting for recreation and leisure activities as well as natural habitats;

The Manchester Ship Canal provides an additional green resource as well as being a significant heritage asset, where remnants of its industrial past can be discovered;

Davyhulme is a residential area to the north which includes Trafford General Hospital and borders the M60 and nearby Trafford Centre. Like the rest of the area it boasts an extensive network of green spaces.

Urmston, Flixton and Davyhulme Specific Design Cues

Context dependent design cues should be taken from the best examples of properties that were built at the time these areas began to develop.

Notable buildings and landmarks – consider how these might inform new design.

Built Form, Height, Roofscape – generally two storey with dual pitched roofs.

Local building materials – almost exclusively red brick in stretcher, English Garden Wall or Flemish bond with sandstone detailing, and blue slate or red clay tiled roofs.

Façade composition –generally bay windows at ground and first floor, with vertically proportioned sash windows.

Architectural detailing – particularly prevalent around doorways, windows, bays and eaves. Mock Tudor panelling or planted timber detail and roughcast render to first floor. Recessed windows, doors and open porches.

Boundary treatment – generally low stone or brick walls to road frontages with hedge planting behind.

Streetscape patterns and street structure – consider the urban grain – generally medium sized houses in reasonably generous gardens.

Carrington and Partington

Carrington and Partington occupy an area to the west of the Borough, separated from the primary conurbation by the Mersey Valley, Manchester Ship Canal and Carrington Moss.

Historically, the area remained largely undeveloped until the early 20th century. Prior to that the reclamation of Carrington Moss began in 1886, when Manchester Corporation bought the moss in an attempt to improve sanitation within the city. Drainage was installed and fields were laid out in rectangular plots. Nightsoil brought out of the city was then added to render the peat fertile and cultivable, helping to solve Manchester's increased issue with refuse disposal and stimulate Carrington's agricultural economy. The completion of the Manchester Ship Canal in 1894 transformed Partington into a coal-exporting port for the Lancashire Coalfields.

In the twentieth century, industry in the area grew, including petrochemical manufacture and distribution, power generation, and gas works.

The area is still essentially rural in character, with a small concentrated settlement and centre at Partington, with the urban form focussed around a retail centre in the village. Carrington, part of which was once heavily developed by industry, but is now largely vacant brownfield land is of a more open and dispersed character, where the historic village centre has all but been lost. The area is also home to a number of nature reserves, equestrian centres and is also the location for training grounds for a number of nearby sports teams, most notably Manchester United.

The landscape pattern across Carrington Moss is predominantly the product of reclamation from the mid-19th century onwards. This grid-like pattern is a significant historic landscape feature.

The area is undergoing significant change as much of the area will be developed into new homes and places of business. There is a significant opportunity to introduce more innovative models for living and working as well as exemplar placemaking and regeneration initiatives.

The Carrington Rides, a network of late 19th/early 20th century tram lines, the route of which is preserved within the landscape, together with other important landscape features such as hedgerows and tree belts, should be retained as the area is developed.

Local Character Areas

Partington is a historic village, which has been largely lost through the development of mass built 20th century housing estates.

Carrington also has a historic village centre, which is still evident but poorly preserved. It is dominated by the industrial landscape of the chemical works. Plans are under way to redevelop the area into an extensive residential neighbourhood and new business park through Places for Everyone.

Carrington Moss was historically cultivated to grow various crops for the markets of nearby Manchester. The area was also used to dispose of the city's sewage.

Carrington Power Station occupies the area north of Manchester Road and between the River Mersey and Manchester Ship Canal. A new gas powered power station has been built, with greener forms of energy storage and generation planned.

Redundant **railway corridors** are evident in the landscape. These provide an opportunity for active travel or public transport connections between Carrington, Partington and the rest of the Trafford conurbation. The Carrington 'Rides' are an important local leisure resource and are remnants of the tram system that was used during the late 19th and early 20th century for large scale waste disposal, as part of large scale reclamation of the mossland.

The **Manchester Ship Canal** is a significant heritage asset that now provides a leisure and nature corridor along the western edge of the area.

The **River Mersey** merges with the Manchester Ship Canal to the northern edge of the area and provides an additional recreation and natural corridor through its floodplains and river banks.

Carrington and Partington Specific Design Cues

Context dependent design cues should be taken from the best examples of properties that were built at the time these localities began to develop, albeit there are very few traditional buildings remaining in either Carrington or Partington, with most of the rural buildings having been lost as the area was developed for industrial purposes, and in the case of Partington, major estate housing in the mid-twentieth century.

In **Carrington**, a few cottages can be found around School Lane, most notably 1 and 3 School Lane, close to the site of the former Carrington Hall. The Grade II listed Westwood Lodge and the Windmill Inn sit just across the road. Further west, the Church of St George, Grade II* listed, and the Old School House St George's sit close to Manchester Road. These properties show traditional red brick construction with overhanging slate roofs and brick detailing to string courses and window and door surrounds.

Other clusters of residential development, largely social housing dating from the mid-twentieth century can be found around Addison Road and Ackers Lane, with more limited recent estate housing close to Westwood Lodge. These later developments offer little in terms of architectural quality from which to take design cues.

Partington is now dominated by estate housing built from the mid-twentieth century onwards which again offers very little in terms of appropriate design cues. A number of isolated farmhouses and other buildings remain such as those at Elm House, Broad Oak Farm and Birch Farm, and a scattering of Victorian properties including a number of terraces along Warburton Lane and Manchester Road. Many of these properties display typical local characteristics, such as brick detailing around windows, doors and eaves, together with string courses.

Given the scale and spread of new development planned for the **New Carrington** PfE allocation, and the area's proximity to Warburton and Dunham (Rural Trafford), it is also considered appropriate to refer to the best building typologies and architectural styles found in these areas when building in Carrington and Partington.

Notable buildings and landmarks – consider how these might inform new design.

Built Form, Height, Roofscape – generally two storey with dual pitched roofs.

Local building materials – almost exclusively red brick in stretcher, English Garden Wall or Flemish bond with sandstone detailing, and blue slate or red clay tiled roofs.

Façade composition –generally flat fronted terraces and larger semi-detached properties with bay windows at ground and first floor, with vertically proportioned sash windows.

Architectural detailing – particularly prevalent around doorways, windows, bays and eaves.

Boundary treatment – generally low brick walls to road frontages with hedge planting behind.

Streetscape patterns and street structure – consider the urban grain – generally small to medium sized houses in small gardens.

Rural Trafford

The rural areas of Trafford lie to the south west of the Borough and merge with the Cheshire countryside to the south. The extremities of Altrincham and its surroundings lie to the east and Carrington and Partington to the north. The canalised River Mersey clearly defines the western edge with the River Bollin forming the southern boundary of the Borough.

The area is notable for its well-preserved rural character and vernacular architecture, as well as a functioning agricultural industry. It also includes the regionally significant Dunham Massey Estate and deer park.

Settlements are dispersed, with groupings of dwellings that notionally form the villages of Dunham Town, Dunham Woodhouses and Warburton, though these lack any formal centre and have limited local facilities. Within these settlements there are designated conservation areas covering part of each village.

Development Plan Documents

Warburton Conservation Area Appraisal and Area Management Plan

Dunham Town Conservation Area Appraisal and Area Management Plan

Dunham Woodhouses Conservation Area Appraisal and Area Management Plan

Dunham Town is inextricably linked with the Dunham Estate, which was granted to the Massey family shortly after the Norman Conquest and is now run by the

National Trust. Dunham Town historically provided accommodation for the Estate's workers and tenant farmers. These ties have been maintained and are still evident in the uniform red details (such as name signs, doors, fascias, soffits and rainwater goods) on National Trust owned Estate properties.

Several houses in Dunham Town date back to the eighteenth century when the house at Dunham Massey was rebuilt and the landscape remodelled. There was further development in the village in the latter part of the eighteenth century when Dunham School was built by Thomas Walton in 1759 and a public road bridge was constructed in the 1770s at the same time as the cutting of the Bridgewater Canal through the estate. New farmhouses and cottages within the area appear to date from this period. The area appears to have remained a hamlet until the eighteenth and early nineteenth century when red brick workers' cottages were built as accommodation for employees of the Dunham Massey estate. The overall form and appearance of these cottages has generally changed very little.

Larger detached houses were constructed across the Dunham Massey estate from the early eighteenth to mid nineteenth century. These are still present in the Dunham Town Conservation Area.

The settlement of Dunham Woodhouses largely dates to the middle or latter part of the eighteenth century through to the nineteenth century. Buildings within Dunham Woodhouses are predominantly farmhouses and cottages and suggests that the settlement was originally established to provide additional houses for Dunham Massey estate labourers. The built environment of the area remains largely the same with the exception of the addition of some twentieth century agricultural buildings.

The medieval village of Warburton is considered to be one of the best-preserved historic landscapes in the area. Immediately south of the Red Brook there is evidence of a deer park including a substantial boundary bank (park pale). Several cruck framed structures have also been identified in the village. These buildings represent the earliest vernacular building traditions to survive in the area, and appear to date from fifteenth to seventeenth century. The second phase of timber construction is that of box framed construction with a transition to brick building during this period. All these earlier buildings were thatched, and where this has been removed, the roofs still retain the characteristic 42-degree angle.

Warburton has a long and continuous history both of settlement and working the surrounding land for agricultural purposes. Warburton is particularly notable for being both linked to, yet also remaining, distinctly unchanged by the industrialisation of Greater Manchester. The proximity of the Manchester Ship Canal brought this industrialisation close by but Warburton has remained distinctly

rural and agricultural in character. This is evident in the number of farmhouses and former agricultural buildings within the Warburton Conservation Area and also the wider village. During the late nineteenth century there was a substantial period of rebuilding attributed to the investment by the Egerton – Warburton Estate. Much of this rebuilding was to a set style, designed by the notable architect John Douglas. This style emphasised the traditions of vernacular architecture, in particular, brick and tile mullion windows, terracotta detailing such as finials and dog tooth brickwork, and projection shaped purlins to the roof. Following a decline in the number of farmsteads operating in the village the residential nature of the conservation area has intensified with the conversion of former farm buildings into additional dwellings.

The remainder of the area includes a scattering of farm buildings and associated isolated dwellings.

The remote nature of the area limits the capacity for significant sustainable development, although there is potential for exceptional and interesting responses to the vernacular architecture of the area. The area provides a significant green infrastructure resource for the Borough as an open and natural setting to enjoy while passing through or visiting local attractions.

Local Character Areas

The parish of **Warburton** occupies the most westerly part of the Borough. It is agricultural in character and includes the village of Warburton along with hamlets and linear settlements that house the small resident population. It is notable for a number of buildings by the Victorian architect John Douglas.

The parish of **Dunham Massey** includes the villages of Sinderland Green, Dunham Woodhouses and Dunham Town as well as a number of pubs and local attractions. Like Warburton, the area has largely avoided development since the 19th century.

Dunham Park is part of the Dunham Massey parish, which is distinct for its walled estate which contains the Grade I listed Dunham Hall, Carriage House and Stables and the Grade II* listed Watermill, Gardens and Deer Park that is a popular destination for visitors across the region. It has a visitor centre and cafe, one of the few modern buildings in the area.

The **Bridgewater Canal corridor** ends its route in Trafford as it passes through the area linking the Trafford conurbation to the countryside as well as surrounding towns such as Lymm.

The **former railway** between Altrincham and Warrington also provides a key strategic leisure route between Altrincham and the rural areas. It forms part of the Trans Pennine Trail, running from Liverpool to Hull.

The **Manchester Ship Canal** is merged with the River Mersey for this section and is a significant heritage asset that also provides a leisure opportunity and important habitats for flora and fauna.

Rural Trafford Specific Design Cues

Context dependent design cues should be taken from the best examples of the traditional properties in the area.

Please refer to the **Common Housing Types** in Trafford link for guidance on how to understand context and also the Warburton Village Design Statement. This includes a number of the cues set out below. Characteristics commonly found in Rural Trafford are set out below:

Notable buildings and landmarks - consider how these might inform new design.

Built Form, Height, Roofscape – generally two-storey with pitched roofs.

Local building materials – almost exclusively handmade Cheshire commons, often Estate burnt, in English Garden Wall or Flemish bond with sandstone detailing or red stock dressings. There are a small number of cruck and timber framed buildings focused around Warburton. Roofs are typically clad in blue slate with decorative ridge tiles; there are smaller numbers of red clay tiled roofs. Thatched roofs are present on some of the historic buildings in Rural Trafford. Windows are typically painted timber, three light multi-paned, sometimes with brick mullions. Doors are also painted timber, often vertically boarded with traditional black metal door furniture.

Façade composition – modestly proportioned elevations, with horizontally proportioned sliding sash or casement windows in older properties and vertically proportioned sash windows in later properties.

Architectural detailing – farmhouses and cottages are modest in appearance with simple detailing around windows typically comprising stone cills and arched or cambered soldier brick headers. Arched or cambered soldier brick headers are typically used above doors. In Warburton Conservation Area, the architecture typically follows a distinct local vernacular which combines the detailing of the Arts and Crafts style with a local characteristic for two-storey buildings, the upper

storey of which is set high up under the pitched roof with large gable dormers. A number of buildings were designed by renowned architect John Douglas.

Boundary treatment – hedges and planting, Cheshire railings, chestnut paling, supplemented with planting. There is evidence of low brick boundary walls with stone or blue clay copings in Dunham Town and Dunham Woodhouses. The use of upright locally-quarried flagstones is characteristic of the boundary treatments throughout the Warburton Conservation Area.

Streetscape patterns and street structure – consider the urban grain – generally a mix of small and medium sized houses in average sized gardens. Dwellings are typically informally clustered or reflect a farmstead layout.

Altrincham and surrounds

The historic market town of Altrincham provides the central focus to the south-eastern corner of the Borough. It includes the surrounding neighbourhoods of Timperley, Bowdon and Hale and is enclosed by the open landscape of Cheshire and Dunham to the south and west, giving its extremities a semi-rural character. To the north it adjoins Sale via the principal route through the Borough (A56). A prominent feature in the modern landscape, the road, known as Watling Street, was established as the link from the legionary fortress at Chester to the fort at Manchester.

Altrincham Town Centre has a tight-knit core, and while there has been a loss of historic character in some areas it is largely well preserved. Moving away from the town centre the urban character quickly becomes suburban. Particularly notable are the neighbourhoods of Bowdon and Hale Barns with a proliferation of grand detached villa houses that is unique to this part of the Borough. The Broadheath area also contains a significant grouping of industrial buildings, breaking from the surrounding residential character.

Development Plan Documents

Old Market Conservation Area Appraisal and Area Management Plan

Stamford New Road Conservation Area Appraisal and Area Management Plan

The Downs Conservation Area Appraisal and Area Management Plan

Ashley Heath Conservation Area Appraisal and Area Management Plan

With its attractive town centre, Altrincham has maintained a degree of economic autonomy and prosperity while also providing a place to live for those commuting to the city centre.

Opportunities exist to encourage sustainable movement through an attractive secondary street network and use of green corridors.

Within Altrincham and its surrounds there are many areas of older housing. These areas often contain Victorian and Edwardian residential properties, many of which are large detached and semi-detached properties set within spacious and mature landscaped gardens. Much of Altrincham, Bowdon and Hale has been designated as conservation areas with a number of buildings listed, thereby benefiting from legislative protection. This protection requires new development to take account of the architectural styles, massing and materials that characterise these areas. However, many older houses do not lie within conservation areas and are not listed. They may, however, have a significant role to play in characterising these established residential areas as their architectural style, form and layout help shape the identity of these areas.

Bowdon Conservation Area Appraisal and Area Management Plan

Hale Station Conservation Area Appraisal and Area Management Plan

South Hale Conservation Area Appraisal and Area Management Plan

The name Altrincham first appears as ‘Aldringeham’, probably meaning ‘homestead of Aldhere's people’.

The earliest documented reference to the town is from 1290, when it was granted its charter as a Free Borough. Subsequently Altrincham developed as a market town during the medieval period. The town plan at that time was characterised by rectangular burgage plots laid out perpendicular to the road. Houses, often of two or three storeys in height, were constructed by the street with farmland behind. Many medieval buildings in the town centre were rebuilt in with brick or their existing timber framed structures were re-fronted with a Georgian appearance. Evidence of this remains within and surrounding the Old Market Place, Market Street and Church Street. The existing layout of Church Street is shown on Burdett's 1777 Map of Cheshire.

The extension of the Bridgewater Canal in 1776 led to development of Altrincham. It also stimulated the development of market gardening locally, Altrincham was noted for the Altrincham or Altringham Carrot, known also as the “Superb Carrot” and the Bowdon Downs potato.

The Altrincham to Manchester railway line opened in 1849 and Altrincham and the surrounding areas became desirable places for the middle classes and commuters to live, leading to a renewed period of expansion and growth, which is greatly reflected in the town's historic built environment and attractive suburban villas. The line was converted to be part of Manchester Metrolink in 1992 and remains in operation today.

Broadheath Industrial Park was founded by the Earl of Stamford in 1885. This was the world's first industrial park, pre-dating Trafford Park by a decade. Covering 101 hectares, it was an important site for engineering companies, particularly machinery and tooling workshops.

The Linotype & Machinery Company Ltd, was established in Broadheath in 1889. The Company developed the Linotype Estate between 1897 and 1901 to accommodate workers. The houses have a rich architectural quality, with seven principal styles evident in their detailing. This includes varying gable sizes, different window styles, some being set behind front gardens and others fronting almost directly onto the pavement, conveying a sense of layered development. The historic settlement of Bowdon is mentioned in the Domesday Survey of 1086-87. Following the Norman Conquest of 1066, a timber castle at Watch Hill on the border of Bowdon and Dunham Massey was erected. The site is designated as a Scheduled Monument and one of the most important archaeological sites in the Borough.

At the heart of Bowdon is a medieval village with many buildings re-faced, extended or rebuilt. There are a number of houses with evidence of timber framing which date back to the 17th century or earlier and roads which overlay earlier historic routes.

The opening of Bowdon Railway Station in 1849 provided a commuter route to the centre of Manchester, making the clean air and rural setting of the Bowdon Downs more attractive to developers. Initially, terraces and semi-detached houses were built, but by the 1860s and 1870s, the 'merchant princes' had built elegant townhouses and mansions, which persist as notable elements of the modern streetscape.

In Victorian times the area was home to a lively and vigorous social, sporting (including cricket, tennis and croquet), intellectual and artistic community. There are many fine individual residences built in the area, in a variety of architectural styles and a number constructed from the distinctive Bowdon 'white brick'. Some of these houses are the work of renowned architects.

The earliest record of Hale is in the Domesday Survey of 1086. Hale was mainly an agricultural area until the 19th century.
By 1838-40 Hale Township consisted of a small village at Halebarns. The village at Halebarns had its own chapel and a school.

It was the arrival of the railway in Hale that prompted the change from an agricultural village to a commuter area for middle-class merchants working in the city.

The Township of Hale greatly expanded during the late 19th and early 20th centuries, much of it on land that had been reclaimed from Hale Moss.

Ashley Heath was formerly an agricultural settlement until around 1876 when substantial residential development increased the number of residential properties in the area.

The village of Timperley is sited on solid sandstone and the area subsequently developed with a number of large stone quarries, all now disused. Large blocks of sandstone were known as "tymps" and there is still evidence of the stones today in distinctive gate posts and garden walls within the borough. The former industry is reflected in place names in the area such as Quarrybank Terrace and The Stonemasons Arms.

Timperley became well known for its association with market gardening and certain areas were regarded for particular types of crops, such as ‘Timperley Early’ rhubarb. The Clay Lane and Wood Lane areas of Timperley feature greenhouse-type buildings set in a landscape of irregularly enclosed fields, many of which were apportioned in the early 19th century for small residential plots, with further infill occurring during the later 19th century.

The arrival of the Railway in 1849 triggered Timperley's growth as an important village and place for commuters, leading to an influx of middle-class residents during the mid and late 19th century.

Local Character Areas

Altrincham, with its vibrant commercial and cultural centre and traditional market town quarter is Trafford’s principal town centre. Attractive, historic residential areas sit close to the centre;

Bowdon, a residential village directly adjoining Altrincham. Notable for its concentration of large Victorian villas and mansion houses;

Hale has its own village centre and high street and alongside Bowdon and Altrincham makes up the core of the area;

Hale Barns is a residential neighbourhood with a variety of house types but typically large detached properties set in established tree lined streets;

Timperley has a small village centre and high street and is a low-density residential area, comprising detached and semi-detached post war housing;

West Timperley is largely residential in character but includes a successful commercial area centred around Trafford College on the A56 corridor;

Broadheath is a historically established industrial and commercial estate which included the internationally renowned Linotype Works alongside the Bridgewater Canal. It now includes a popular retail park and emerging new residential communities;

Davenport Green is an open landscape which stretches from the edge of Altrincham town centre towards Manchester Airport providing space for recreation and nature. Major new residential and commercial communities are planned for this area through Places for Everyone;

The A56 Corridor is an important sub-regional road network that runs through the Borough and terminates south of Altrincham, before connecting with the motorway network. It acts as a window to the Borough and provides opportunities for improved greening and high-quality development to advertise Trafford as a place to invest;

The Bridgewater Canal corridor runs through Broadheath and Oldfield Brow providing a green and blue corridor for residents with links to Dunham Massey and the Cheshire countryside beyond;

Former railway lines to the west provide strategic recreation corridors and connect with nearby towns.

Altrincham and around Specific Design Cues

Context dependent design cues should be taken from the best examples of properties that were built at the time these areas began to develop. There are distinct differences between the architectural styles and materiality of Altrincham and the surrounding villages.

Please refer to the **Common Housing Types** in Trafford link for guidance on how to understand context. This includes a number of the cues set out below: Characteristics commonly found in Altrincham and its surrounds are set out below Notable buildings and landmarks - consider how these might inform new design.

Built Form, Height, Roofscape – generally two or three storey with pitched roofs. Often semi-detached or detached villas with smaller areas of terracing and cottages.

Local building materials – almost exclusively red brick laid in traditional bonds with smaller numbers of buildings constructed from sandstone and Bowdon “white brick”. Some dwellings incorporate a roughcast render at first floor. Embellishment is usually picked out in terracotta, gauged brick or sandstone. The tones of red brick do vary depending on the locality; red stock brick is often found in Altrincham with handmade Cheshire commons to side or rear elevations with browner tones of brick found in areas of Hale. Roofs are typically clad in blue slate with decorative ridge tiles sometime with weathervanes or finials; there are smaller numbers of red clay tiled roofs. Windows are typically painted timber, some with surviving leaded lights or stained glass. Doors are also painted timber along with painted timber shop fronts in Hale and Altrincham.

Façade composition – often vertically proportioned elevations, with bay windows at one and two storeys and sliding sash or casement windows.

Architectural detailing –Building elevations display a variety of good quality architectural styles, detailing and expression, often in the Arts and Crafts style with a high level of architectural integrity. There are a number of consistent design details for example the use of overhanging eaves, bays, oriel windows, open porches, embellished or recessed doorways. Mock Tudor panelling or planted timber detail and roughcast render to first floor can also be found. Buildings along Stamford New Road are particularly detailed on the upper floors with splayed corners and plaques with names, initial and dates. Cottages around the historic centre of Bowdon are more modest in appearance with simple detailing around windows and arched or cambered brick headers. The Linotype is a planned estate were houses have a rich architectural quality, with seven principal styles evident in their detailing.

Boundary treatment –. The area is characterised by the low garden walls of large stone blocks with gate posts, with hedges of various species above and trees along the boundary.

Streetscape patterns and street structure – Consider the urban grain. Houses are often set in spacious gardens, which are characterised by a variety of mature trees and shrubs and glimpsed views of buildings. The character of these areas is often defined by its spaciousness, mature landscaping and the compatibility of natural and man-made features. In areas such as Altrincham Town Centre the plot ratio is often greater in depth than width, although there are some exceptions. The scale, massing and form of buildings results in a strong building line and sense of enclosure, this contributes to the visual interest and rhythm of the streetscene.

Sale and surrounds

Sale and its surroundings form a residential suburb which grew around the introduction of the railway. It is bound to the north by the River Mersey and the M60, to the west by Carrington, and to the south by Timperley. Its vibrant town and village centres, central location and excellent transport links continue to make it a popular residential area.

Development Plan Documents

Brogden Grove Conservation Area Appraisal and Management Plan

Ashton upon Mersey Conservation Area Appraisal and Area Management Plan

Sale town centre provides the central focus to the area, while Sale Moor and Ashton Upon Mersey local centres have a well-preserved village quality. The M60 Motorway, the A56, Metrolink and canal corridors pass through Sale, making it a well-connected place, with the opportunity to provide sustainable development with active pedestrian and cycle transport links, including along the Bridgewater Canal. Sale grew rapidly as a commuter town with the development of the Altrincham to Manchester Railway line in 1849. Many parts of Sale, including the central parts are best characterised by their well-preserved Victorian and Edwardian suburban qualities, leading to a generous spatial quality. Exceptional examples of this suburban style of architecture with decorative facades and roof details, sit behind established stone boundary walls and hedges along tree lined streets.

Beyond the historic central areas, and those around Ashton upon Mersey, Sale Moor, and Brooklands Station, 20th century semi-detached housing estates make up the majority of the urban form, where the character remains green and suburban, with numerous parks providing space for recreation. The primary

residential forms are Edwardian and Victorian terraces, semi-detached, and villa properties, together with extensive areas of inter-war semi-detached properties. The A56 corridor passes through the middle of Sale, which has provided impetus for commercial activity. This includes some notable examples of early 20th century Art Deco and early modernist style buildings.

Local Character Areas

Ashton-upon-Mersey, linked ecclesiastically to Sale since the middle-ages, fields around Ashton-upon-Mersey were used for crop and cattle farming. The residential settlement grew up around Church Lane and Green Lane, and later around St Mary's Church, and along Ashton Lane towards Sale town centre. This area is characterised by many fine examples of Victorian and Edwardian villas and semi-detached properties set behind stone and brick boundary walls with extensive tree cover.

Sale Moor, with the advent of the railway, given its proximity to the station, Sale Moor became the most expensive area in Sale, characterised by villa residences. These were often decorated with stained glass or different coloured bricks in an attempt to make them 'mansions in miniature' for the aspiring middle class. Examples can be seen along Northenden Road, Wardle Road and Derbyshire Road.

Brooklands, residential development grew around Brooklands Station, mansions were developed by Samuel Brooks along Brooklands Road. Other terraced, semi-detached and villa properties built in the Victorian and Edwardian style close to the station such as those around Marsland Road, Poplar Grove and South Grove still survive and lend the area an established, affluent character.

Sale East, Woodheys/Woodhouse Lane and Eastway, extensive areas of 20th century housing, typically semi-detached post war properties, with generous gardens set behind brick boundary walls.

Sale West, another extensive residential area characterised by a variety of estates, including Radburn style estates, dating from the 1970s, 1980s and 1990s. It forms the westernmost edge of Sale and borders the adjacent New Carrington allocation.

Sale and surrounds Specific Design Cues

Context dependent design cues should be taken from the best examples of properties that were built at the time these localities started to develop.

Please refer to the **Common Housing Types** in Trafford link for guidance on how to understand context. This includes a number of the cues set out below. Characteristics commonly found in Sale are set out below:

Notable buildings and landmarks – consider how these might inform new design.

Built Form, Height, Roofscape – generally two-storey with dual pitched roofs.

Local building materials – almost exclusively red brick in stretcher, English Garden Wall or Flemish bond with sandstone detailing, and blue slate or red clay tiled roofs.

Façade composition – generally bay windows at one and two storeys, with vertically proportioned sash windows.

Architectural detailing **–** particularly prevalent around doorways, windows, bays and eaves. Mock Tudor panelling or planted timber detail and roughcast render to first floor. Recessed windows, doors and open porches.

Boundary treatment – generally low stone or brick walls to road frontages with hedge planting behind.

Streetscape patterns and street structure – consider the urban grain – generally medium sized houses in reasonably generous gardens, with larger buildings on the A56 corridor.

Landscape and Nature

Design codes for all developments

Introduction

Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water. Well-designed places:

- integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience;
- prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity;
- provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion;
- that are well landscaped add value to an individual property or neighbourhood, which will exceed the cost of the planting.

Features of landscape and nature

- Hedgerow used on boundaries
- Small front gardens
- Landscape used to hide dominance of car parking
- Trees in front and rear gardens
- Paved accessible routes to entrances
- Hidden bin storage areas

Contents

Landscape-led Development

The presence and proximity of landscape is important for health and well-being. The creation of high-quality landscapes is vital for development, playing an intrinsic role in establishing a sense of place through the creation of enhanced natural and urban environments.

Codes

Landscape–led development

The Trafford Design Code embraces a landscape-led approach. Landscape-led placemaking principles are best described by Jan Gehl as “First life, then spaces, then buildings.”

In essence this involves first considering how people will want to use a site, the spaces, and the links beyond the site. Then position the amenity spaces to optimise access to sunlight and daylight, making best use of the existing landscape, and where this should be supplemented with new planting. Then consider where the buildings go - the landscape should influence how the buildings are laid out on site rather than the other way around.

Unfortunately landscape all too often ends up as a token effort to plant up the perimeter of the site, and insufficient regard is paid to planting specifications or maintenance. What little planting is undertaken often fails to become established.

This Code seeks to deliver a step change in the quantum and quality of landscape in new developments – more site area devoted to landscaped amenity space, better boundary treatments, more trees, the planting of larger plants from the outset, and stronger maintenance regimes.

LNL 1 Landscape-led development

Applicants must demonstrate that development on a site has been landscape-led and that landscape retention and planting opportunities have been optimised across the site.

Description

All developments must be landscape-led and applicants are required, through the submission of a landscape strategy, to demonstrate this.

On a small in-fill site this may simply require assessing the existing landscape / townscape and replicating the front boundary treatment and building line. On large sites or in New Places, this involves first considering how people will want to use a site, the spaces, and the links beyond the site. Then position the amenity spaces to optimise access to sunlight and daylight, making best use of the existing

landscape, and where this should be supplemented with new planting. Then consider where the buildings go - the landscape should influence how the buildings are laid out on site rather than the other way around.

Existing landscape features help to define a place and may include well-established trees, hedges, large shrub areas, walls, topography, streams, rivers, ponds and meadows. These features can convey an important message about a site's character and history. In a similar vein, some valuable existing features may be hidden or be less visually prominent such as geological formations and archaeological features. Good quality topsoils are precious commodities and should be preserved for reuse. Applicants must demonstrate that existing trees and other landscape features have been retained where appropriate and opportunities taken to supplement these with landscape features and new tree planting.

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

Documents required:

- Site Wide Landscape Strategy
- Site/Topographical Survey
- Arboricultural Impact Assessment and Method Statement
- Archaeological/Heritage Reports, as required by the Council's Validation Checklist
- Ecological Reports, as required by the Council's Validation Checklist
- Ground Condition and Contamination Assessments, as required by the Council's Validation Checklist
- Drainage Assessment Reports, as required by the Council's Validation Checklist
- Planting method statement
- Landscape and Visual Impact Assessment, as required by the Council's Validation Checklist
- Landscape Management and Maintenance Plan

Trees

Trafford is known to be the most verdant borough in Greater Manchester. Many of the streets are tree lined and mature tree cover throughout much of the Borough adds significantly to the character of Trafford's places.

Codes

Tree planting

Unfortunately, the level of landscape, and more specifically tree planting, introduced on more recent developments – residential and commercial - has been poor. There is therefore a strong desire to increase the quality of the treescape across the Borough. This can be realised by retaining existing tree cover on development sites and delivering a significant new generation of tree planting.

Quantum

Street trees

Planting requirements

The importance of trees
Fundamentally trees are the primary ingredient of all landscapes and contribute significantly to the character of a place. Trees can be introduced in most environments - streets, boundaries, parks, gardens, suburban edges, fields and woodland.

Trees offer a number of benefits:

- Structuring the landscape and underpinning a sense of place
- Being a primary biodiversity habitat
- Carbon sequestration
- Shading and cooling
- Limiting exposure and wind impact
- Reducing water run-off and flooding potential
- Screening, filtering and/or framing views
- Providing a positive sensory contribution and improving mental health
- Creating attractive landscapes which brings about increased land values

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LNT 1 Tree planting

Applicants must demonstrate that they have optimised opportunities to secure the planting of as many trees as possible across the site. The landscape scheme must include an appropriate mix of tree sizes and species with reference to best practice set out within this chapter.

Description
Trees are the primary ingredient of all landscapes. Large trees have a greater presence in the townscape and are able to support a greater level of biodiversity, so should be chosen where space allows. There will be more opportunities to deliver smaller specimens throughout developments, but a mix, including a range of sizes is essential for structural and species diversity.

Choosing the right species and ensuring that the right tree is planted in the right place is imperative for ensuring the long-term survival of trees. There are widely recognised ecological and place-making benefits for planting native species trees within both urban and rural landscapes. Nonetheless, with a changing climate and

when considering the response of some trees to planting in highly urbanised environments, suitable, non-native trees will also be welcomed. Although deciduous trees will form the majority of tree species within planting schemes, it is important to have a mix of both deciduous and evergreen tree species to deliver structural and ecological diversity, and screening where appropriate.

Applicants should refer to the best practice set out below within this chapter.

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

Documents required:

- Site Wide Landscape Strategy
- Site/Topographical Survey
- Arboricultural Impact Assessment and Method Statement
- Archaeological/Heritage Reports, as required by the Council's Validation Checklist
- Ecological Reports, as required by the Council's Validation Checklist
- Ground Condition and Contamination Assessments, as required by the Council's Validation Checklist
- Drainage Assessment Reports, as required by the Council's Validation Checklist
- Planting method statement
- Landscape Management and Maintenance Plan

LNT 2 Trees in residential gardens

In residential developments, applicants must optimise the number of trees planted within gardens. In front garden areas all trees must be planted at a minimum of a 'Select Standard' size (10cm - 12cm girth). In rear and side garden areas all trees must be planted at a minimum of a 'Standard' size (8 cm – 10cm girth).

Description
Provision of trees within new residential developments is essential for greening the site and helping to realise BNG targets. With houses, ordinarily it will be expected that a minimum of one tree is planted in the front garden and one tree in rear garden. In apartment schemes, one tree per apartment is required but where this cannot be realistically met within a well-designed communal garden, a commuted sum towards off-site planting is likely to be required.

All trees within front gardens must be planted at the minimum size set by the Code to ensure that the tree becomes established and has sufficient immediate impact in the streetscene. Tree planting in rear gardens is important in greening the rear garden scene which is all too often dominated by concrete posts and timber fencing.

Applicants should refer to the best practice set out below within this chapter.

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

Documents required:

- Site Wide Landscape Strategy
- Site/Topographical Survey
- Arboricultural Impact Assessment and Method Statement
- Archaeological/Heritage Reports, as required by the Council's Validation Checklist
- Ecological Reports, as required by the Council's Validation Checklist
- Ground Condition and Contamination Assessments, as required by the Council's Validation Checklist
- Drainage Assessment Reports, as required by the Council's Validation Checklist
- Planting method statement
- Landscape Management and Maintenance Plan

LNT 3 Street trees

Street trees must be planted on all new streets, and on existing streets where existing service runs permit. At least two tree species must be provided on any individual street. Trees must be planted as 'Extra Heavy Standard' size (12 cm – 18 cm girth), and in accordance with best practice set out within this chapter.

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. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change.

Applicants must work with the Council to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highway

standards and the needs of different users. Street trees should normally be planted 12 metres to 20 metres apart at even intervals on both sides of the street. Actual dimensions and siting will depend on factors such as the width of plot frontage, the length of parking spaces, location of overhead and underground utilities and, critically, the proximity to street lights. On large sites and in New Places, utility corridors should be sited so as not to prevent the planting of street trees within the footpath or build out zone. At least two different tree species need to be planted on any individual street to protect the longevity of a network of trees down a single road.

For the avoidance of doubt, trees planted within front gardens are not considered to be street trees.

Applicants should refer to the best practice set out below within this chapter.

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

Documents required:

- Site Wide Landscape Strategy
- Site/Topographical Survey
- Arboricultural Impact Assessment and Method Statement
- Archaeological/Heritage Reports, as required by the Council's Validation Checklist
- Ecological Reports, as required by the Council's Validation Checklist
- Ground Condition and Contamination Assessments, as required by the Council's Validation Checklist
- Drainage Assessment Reports, as required by the Council's Validation Checklist
- Planting method statement
- Landscape Management and Maintenance Plan

LNT 4 Planting requirements

Applicants must demonstrate that all trees will be planted and maintained in accordance with best practice set out within this chapter.

Description
Planting the right tree, of the right size, in the right place, and in the right way is essential for its successful establishment, its ongoing health, form, and its longevity. Trees need to be of sufficient size to optimise their chances of becoming

established. All too often small trees are introduced, are not maintained, and do not survive.

Any plant can die if not maintained correctly. There is a duty of care, the responsibility for which needs to be made clear at the time of granting planning permission, to ensure success. Planning conditions will generally require maintenance of public realm and other communal landscaped areas for the lifetime of the development. Replacement planting will be required for a minimum period of 15 years following initial planting. Responsibility for this should be established at the outset.

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

Documents required:

- Site Wide Landscape Strategy
- Site/Topographical Survey
- Arboricultural Impact Assessment and Method Statement
- Archaeological/Heritage Reports, as required by the Council's Validation Checklist
- Ecological Reports, as required by the Council's Validation Checklist
- Ground Condition and Contamination Assessments, as required by the Council's Validation Checklist
- Drainage Assessment Reports, as required by the Council's Validation Checklist
- Planting method statement
- Landscape Management and Maintenance Plan

Best practice for tree planting

The right tree

The right trees should be planted in the right place and in the right way, and maintained correctly.

The following information is provided with the benefit of a longstanding knowledge of the local climate and soil conditions and of how to successfully establish the right type of trees within the Borough.

Wherever there is opportunity for a larger tree species, it should be taken. There will be more opportunity to deliver smaller specimens, but a mix, including a range of sizes is essential for structural and species diversity.

This section gives some key species information and design parameters for achieving successful tree planting across the range of environments/situations in Trafford.

The information set out is proven and will help to deliver successful tree planting. It is not intended to stifle innovation or variety. However, where there is a departure from the information set out herein, this should be justified by a Landscape Architect or Arboriculturalist who can demonstrate knowledge of the local climate, soil conditions and how to successfully establish the right type of trees within the Borough.

Species selection

There are widely recognised ecological and place-making benefits for planting native species trees within both urban and rural landscapes. Nonetheless, with a changing climate and when considering the response of some trees to planting in highly urbanised environments, suitable, non-native trees will also be welcomed.

Although deciduous trees will form the majority of tree species within planting schemes, it is important to have a mix of both deciduous and evergreen tree species to deliver structural and ecological diversity, and screening where appropriate.

Street trees

Street trees and tree planting within hard surfaces are particularly difficult to successfully establish and control to avoid disruption to the associated hardscape. Specialist input should be sought in these situations. Suitable species for street tree planting are identified below.

Woodland trees

Woodland trees should be a mix of native species. Other sources of information (e.g. The Woodland Trust) can be consulted for appropriate mixes, specific to Trafford.

The following table identifies a number of largely native species trees that are considered suitable for the Borough. This is not an exhaustive list and other

species will be welcomed. However, they will need to be justified through supporting information. Expert advice should be sought.

The tables that follow provide details of:

- Ultimate size of each tree – (Large, Medium of Small)
- Whether the tree is deciduous or coniferous
- Suitability of the tree for different types of soils

Large trees

Large trees are defined by virtue of ultimate height and/or canopy spread. In a woodland context, they will dominate the upper canopy and in an urban setting they will become the most significant natural features.

Deciduous

Tree (inc. Latin Name)	Soil Type		
	Clay	Loamy	Sandy
English Oak (Quercus robur)	Y	Y	Y
Common Beech (Fagus sylvatica)	N	Y	Y
Common Lime Tree (Tilia x europaea)	Y	Y	Y
Horse Chestnut (Aesculus hippocastanum)	Y	Y	Y
Sweet Chestnut (Castanea sativa)	N	Y	Y
Birch (Betula)	Y	Y	Y
Norway Maple (Acer platanoides)	Y	Y	Y
London Plane (Platanus x hispanica)	Y	Y	Y
Hornbeam (Carpinus betulus)	N	Y	Y
Willow (Salix)	Y	Y	Y

Coniferous

Tree (inc. Latin Name)	Soil Type		
	Clay	Loamy	Sandy
Scots Pine (Pinus sylvestris)	Y	Y	Y
European Larch (Larix decidua)	Y	Y	Y
Austrian Pine (Pinus nigra)	Y	Y	Y
Spruce (Picea)	Y	Y	Y
Western Red Cedar (Thuja plicata)	Y	Y	Y
Cedar (Cedrus libani)	Y	Y	Y

Medium size trees

Medium sized trees are defined as trees with a mid-height stature and/or canopy spread. These trees have the ability to give structure in a tight urban landscape and can appear large at the human scale.

Deciduous

Tree (inc. Latin Name)	Soil Type		
	Clay	Loamy	Sandy
Wild Cherry (Prunus avium)	Y	Y	Y
Bird Cherry (Prunus padus)	Y	Y	Y
Field Maple (Acer campestre)	Y	Y	Y
Common Whitebeam (Sorbus aria)	Y	Y	Y
Alders (Alnus)	Y	Y	Y
Callery Pear (Pyrus calleryana ‘Chanticleer’)	Y	Y	Y

Coniferous

Tree (inc. Latin Name)	Soil Type		
	Clay	Loamy	Sandy
Yew (Taxus bacatta)	Y	Y	Y
White Cedar (Thuja occidentalis)	Y	Y	Y

Small trees

Small trees are defined as those with a smaller height structure and/or canopy spread. These trees can be introduced in tight, urban situations. They may be chosen for their decorative or biodiverse qualities. They are generally the shortest-lived.

Deciduous

Tree (inc. Latin Name)	Soil Type		
	Clay	Loamy	Sandy
Rowan (Sorbus aucuparia)	N	Y	Y
Ornamental Cherries (Prunus)	N	Y	Y
Holly (Ilex aquifolium)	N	Y	Y
Hawthorn (Crataegus)	Y	Y	Y
Apples & Crab Apples (Malus)	N	Y	Y
Hazel (Corylus avellana)	N	Y	Y

Coniferous

Tree (inc. Latin Name)	Soil Type		
	Clay	Loamy	Sandy
Irish Yew (Taxus bacatta ‘Hibernica’)	Y	Y	Y

Street trees

Street trees are those that would best suit planting within hard areas. The following species are considered appropriate for street tree planting within Trafford due to their form and appearance, their ability to withstand more constrained environments and tolerate pollutants, and which do not tend to cause root damage problems if planted correctly.

The following is not an exhaustive list and the list will vary with time, subject to availability and new species becoming available and suitable.

All require special tree pit and engineering solutions to ensure the best possible ground conditions are achieved and to give the trees the best possible chance of thriving.

Deciduous

Street trees (inc. Latin Name)	Soil Type		
	Clay	Loamy	Sandy
Large Trees			
Common Lime (Tilia x europaea)	Y	Y	Y
Small Leafed Lime (Tilia cordata)	Y	Y	Y
Maple (Acer campestre ‘Elegant’)	Y	Y	Y
Platanus x acerifolia / hispanica (London Plane)	Y	Y	Y
Medium Size Trees			
Pear (Pyrus calleryana ‘Chanticleer’)	Y	Y	Y
Turkish Hazel (Corylus colurna)	N	Y	Y
Broad leaved cockspur (Crataegus prunifolia)	Y	Y	Y
Fastigiate Tulip Tree (Liriodendron tulipifera fastigiata)	Y	Y	Y
Norway Maple ‘columnare’ (Acer platanoides ‘Columnare’)	Y	Y	Y

Small Trees			
Birch (Betula pendula fastigiata ‘Obelisk’)	Y	Y	Y
Upright Hornbeam (Carpinus betulus ‘Frans Fontaine’)	Y	Y	Y
Maidenhair Tree (Ginkgo biloba ‘Princeton Sentry’)	Y	Y	Y
Upright Pin Oak (Quercus palustris ‘Green Pillar’)	Y	Y	Y

Spacing of street trees will naturally vary by size and the effect sought. Nonetheless, as a rule of thumb, each street tree, whether planted in a grass verge or a generous paved area with an appropriate tree pit **should be planted between 12m and 20m apart from the next tree.**

The right place
It is imperative that the right tree is located in the right place, to avoid proximity issues, amenity concerns and to give the right tree the space needed to thrive.

In urban situations, where space is often limited, any opportunity to plant a large tree should be taken. Large species trees best complement large buildings and therefore create an environment where nature can shine.

This Design Code is seeking to achieve the best outcomes, and if foundation adjustments are required to accommodate specific trees, this should be factored into any new-build design process, and should not be at the expense of achieving the best possible tree in a given location.

The category of tree size can be used to assess a suitable minimum planting distance from buildings or significant structures. Note, there will always be a technical / engineering solution to overcome root growth and soil type considerations. When planting near to a building, wall or other structure, root barriers may be required and expert advice should be sought.

Planting Principles - distances to buildings and other structures
Large Trees can be planted a minimum of **10m** from a building or structure.

Medium size trees can be planted a minimum of **6m** from a building or structure.

Small trees can be planted a minimum of **3m** away from a building or structure.

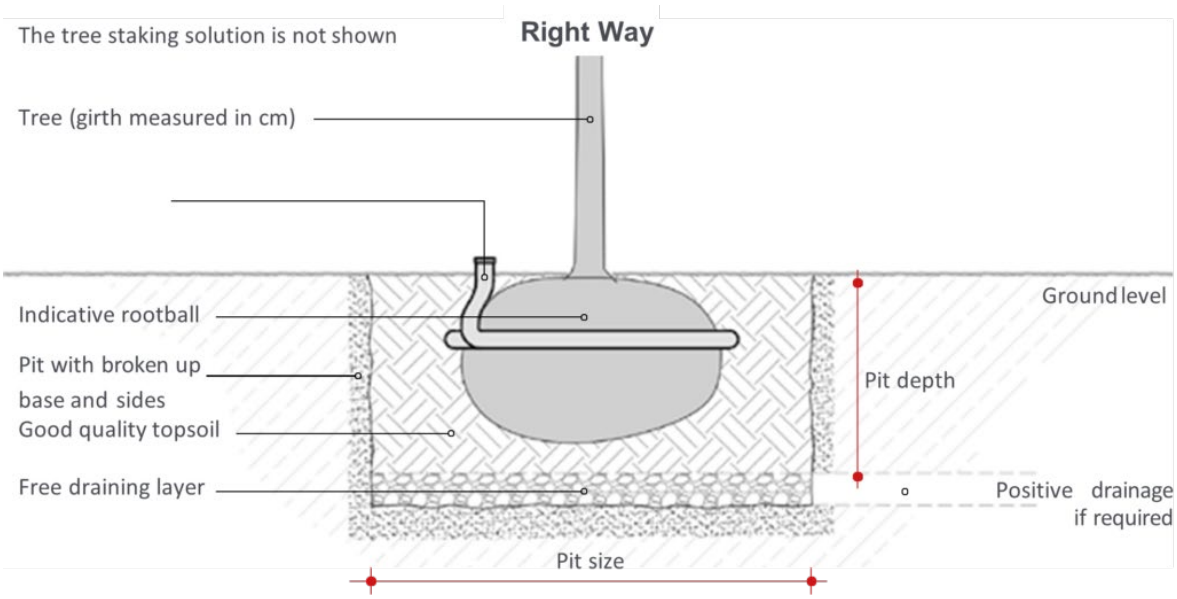
Placed in the right way

Creating the right planting conditions for the right tree in the right place is essential for its successful establishment, its ongoing health, form, and its longevity.

Whilst there are site-specific variations and bespoke solutions for the successful establishment of new trees, the following information needs to be detailed within the submitted Site Wide Landscape Strategy to demonstrate that the proposed trees can be successfully delivered and will be long-lasting.

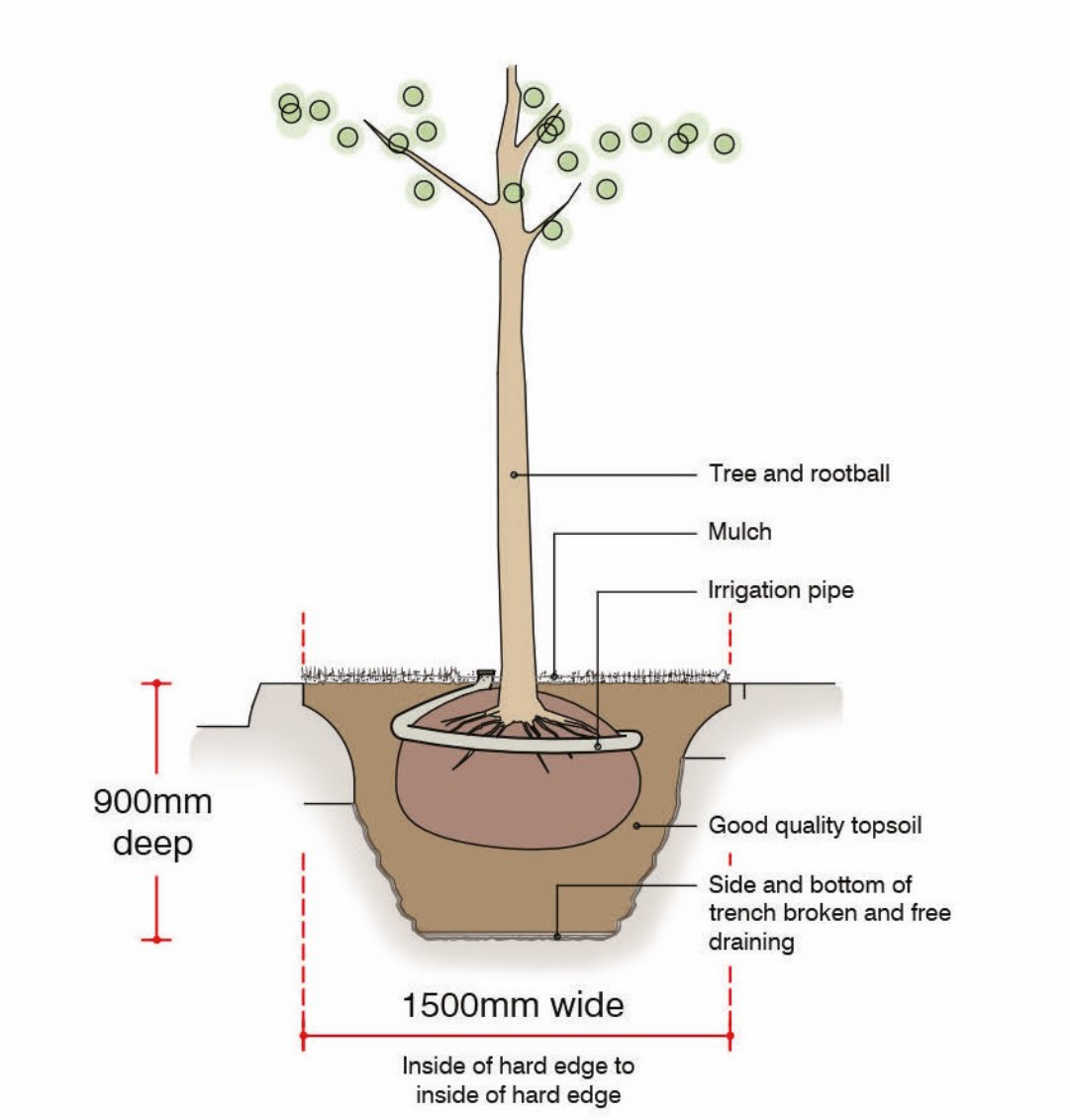
Planting in open, unobstructed ground

The information set out below is specific to planting in open, unobstructed ground. **Any trees planted in areas of limited open ground (e.g. verges) or within hardstanding will need bespoke specifications and tree pit details provided by a suitably qualified landscape specialist.**



Size	Girth	Pit Size	Pit Depth
Standard	8-12cm	900 x 900mm	700mm
Extra Heavy Standard	12-18cm	1200 x 1200mm	800mm

Semi Mature	18-25cm	1500 x 1500mm	1000mm
Specimens	25cm+	2000 x 2000mm	1000mm



Principles

- Positive drainage of tree pits is essential – to ensure water can get away and avoid killing the tree.
- Positive irrigation (guaranteed watering/feeding) is required for the first 3 years otherwise trees are likely to die.
- All trees from standard sized trees upwards will require adequate tree staking.

- Safeguarding from animals, vehicles and/or vandalism will be required where necessary.

Planting in hard trafficked areas

For trees to survive, their roots need access to water and oxygen. It is imperative that the ground does not become too compacted as this will starve the tree of these essential elements.

Trees that are planted in hard areas where their eventual rooting area will be subject to load bearing impacts (e.g. street trees or trees within a car park), will require specialist engineering solutions. This is likely to involve special structural cell-type systems set within larger tree pits below the surface which will give the trees the best opportunity to thrive. In such situations, expert advice should be sought early in the design process and appropriate solutions provided.

Wherever possible, the opportunity to introduce sustainable drainage systems (SuDS) as an integral part of urban tree pits should be seized. Such multi-purpose tree pit design solutions are available.

Golden rules of tree planting

- Know the soils and therefore choose the correct trees
- Consider off-site constraints so that the tree can thrive and does not become a nuisance
- Ensure sufficient soil volume is provided for each species
- Think about tree pit design and solutions from the outset
- Make sure that there is adequate drainage
- Make sure there is a local water supply for irrigation
- Allow for good quality care after planting (min. 3 years)
- Know where existing services are from the outset. Proposed services should respect tree locations
- Establish the best conditions in all scenarios to give trees the best possible chance to thrive

Maintained correctly

Any tree can die if not maintained correctly.

There is a duty of care, the responsibility for which needs to be made clear at the time of planting, to ensure success. Planning conditions will require maintenance and care and/or replacement planting for a minimum period of 15 years following initial planting. Responsibility for this should be established at the outset.

Tree planting does require specialist knowledge and any bespoke solution needs justifying by a suitably qualified Landscape specialist through the planning application process.

Principles of successful maintenance

Successful maintenance will involve:

- Watering
- Weeding and mulching around the base
- Checking for security / staking
- Safeguarding from livestock or rabbits, humans (vandalism)

Boundary Treatment – Hedge and Shrub Planting

Boundary treatments help to define the character of a place, helping to knit it together to form a cohesive whole. It can help to deliver an intimate human scale to a development and add vibrancy to even the most built-up and densely arranged urban spaces. In Trafford, front boundary treatments typically consist of low stone or brick walls with hedges behind, whilst other boundaries are often dominated by mature planting. This planting contributes significantly to Trafford's identity. Unfortunately, too many recent developments have not had due regard to the importance of boundary treatments, with insufficient room on site allocated for planting, resulting in either non-existent or failed planting schemes, and therefore all too often harsh, bland environments. A landscape-led approach dictates that boundary treatments to sites and individual plots are designed before the buildings that sit within them.

Codes

Hedge and Shrub Planting

Functional considerations

Aesthetic considerations

Planting and maintenance requirements

Features of well planted boundaries

Good quality planting to boundaries and edges offers a number of benefits. It can:

- Define public and private realm
- Create defensible space to houses and apartments
- Screen or soften areas of car parking
- Provide privacy to rear gardens
- Screen developments from busy roads and un-neighbourly uses
- Soften new development
- Provide biodiversity and other environmental benefits

LNBE 1 Hedge and shrub planting

Applicants must demonstrate that they have optimised opportunities for hedge and shrub planting on boundaries and edges across the site and have complied with the 'Boundaries and Edges' best practice set out within this chapter.

Description

Boundary treatments play a key role in delivering a sense of place, whether it is knitting various parts of a new development together or tying a new development to an existing one. In a landscape-led approach boundary treatments to sites and individual plots are designed before the buildings that sit within them.
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 can include elements such as natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water. Hedge planting is important for supporting wildlife corridors and providing a nesting habitat for birds. Shrub and hedge planting also has an important role to play in screening and softening the appearance of balustrades, bin stores, cycle stores and sub stations.

Planting the right plant, of the right size, in the right place, and in the right way is essential for its successful establishment, its ongoing health, form, and its longevity. Plants need to be of sufficient size when planted to optimise their chances of becoming established. All too often small plants are introduced, not maintained, become crowded out by weeds and do not survive.

Accurate topographical and site surveys must be submitted with planning applications to ensure that boundary treatments are not sacrificed if it is subsequently found that a site isn't as large as was originally thought.

Applicants must work with the Council to ensure that a multi-functional, layered landscape approach is delivered to contribute to on-street BNG, support habitat and to soften and green up streetscenes.

Applicants should refer to the best practice set out below within this chapter.

Compliance

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

Documents required:

- Site Wide Landscape Strategy
- Site/Topographical Survey

- Arboricultural Impact Assessment and Method Statement
- Archaeological/Heritage Reports, as required by the Council's Validation Checklist
- Ecological Reports, as required by the Council's Validation Checklist
- Ground Condition and Contamination Assessments, as required by the Council's Validation Checklist
- Drainage Assessment Reports, as required by the Council's Validation Checklist
- Planting method statement
- Landscape Management and Maintenance Plan
- Maintenance regime – defining the how, the who and the what

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LNBE 2 Functional considerations

Applicants must demonstrate that proposed boundary planting will meet the functional considerations of safety and security, ownership, privacy, screening, wildlife movement, and transition as set out within this chapter.

Description

Boundary treatments perform a number of valuable functions, and it is important that sufficient space is allocated within a site or plot to ensure that appropriate boundary treatments can successfully perform their intended function. If a site layout suggests there is insufficient room for an appropriate boundary solution, it is likely that the scheme will need to be re-designed.

Compliance

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

Documents required:

- Site Wide Landscape Strategy
- Site/Topographical Survey
- Arboricultural Impact Assessment and Method Statement
- Archaeological/Heritage Reports, as required by the Council's Validation Checklist
- Ecological Reports, as required by the Council's Validation Checklist
- Ground Condition and Contamination Assessments, as required by the Council's Validation Checklist
- Drainage Assessment Reports, as required by the Council's Validation Checklist
- Planting method statement
- Landscape Management and Maintenance Plan

LNBE 3 Aesthetic considerations

Applicants must demonstrate that proposed boundary planting will meet the aesthetic considerations set out within this chapter: responding to context, designing for the public domain, making it green, and considering management and maintenance responsibilities at the outset.

Description

Boundary treatments should respond to context, taking cues from the best existing boundary treatments, prioritising the outward facing relationship and not the inward one, and using soft planting to the public realm. If a site layout suggests there is insufficient room for an appropriate boundary solution, it is likely that the scheme will need to be re-designed.

Compliance

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

Documents required:

- Site Wide Landscape Strategy
- Site/Topographical Survey
- Arboricultural Impact Assessment and Method Statement
- Archaeological/Heritage Reports, as required by the Council's Validation Checklist
- Ecological Reports, as required by the Council's Validation Checklist
- Ground Condition and Contamination Assessments, as required by the Council's Validation Checklist
- Drainage Assessment Reports, as required by the Council's Validation Checklist
- Planting method statement
- Landscape Management and Maintenance Plan

LNBE 4 Planting and maintenance requirements

Applicants must demonstrate that all hedges, shrubs and other plants will be planted and maintained in accordance with best practice set out below within this chapter.

Description

Allowing sufficient room and rooting volume for boundary and edge planting and appropriate maintenance thereafter is critical to the success of a scheme in

softening boundaries, screening cars parked on driveways and making sure plants have a chance to become established.

Any plant can die if not maintained correctly. There is a duty of care, the responsibility for which needs to be made clear at the time of granting planning permission, to ensure success. Planning conditions will generally require maintenance of public realm and other communal landscaped areas for the lifetime of the development. Replacement planting will be required for a minimum period of 15 years following initial planting. Responsibility for this should be established at the outset.

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

Documents required:

- Site Wide Landscape Strategy
- Site/Topographical Survey
- Arboricultural Impact Assessment and Method Statement
- Archaeological/Heritage Reports, as required by the Council's Validation Checklist
- Ecological Reports, as required by the Council's Validation Checklist
- Ground Condition and Contamination Assessments, as required by the Council's Validation Checklist
- Drainage Assessment Reports, as required by the Council's Validation Checklist
- Planting method statement
- Landscape Management and Maintenance Plan

Best Practice for Boundaries and Edges

In any situation, the context will determine the appropriate scale, proportion and type of preferred boundary solution.
Where planting trees and hedgerows:

- Know the soils and therefore choose the correct tree and hedgerow
- Ensure that ultimate size, form and appearance of the chosen tree and hedgerow is suitable for the location provided
- Consider off-site constraints so that the tree and hedgerows can thrive and do not become a nuisance
- Make sure that there is adequate drainage

- Make sure there is a local water supply for irrigation
- Allow for good quality care after planting
- Know where existing services are from the outset. Proposed services should respect tree and hedgerow
- Establish the best conditions in all scenarios to give trees and hedgerows the best possible chance to thrive.

Establishing the Composition and Layout of Boundaries and Edges

In any new development, whether large or small in scale, it is imperative to design the boundary treatment to meet the needs of the place.

This can be broken down into firstly a functional requirement and then aesthetic considerations can be applied to the layout and form.

Functional considerations

Boundary treatments need to consider the following requirements:

- Privacy – e.g. tall boundaries for private garden areas
- Security/Safety – e.g. school playgrounds or railway lines
- Ownership – e.g. public versus private ownership demarcation
- Screening – e.g. to screen unsightly busy roads
- Wildlife movement – e.g. hedgehog highways (small openings in bases of fences or walls)
- Transition – e.g. urban to rural areas, through buffer planting

Aesthetic considerations

A successful scheme can only be achieved when, firstly, the functional considerations have been determined and then importantly, the appropriate aesthetic considerations should be applied to achieve the optimum solution.

The golden rules to be applied to the aesthetic choices:

Respond to context – If a new development is of an infill type, it should respond positively to the best of the established boundary treatments. For new communities, all boundary treatments should elevate the sense of place.

Design for the public domain – All proposed development will need to show how it has prioritised the outward facing relationship within the design of boundaries and edges rather than the inward facing. The public facing presentation is considered more important than the private facing. Space should always be

afforded to permit a high-quality, uniform and/or planted public-facing boundary to thrive.

Use "green" wherever possible – Hedges, trees, shrub planting and climbers have the ability to enhance stark or hard boundary solutions.

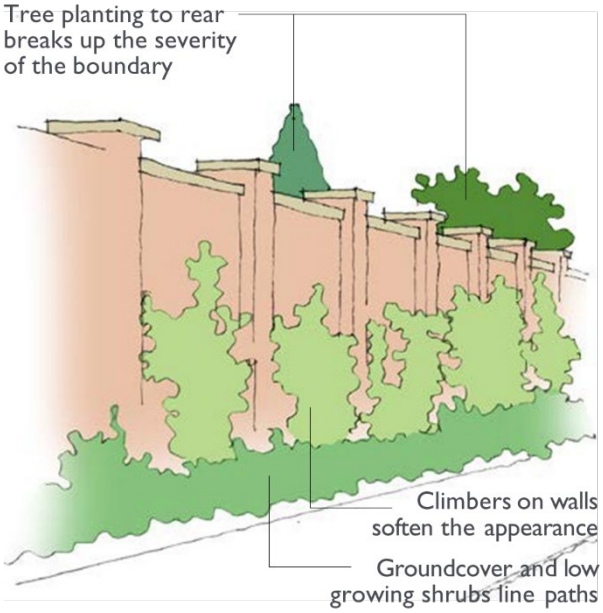
Consider management & maintenance responsibilities at the outset – Boundaries need maintaining. Practical considerations of maintenance must be considered at the design stage and responsibility.

If the functional considerations determine that inappropriate boundary solutions are required, it will be necessary to make design changes to the scheme.

Good Practice Solutions

Privacy:

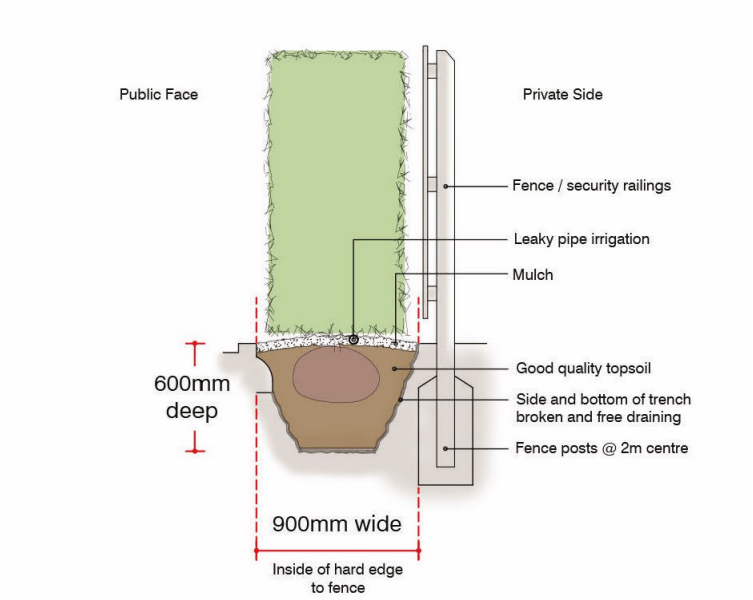
- Tall walls
- Tall hedges
- Tall fences or railings, with hedges to the public facing side



Security:

- Mesh fencing
- Railings

Hedge planting against fence or security



Protection:

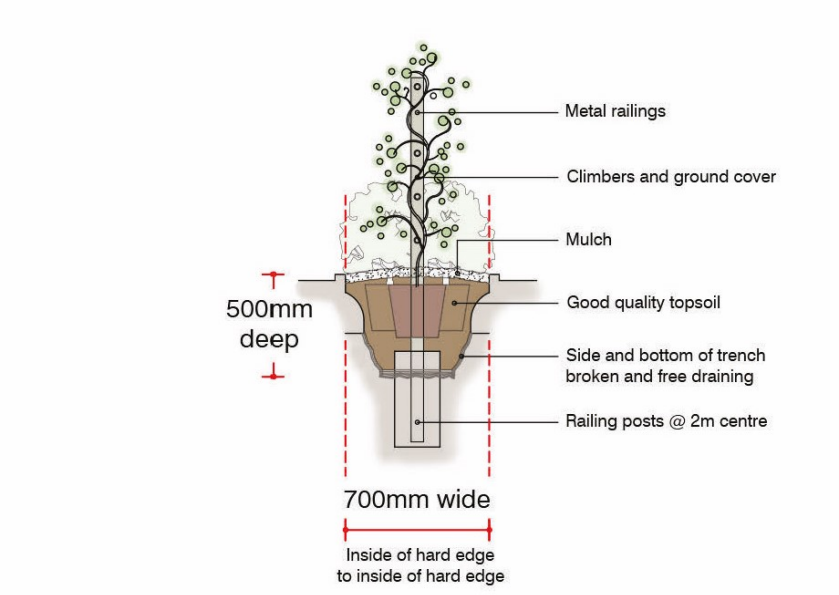
- Railings
- Low Hedges (sometimes mesh fencing)

Ownership:

Providing clarity between neighbour ownership or between public and private domains.

Where ownership needs demarcating, this can be achieved with physical boundaries or, where openness between ownership areas necessitates, through changes in materials at the edges.

Railings and planting within hard surface



Screening:
When seeking shelter from visual intrusion, screening solutions should not detract from the public domain.
Planting Solutions – with scale responding to the need:

- Tall belts of trees
- Tall hedges
- The middle layer of vegetation

Transition (between one land use or character to another):
These transition areas generally need to be generous given the scales involved. For example, successful visual transitions from rural to suburban areas tend to include areas of belt or layered planting.

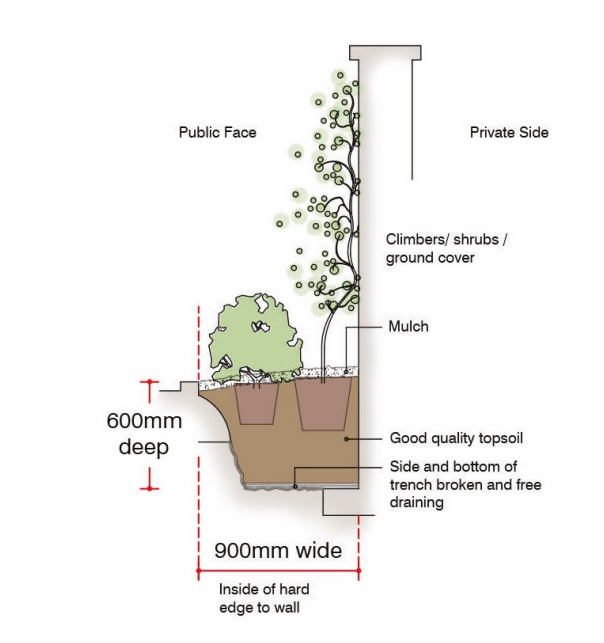
Tall walls, fences and railings (over 1.5m):

- Trees should be provided either in front of or behind the hard boundary treatment.
- Hedges should always be included for tall fences and railings and should be visible from the public facing side of the boundary.

Low walls, fences and railings (below 1.5m):

- Trees are always good in these situations and will be expected to be provided unless justified.
- Planting of hedges or shrubs above/behind a wall, always enhances the boundary.

Shrub planting against wall



Plant size and mix

Introducing plants of an appropriate size and mix is critical for the success of a planting scheme, both in terms of maintenance and survival but also year-round interest. Plants that are too small, whether pot grown or not, often dry out and die. Larger sized potted plants sit deeper in the soil, have less chance of drying out and end up cheaper in the long term when the cost of replacing failed plants is taken into account.

Planting mix: A planting mix of one third evergreen to two-thirds deciduous is recommended on development sites and is considered to represent best practice in terms of instant impact and year-round interest.

Hedging: All hedge plants should be introduced at a minimum of 75% of their intended ultimate maintained height. This gives the hedging plants a better chance of survival, avoiding costly replanting, and also creates an instant impact. Hedges to front boundaries should normally be maintained at a height of 1.2 metres, so should be planted at a height of 0.9 metres. If pot grown plants are to be used, the minimum pot size should be 10 litre.

Shrubs: Shrubs should be planted at half their ultimate height, otherwise beds tend to develop significant gaps in the planting, and become susceptible to neglect and damage as people take short cuts through them. Evidence has shown that use of 2-3 litre plant sizes, whilst sometimes claimed to be industry standard, invariably results in planting schemes that fail to become established.

Shrub beds should therefore be planted with 5 litre pots. Planting schemes will also require a number of specimen shrubs which should be planted at 10 litre pot size. Where planting schemes also include ground cover, the ground cover can be planted at 2-3 litre pot size, but only where the ground cover forms a small decorative part of the overall scheme.

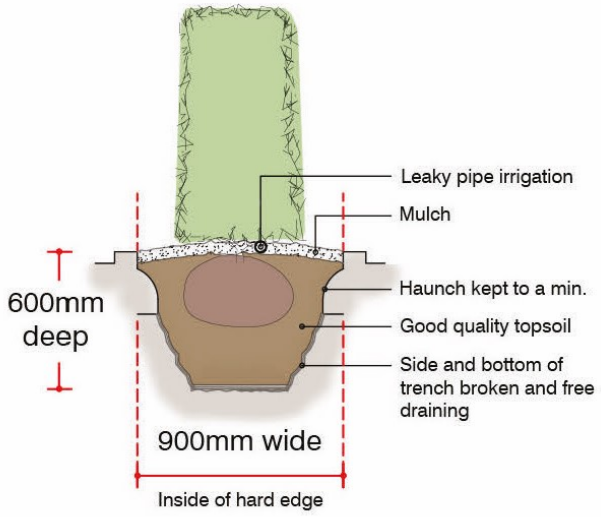
Shrub bed planting sizes:
Majority of shrubs 5 litre pots
Specimen shrubs 10 litre pots
Limited ground cover 2-3 litre pots

Establishing Hedges

Hedges require similar growing conditions to trees. It is vitally important that the correct conditions are provided. This will require effective consideration of the following:

- Adequate Hedge Trench Size
- Sufficient Soil Volume (in which to grow)
- Soil type/quality
- Positive drainage of hedge trenches is essential – to ensure water can get away and avoid killing the hedgerow
- Positive Irrigation (guaranteed watering/feeding) is required for the first 3 years otherwise plants are likely to die
- Safeguarding from animals, vehicles and/or vandalism will be required where necessary
- All hedges should be planted from root ball stock or container grown, with a minimum pot size of 10 litres.

Hedge planting within hard surface



Maintenance and Responsibilities

Hard Elements

Where part of a uniform boundary arrangement, the boundary treatments should be maintained as part of a wider management strategy. Details of how these are to be effectively maintained, safeguarded and how the maintenance will be funded for a minimum of 15 years should be provided at the outset.

All rear solid boundaries must retain sufficient openings to allow continued hedgehog (and other small mammal and amphibian) migration between garden spaces.

Planted Elements
Any public facing hedgerow or tree planting will need to be covered by a private or communal management arrangement, clearly defined in the application submission, to ensure its continued success and contribution to the streetscene. There is a duty of care, the responsibility for which needs to be made clear at the time of planting boundary hedges and trees, to ensure success. Planning Conditions will require maintenance and care and/or replacement planting for a minimum period of 15 years following initial planting. Responsibility for this should be established at the outset.

Successful maintenance will involve:

- watering
- weeding and mulching around the base
- checking for security/staking
- It may also involve safeguarding from livestock or rabbits

Drainage and SuDS

Codes

Drainage and SuDS

A large proportion of Trafford is within a nationally recognised Critical Drainage Area. This means that significant areas are at a direct risk of flooding, whilst other areas have a vital role to play in preventing excess water run-off impacting those more critical areas. Each and every site has its role to play in addressing flood risk.

In an increasingly unpredictable and changing climate, it is imperative that sustainable urban drainage solutions are achieved, wherever possible.

The ultimate positive solution is where the landscape and nature combine to deliver sustainable drainage**.**

Sustainable urban drainage systems (SuDS) have the ability to:

- Hold back water run-off
- Prevent flooding
- Remove or reduce contaminants / pollutants from water on site
- Form an inherent part of an inspiring landscape or urban setting
- Provide habitat as part of the system

For further information on SuDS, please refer to Transport for Greater Manchester: Streets for All SuDS guidance.

LNDS 1 Drainage and SuDS

Applicants must demonstrate that proposals for dealing with surface water drainage have optimised opportunities to deliver a landscape-led sustainable urban drainage solution within the site, consistent with the drainage hierarchy set out in government Planning Practice Guidance (PPG), and the natural drainage solutions identified in this chapter.

Description

There can be an incredibly successful symbiosis between landscape, nature and sustainable drainage systems. Applicants are expected to demonstrate they have considered landscape-led SuDS solutions from the outset of the design process. The natural drainage solutions set out in this chapter should be optimised because of the additional benefits they bring to landscape, townscape, biodiversity, health and well-being.

Compliance

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

Documents required:

- A proposed SuDs layout plan and accompanying statement must be prepared with any planning application submitted. Applications must also be accompanied by a North West SuDS pro-forma, Flood Risk Assessment and Drainage Strategy / Statement as required in the Trafford Application Validation Checklist.

Best practice

Combining planting with 'natural' drainage solutions

There can be an incredibly successful symbiosis between landscape, nature and sustainable drainage systems. Hence, it will be expected that landscape, nature and SuDs are the first design tools in achieving a successful drainage scheme.

These ‘natural’ drainage solutions can provide all of the identified SuDs benefits. Additional benefits that these can bring to wildlife as well as human-related benefits are also well documented. ‘Natural’ drainage solutions must be considered and incorporated wherever possible within sites. These may include:

- Wetlands
- Planted attenuation basins and ponds

- Planted infiltration ponds
- Planted strips, trenches and swales
- Bioretention areas
- Rain gardens

Other sustainable drainage systems

There is a well-documented hierarchy of sustainable drainage solutions.

Wherever possible, ‘natural’ drainage solutions should be introduced into a site’s landscape design and network of connected spaces. Where this is not possible, a justification should be put forward, and other sustainable drainage solutions proposed. These can include:

- Rainwater harvesting
- Green roofs (on buildings or structures)
- Permeable surfaces
- Channels or rills
- Engineered soakaways, trenches or basins
- Geo-cellular storage systems
- Inlet, outlet and control systems

Biodiversity

Embracing ecology and biodiversity as a core component of the development process has never been more important. Biodiversity net gain (BNG) is intended to deliver measurable improvements for biodiversity by creating or enhancing habitats in association with development. It seeks to make sure habitat for wildlife is in a better state than it was before development.

Codes

Biodiversity

The Council is committed to delivering Borough-wide biodiversity enhancements. This can be achieved on all development sites and at all scales. Safeguarding existing habitat and priority species is fundamental. Delivering ecological enhancements is now a pre-requisite.

Whilst BNG requirements are set out in legislation, and national and local policy, all opportunities to incorporate biodiversity enhancements into developments on site must be taken. Trafford’s landscape-led approach seeks to ensure that well-

designed places integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience; they prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity; and they provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

LNB 1 Biodiversity

Applicants must demonstrate that the proposed scheme has optimised opportunities to integrate and enhance existing and incorporate new natural features into development sites that support biodiversity net gain at the neighbourhood street and individual plot level.

Description

The design process should fully acknowledge the ecological baseline of the site and demonstrate an understanding of the wider ecological context. Applicants should look at opportunities to deliver BNG on site as part of a landscape-led approach. The design process must then embrace the successful delivery of long-term ecological enhancement.

Compliance

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

Documents required as set out in Application Validation Checklist and should include:

- Baseline ecological report, including value of existing site; opportunities and proposals for ecological enhancement; the resulting benefits; long-term management proposals.

- The degree of information provided will be proportionate to the scale and nature of a development proposal. For single dwellings, the submitted information will be modest in its extent, but still demonstrate how ecological enhancement will be achieved. For larger or more complex schemes, a suitably qualified ecologist must be engaged at the outset of a project.

Best practice guidance

BNG solutions will embrace a full range of measures that will be required to inform a well-considered landscape response to the site.
Biodiversity protection and enhancement can be delivered in a multitude of ways and will layer up with other aspects of the Design Code. Biodiversity enhancement can be delivered alongside considerations including:

- Trees and hedgerows
- Boundaries
- Protection of existing landscape features
- SuDs and drainage solutions
- Gardens and small spaces
- Exceptional landscapes
- Management and maintenance

Healthy soils will be a vital component of a healthy landscape and nature.

Supporting background information

At the outset of the design process, a baseline site appraisal of existing habitats, biodiversity value and the presence of protected species should be undertaken by a suitably qualified Ecologist.

This preliminary baseline assessment and report must establish:

- The habitat types on site (or recently on site)
- Wider ecological networks
- The value (BNG) of the existing site
- The presence of any protected species or habitats suitable for protected species
- Identify opportunities and suggestions for biodiversity enhancement on site and connectivity beyond.

This baseline report should inform the design for the site **before work on the design has commenced** to avoid commercial pressures inhibiting a good design approach to a site.

This baseline report must be submitted with the application and evidence should be presented at the application submission stage to demonstrate how this information has fed into the design layout for the proposed development.

Additional report(s) will then also be required to demonstrate how any identified ecological constraints can be safeguarded or mitigated and how opportunities for ecological enhancement have been achieved. Refer to the Trafford Validation Checklist for further validation requirements.

An Ecological Protection and Enhancement Plan

An Ecological Protection and Enhancement Plan must be prepared with any planning application submitted. This plan and associated method statements must also take into account the practicalities of the construction stage.

This will include:

- The protection of existing habitats and protected species
- The composition and detail of the enhancement proposals
- The necessary long-term management requirements to ensure success.

For single dwellings, the submitted information will be modest in its extent, but still demonstrate how ecological enhancement will be achieved (e.g. wildlife-friendly fencing, bird and bat boxes within buildings, tree/shrub/hedge planting and species).

For larger or more complex schemes, this must be a comprehensive suite of proposals, prepared by a suitably qualified Ecologist to confirm that the site will deliver positively for nature. This should be in plan form with accompanying schedules, method statements and management regimes clearly set out.

Wildlife friendly management

It is expected that management schemes will not require harmful pesticides or herbicides, except where clearly necessary, for example, in the removal of invasive species.

Residential Gardens, Small Spaces and Public Realm

Collectively, gardens, small spaces and public realm form a significant percentage of the Borough's green spaces - they all add to Trafford's verdant character.

The most attractive areas of Trafford and the most desirable places to live have a full and abundant landscape. Most of

Codes

Gardens for houses

Gardens for apartment schemes

this landscape is privately managed within gardens and small spaces.

The quality of landscape infrastructure delivered at the outset goes a long way towards helping to create a sense of place and determines the quality of the environment for years to come. Occupiers can then add to this initial structural planting to personalise their gardens according to their own individual taste.

Rainwater harvesting

Boundaries and Edges – Maintenance and Responsibilities

Well landscaped residential gardens, small spaces and public realm always add kerb appeal and value to an individual property, an apartment block or neighbourhood which will exceed the cost of its implementation.

No garden or small space should be ignored. They contribute uniquely to the vibrancy, life and health of an area. To achieve this, there needs to be a clear focus on the detail.

For occupiers, whether residential or commercial, a private or communal garden space can have a great bearing on the quality of home or work life.
How a garden, small space or area of public realm is designed and implemented is vitally important in defining this. Good design must consider:

- Levels of privacy and security
- Protection from disturbance
- Aesthetic qualities to deliver beauty and harmony
- Space to enjoy
- Opportunities for planting
- Delivering biodiversity enhancements
- How the space is experienced from the street or public realm

The Code requires a high-quality landscape-led approach to design and development, including private and communal gardens, small spaces and public realm. There is an expectation to deliver high standards of landscape implementation at the outset.

Other chapters in the Code set out requirements in relation to tree planting and boundary treatment.

LNGS 1 Gardens for houses

Applicants must demonstrate that all residential gardens are provided with structural landscaping in the form of a tree in both the front and rear garden, hedges to the front garden and a wildlife corridor to front and rear gardens.

Description
Front (public-facing) gardens will largely define the streetscene and will require an attractive and robust landscape structure. This will involve the planting of trees, hedges and shrubs at a size that delivers an instant impact. Gardens should be planted in accordance with other codes and best practice set out in this chapter of the Code. Residents will then be able to personalise their gardens thereafter.

In the interest of improving biodiversity, it is important to create wildlife corridors within front and rear gardens. A small opening must be provided in the base of fences and walls to each boundary of the plot.

Applicants are encouraged to introduce soft planting within rear gardens to soften the harsh appearance of timber fencing.

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

Documents required:
- Garden design submitted as part of Site Wide Landscape Strategy with the planning application
- Design and Access Statement

LNGS 2 Gardens for apartment schemes

Applicants must design all communal outdoor amenity spaces within apartment developments to provide a useable garden space for residents in accordance with the best practice set out below.

Description
Communal amenity space provision should not simply be landscaped. These areas should be designed so that residents and employees can enjoy them as garden spaces. Applicants should employ a garden designer to create spaces that are appropriate for the intended users of the garden.

A communal apartment garden should be broken down into a series of more intimate spaces that allow residents to socialise, relax and play in a reasonable degree of privacy.

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

Documents required:

- Garden design submitted as part of Site Wide Landscape Strategy with the planning application, including a roof top or podium deck landscape plan if relevant
- Design and Access Statement
- Outline technical considerations
- Outline management plan

LNGS 3 Small spaces and public realm

Applicants must demonstrate that they have optimised opportunities to deliver well-landscaped small spaces and public realm within a development.

Description

Small spaces, pocket parks, public squares, edges and verges of all sizes have an important role to play in creating successful places and giving a development a clear identity. Small spaces and public squares help to bring people together and act as a focus for community life. All have the ability to deliver some level of planting, and applicants should look to optimise opportunities to deliver soft landscape within these spaces. Spaces that include tree and other planting are invariably more successful spaces than those without. Hard spaces can incorporate trees, hedges and/or planters within the space.

Compliance

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

Documents required:

- Site Wide Landscape Strategy
- Design and Access Statement
- Outline management plan

LNGS 4 Rainwater harvesting

Applicants must demonstrate that they have optimised solutions for rain water harvesting within private and communal gardens and small spaces.

Description

Opportunities to direct rainwater away from roofs, driveways and other hard surfaces can help prevent localised flooding. Green roofs to outbuildings, rain

gardens, permeable surfaces, and rainwater harvesting techniques, such as the use of water storage tanks, should be included at the planning application stage.

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

Documents required:

- Details of rainwater harvesting solutions in Site Wide Landscape Strategy and Drainage Strategy

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Best practice

Well-designed homes and buildings provide good quality, accessible internal and external environments for their users, promoting health and well-being; relate positively to the private, shared and public spaces around them, contributing to social interaction and inclusion. In apartment schemes, communal gardens must be provided at ground or podium level in addition to any garden space provided on the roof of a building. It is important to provide communal amenity space at ground or podium level to create pleasant and easily accessible spaces.

Roof gardens are often exposed and windy, can be difficult for some residents to access, and in the Manchester climate do not generally provide a pleasant garden environment. Roof gardens should only be provided as a secondary option.

Well-designed shared amenity spaces should feel safe and secure for their users. They are social spaces providing opportunities for comfort, relaxation and stimulation - including play - for residents, regardless of the type or tenure of homes. They should be well overlooked and accessible.

Communal amenity space provision should not simply be landscaped. These areas should be designed so that residents and employees can enjoy them as garden spaces. Applicants should employ a garden designer to create spaces that are appropriate for the intended users of the garden.

A workspace garden should provide seating and tables to enable employees to be able to relax on breaks.

A communal apartment garden should be broken down into a series of more intimate spaces that allow residents to socialise, relax and play in a reasonable degree of privacy – applicants should consider how the space will be used, what

for, and by whom. These spaces can be created through the use of planting and other garden structures, and should include tables, chairs, benches, barbeque areas, growing areas, and lighting. The garden space should enable residents to take advantage of the sun, whilst also offering some shade. Protection from noise and pollution should be factored in. The use of artificial grass and plants should be avoided. Where apartments directly back onto the amenity space, the opportunity should be taken to deliver small semi-private garden areas to individual apartments.

Rooftops and podium gardens have the ability to deliver meaningful tree, hedge and shrub planting. Every opportunity to deliver meaningful planting in such spaces must be taken.

In order to deliver rooftop planting, a number of things must be factored in from the outset, including:

- Load bearing considerations (trees, soil and watering have a heavy load)
- Roof build-up requirements and levels implications for this
- Whether any part of the planting bed will be above or below external rooftop level
- Drainage considerations
- Irrigation capability (Including water supply and bib tap locations)
- How large species are to be delivered to the actual roof top or podium for planting
- How ongoing maintenance (or replacement planting) will be carried out once the scheme has been completed.

Landscape and Residential Parking Layouts

Codes

Residential parking

Well-designed parking is attractive, well landscaped and sensitively integrated into the built form so that it does not dominate the development or the street scene. It incorporates green infrastructure, including trees, to soften the visual impact of cars, help improve air quality and contribute to biodiversity. Its arrangement and positioning relative to buildings limit its impacts, whilst ensuring it is secure and overlooked. Electric vehicle spaces and charging points need to be considered, so they are suitably located, sited and designed to avoid street clutter.

Landscaping frequently fails when introduced into areas of public realm and parking courts because insufficient space has been allowed for planting and allowing people to get in and out of vehicles.

The following landscape standards will be required when designing parking layouts in residential and commercial developments.

LNRP 1 Residential parking

Applicants must demonstrate that all residential development adopts a landscape-led approach to car parking provision in accordance with best practice set out within this chapter.

Description

Parking can be delivered in a variety of ways; but whichever parking solution is chosen the site must be appropriately landscaped.

It is difficult to successfully deliver two car parking spaces in front of a house due to the frontage width that is required to allow it to be appropriately landscaped. All too often, frontage parking results in a car dominated street and for that reason, side parking is the preferred option.

Parking courtyards can offer an efficient way of delivering parking provision and keeping vehicles hidden from the street. Well-designed parking courtyards are designed to avoid indiscriminate car parking and incorporate:

- Lighting
- Appropriate landscaping
- Sufficient room to allow residents to get in and out of vehicles
- Access to properties
- Accessible parking spaces
- EV charging infrastructure
- Larger parking spaces
- M4(2) accessibility

Compliance

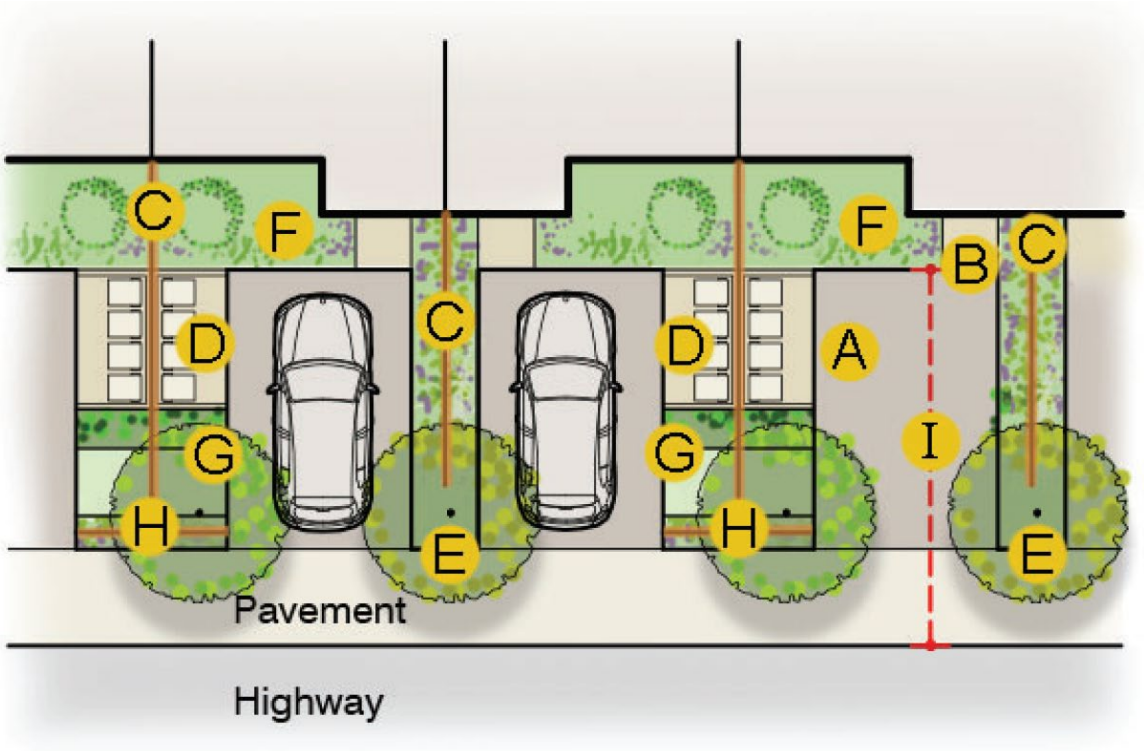
Applicants should demonstrate in their submission how this element of the Code has been complied with.

Documents required:

- Site Wide Landscape Strategy
- Site layout plan
- Design and Access Statement

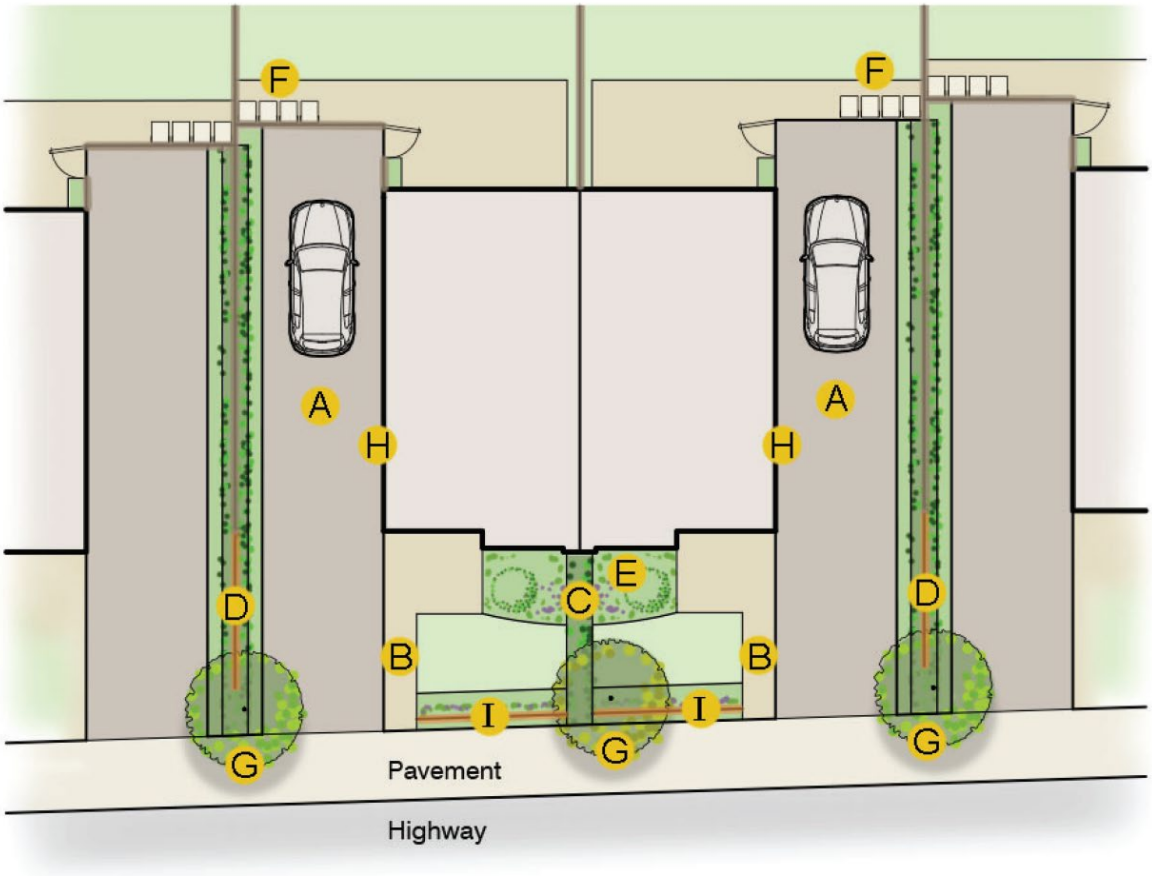
Residential Layout Good Practice Solutions

Single bay parking in front of terraced house



- A Parking bays 3.3m wide x 5.0m deep to allow access alongside car
- B Path to front door (minimum 0.9m wide x 1.0m long)
- C Hedge (minimum soil width 0.9m), or
  Railings with evergreen climbers and ground cover (minimum soil width 0.7m)
  - to respond to Trafford Places and context
- D Dedicated bin area within high quality screen enclosure (where rear access is not available)
- E Trees to front and rear gardens (minimum 3m from building)
- F Shrubs in front garden (minimum 0.6m bed depth from building)
- G EV charging point
- H Low stone or brick wall or railing, with hedge behind (minimum soil width 0.9m) - dependent on context
- I There must always be a minimum distance of 6.0m from the front of the parking bay to the kerb line to allow access to the rear of a vehicle. Where there is no pavement, the drive length itself must be 6.0m.

Tandem side parking alongside house



A Driveway (minimum 3.3m wide x 10m long)

B Path to front door (minimum 0.9m wide)

C Hedge divide (minimum soil width 0.9m)

D Hedge (minimum soil width 0.9m), or
Railings with evergreen climbers and
ground cover (minimum soil width 0.7m) - to respond
to Trafford Places and context

E Shrubs in front garden

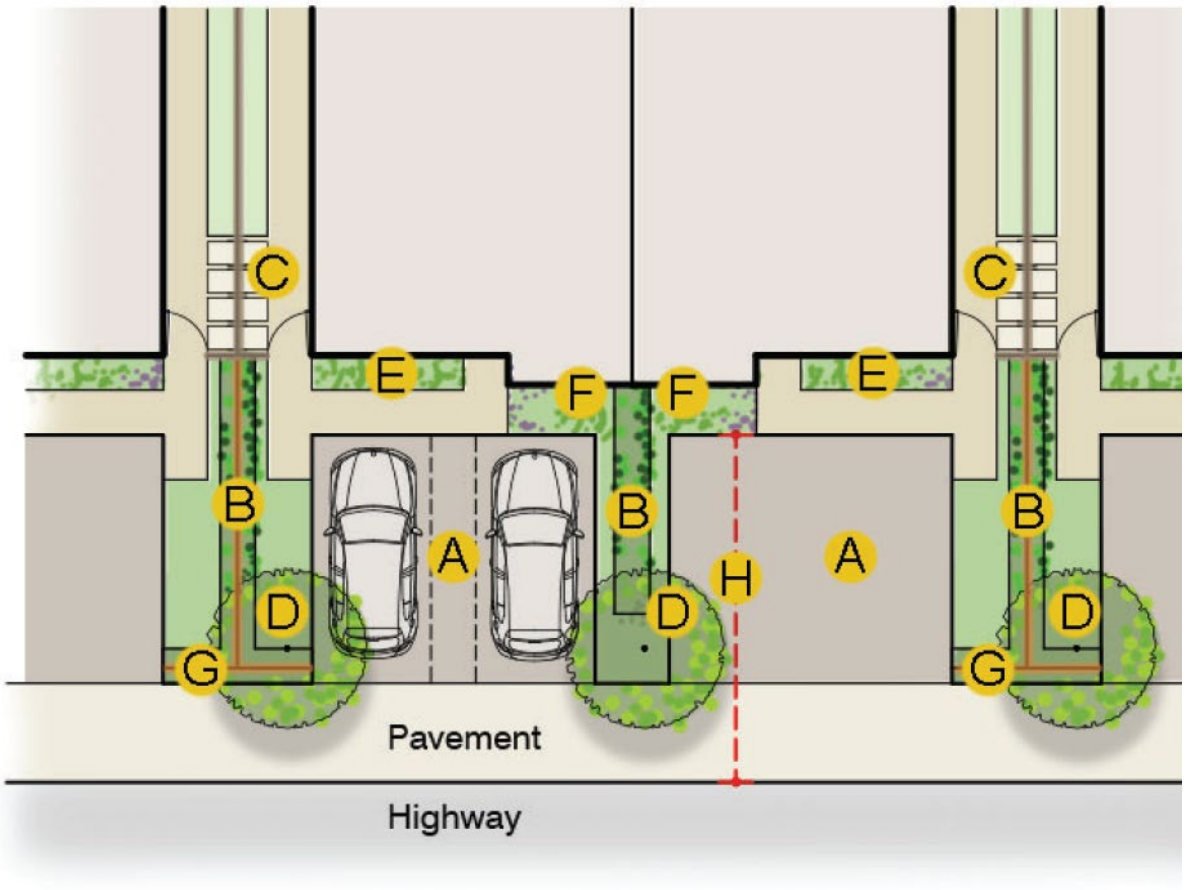
F Dedicated bin area screened from view

G Trees to front and rear gardens (minimum 3m from
building)

H EV charging point

I Low stone or brick wall or railing, with hedge behind
(minimum soil width 0.9m) - dependent on context

Double bay parking in front of semi-detached house



A 2 parking bays and path - minimum 5.7m wide x 5.0m deep

B Hedge (minimum soil width 0.9m), or
Railings with evergreen climbers and ground cover
(minimum soil width 0.7m) - to respond to Trafford Places and context
NB. trees next to hard surfaces may need special tree pit solutions

C Side entrance to allow storage and access for bins (screened from view) - minimum width 1.75m either side of boundary unless bin storage is to the rear of the dwelling

D Trees to front gardens (minimum 3m from building)

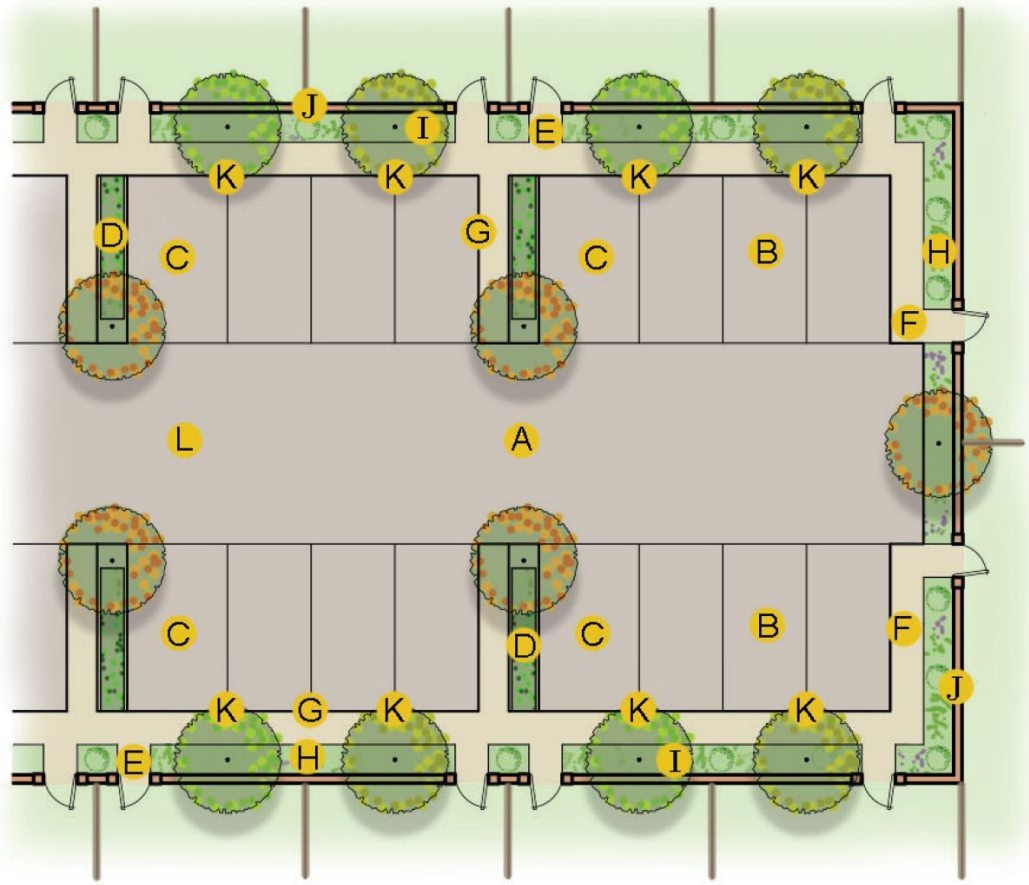
E Planting trim to front elevation (minimum 0.6m bed depth from building)

F EV charging point

G Low stone or brick wall or railing, with hedge behind (minimum soil width 0.9m) - dependent on context

H There must always be a minimum distance of 6.0m from the front of the parking bay to the kerb line to allow access to the rear of a vehicle. Where there is no pavement, the drive length itself must be 6.0m.

Courtyard parking layout



A Central turning and manoeuvring area (minimum width 6m)

B Parking bays minimum 2.4m x 5.0m (accessible spaces to be provided in accordance with policy requirements).

C Parking bays by hedge to allow access to and from car (minimum 3.0m wide bay x 5.0m long)

D Tree and hedge planting alongside access path to break up hard area - 1.8m minimum width (comprising of: footpath - 0.9m wide minimum; hedge trench and tree pit - 0.9m wide minimum)

E Path to rear garden access minimum 0.9m wide

F End parking spaces need to allow for 0.9m wide path to side of parking space (for access to and from car)

G Low kerb (circa 50mm upstand)

H Shrub bed - minimum 0.9m soil width (front to back of bed)

I Trees planted in shrub bed

J High brick or stone wall to rear boundary of properties

K EV charging points

L Surface material must be high quality setts or pavings

Landscape and Industrial and Commercial Sheds

The landscape-led approach advocated in this Code applies equally to the development of commercial and industrial buildings. This is particularly important for large scale commercial sheds. Their size, form, parking, servicing and lighting requirements make them difficult to assimilate into any environment.

Codes

Commercial and industrial site layouts

LNIP 1 Commercial and industrial site layouts

Applicants must demonstrate that all developments for commercial and industrial buildings adopt a landscape-led approach in accordance with best practice set out within this chapter.

Description

Landscape helps to break up and relieve the mass of dense industrial form found in areas such as Trafford Park as well as adding colour and improving biodiversity. In areas such as New Carrington, some new sheds will sit in open landscape, be visible from much greater distances, and often sit close to residential properties and new areas of open space. Consequently, developments in these areas will require more landscape to help assimilate the buildings into their setting.

Generally, the larger the building, the greater the site area that will be required to create an appropriate landscape setting. Landscape will help create a sense of place, screen or soften the form and appearance of large buildings, help with light spill from floodlighting, and provide a more pleasant environment for employees, visitors and passers-by. An inadequate landscape setting all too often results in large scale buildings dominating their sites, resulting in an unwelcoming and hostile environment. In all cases it is critical that landscape is an integral part of any development scheme. It must not be seen as an afterthought to green up the edges of a site.

Within commercial and industrial car parks, trees and hedges must be included as part of the Site Wide Landscape Strategy to break up large expanses of hard surfaced vehicle parking areas. No more than ten spaces should be provided in a row without being broken up by landscape.

As illustrated in the ‘Planting within large car park’ scenario below, no more than ten spaces should be provided in a double row without being broken up by landscape.

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

Documents required:
- Site Wide Landscape Strategy
- Site layout plan
- Design and Access Statement

Commercial and Industrial Landscape Best Practice Solutions

As part of the landscape-led approach to the Design Code it is considered important to deliver well-designed and robust landscape in association with industrial and commercial units.

The drawings below illustrate best practice in relation to landscaping provision for industrial and commercial sheds. The drawings illustrate a number of different scenarios and the relationship to adjacent land uses to provide, dependent on context:

- Effective screening or filtering of the built form
- Streetscape planting to elevate the character of a place
- Safeguarding of amenity
- Biodiversity enhancement through the provision and linkage of green and blue networks
- Sustainable Drainage solutions within each site.

Each site will have differing requirements, but all will be required to provide the necessary planting solutions to achieve the stated goal to suit the context and specific situation of each site.

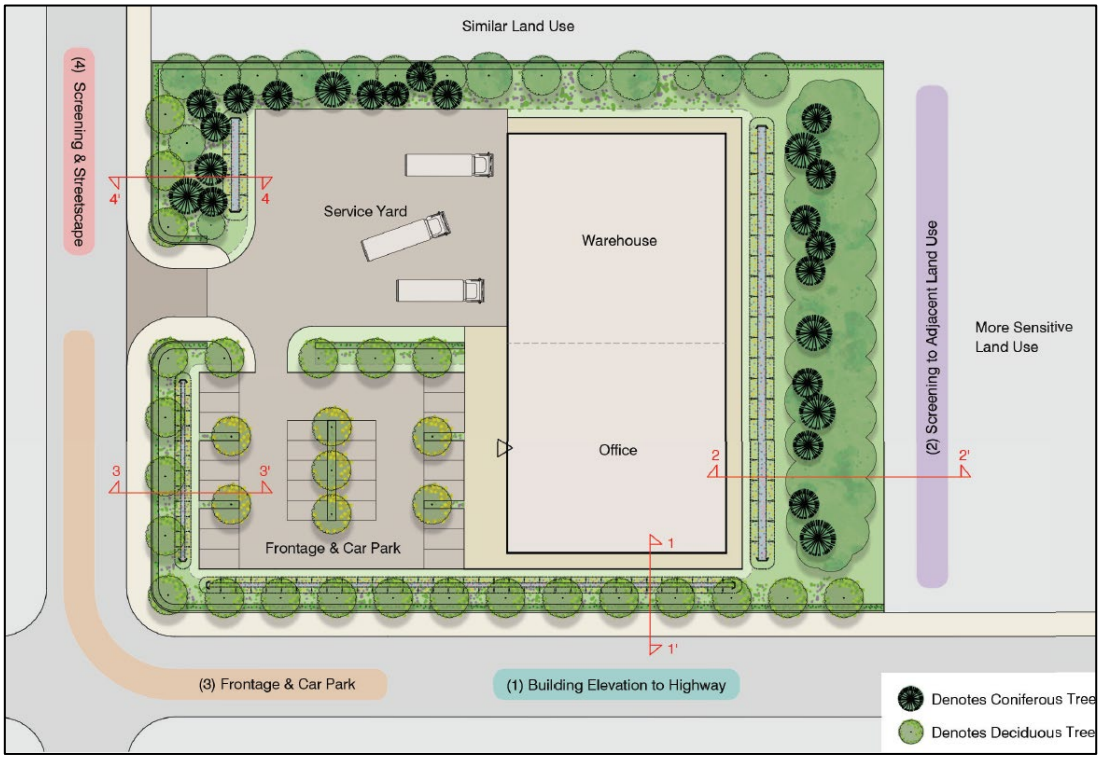
The best practice illustrated in the plans, sections and tables below cover five different landscape scenarios.

Landscape Scenarios

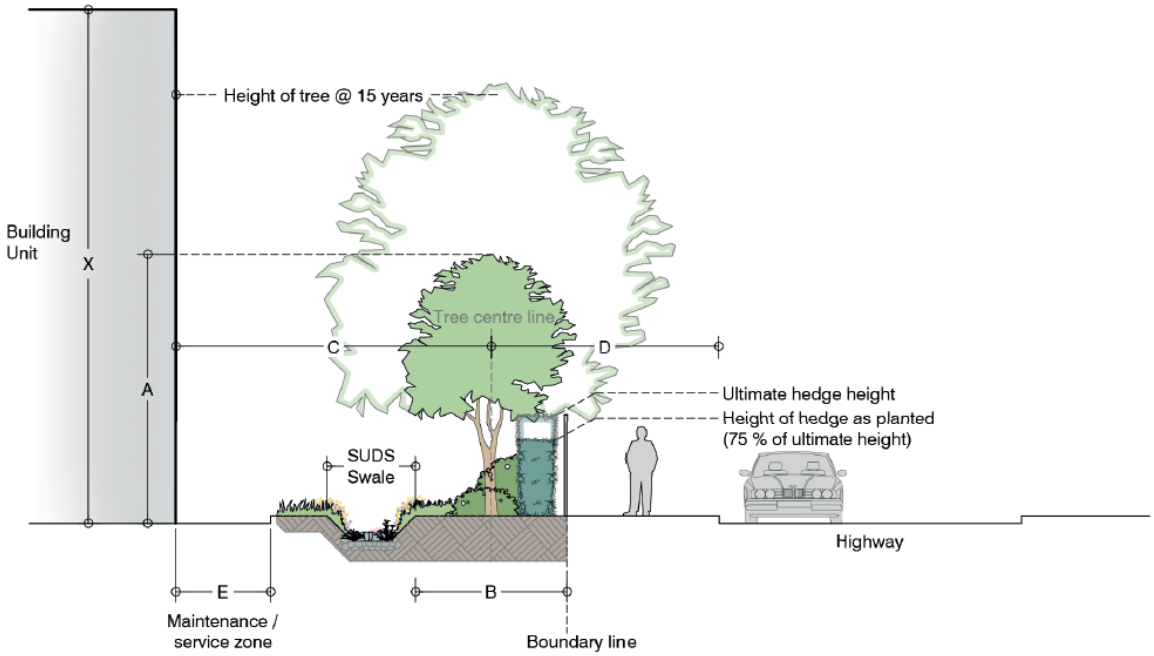
Planting within large car park

Image place holder

Scenario site plan



SCENARIO 1 – URBAN/BUILT UP – BUILDING ELEVATION TO HIGHWAY (SMALL TO MEDIUM UNIT ELEVATION)



1-1' Building Elevation to Highway

All developments in an urban or built-up area must be set back sufficiently from a highway / public facing boundary to allow sufficient space for planting beds and mature tree canopy spreads to be accommodated, and their associated management and maintenance. Hedgerows will be expected along the boundary. Planted swales as part of a SuDs scheme should be detailed along these boundaries where local conditions permit.

Applies to	Any small to medium sized unit elevation facing a highway or public right of way (PROW) in an urban or established industrial/commercial area
Design goal	Filtering / assimilation / streetscape enhancement
Minimum solution	Robust hedgerow and line of trees
"Rules" X =	Height of apparent building elevation (eaves or ridge dependent on design)

Landscape requirements for scenario 1 (to be read in conjunction with section 1-1' Building elevation to highway)							
Height of building (X)	**Min. height of tree as planted @ Year 1 (A) ***	**Min. width of tree planting bed (B)**	**Min. offset between centre of line of trees and building (C) ****	**Min. distance from centre of line of trees to road (D)**	**Typical spacing of individual trees**	**Min. management strip requirements (E) *****	**Ultimate height of trees**
<5m	2.5m	1.5m	3m	3m	7m	1.0m	>10m
5m – 10m	½ X*	2m	4m	4m	7m	2.0m	>10m
10m – 15m	5m*	3m	5m	5m	7m	3.0m	>12m

* *This height assumes a level site. If the building is set lower than the boundary/tree planting bed then it may be possible to plant at heights lower than the recommended minimum height of trees, although detailed site sections must be submitted to confirm the relationship and screening effect at Year 1.*

** *If the planting bed is on a slope of steeper than 1:2, a section of the planting bed along with any retaining walls will need to be submitted to ensure that planting can be successfully achieved.*

*** *Only required on the highway side, if management cannot be undertaken from the highway side of the boundary – may need to be larger if machinery is needed for maintenance.*

Scenario 1 planting considerations

Hedges

Hedgerow planting will be required along boundaries between the unit and the highway.

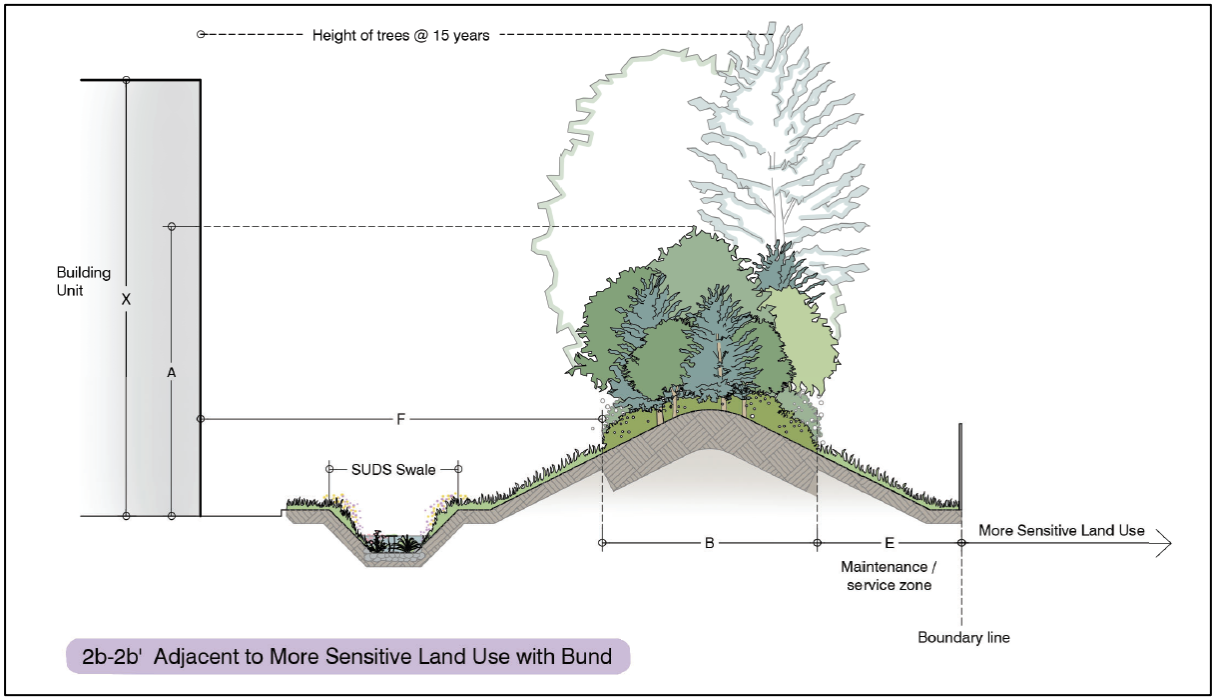
All hedges will be expected to be maintained at an ultimate height of 1.8m-2m.

All hedge stock must be planted at 75% of the ultimate height. i.e. for a hedge with an ultimate height of 2m, the hedge plants should be planted at 1.5m tall.

Tree Species Considerations

- Deciduous or Evergreen
- Dense Crown to Trees
- Positive Species for Ecology
- Appropriate eventual Crown Spread/Form for the space available.
- Larger Species will be sought. Larger ultimate tree = Larger spacing between trees and to building will be required

SCENARIO 2 – URBAN/RURAL – MEANINGFUL BUFFER PLANTING TO MORE SENSITIVE LAND USES (ALL SIZES)



2b-2b' Adjacent to More Sensitive Land Use with Bund

All developments in an urban or rural setting where a meaningful planted screen is required between the building/site and a more sensitive land use, will be expected to demonstrate that sufficient space has been provided to allow for dense tree belt/copse planting beds, and their associated management and maintenance. Planted swales as part of a SuDs scheme should be detailed along these boundaries where local conditions permit.

Applies to	Any elevation requiring screening from more sensitive land use or views
Design goal	Effective screening
Minimum solution	Woodland belt / large copse planting with or without earth bunding/building excavation to reduce visual impact.
Location of Trees by species/type	All larger species trees should be planted within the central third of the planting bed, with woodland edge species towards the outer edges of the planting bed. This is to form a robust and effective layered buffer.
Special Considerations	In rural or more open areas, enhanced height or depth of screening, might be required to ensure screening from identified key viewpoints (which may be from elevated ground or long-distance views). In all areas, achieving relative height of screening can include a combination of tree planting and earth

	bunding/retaining walls/ground excavation to lower a building. Bunding maximum gradient is 1:2.
"Rules" X =	Height of apparent building elevation (eaves or ridge dependent on design)

Landscape requirements for scenarios 2a and 2b (to be read in conjunction with section 2a-2a' Adjacent to more sensitive land use and section 2b-2b' Adjacent to more sensitive land use with bund)					
Height of building (X)	**Min. height of tree as planted @ Year 1 (A) ***	**Min. width of tree planting bed (B)**	**Min. offset between planting bed and the building (F)**	**Management strip requirements (E) ****	**Ultimate height of trees**
<5m	3m	3m	$^2/_3$ X	1.0m	>X
5m – 10m	$^2/_3$ X	$^3/_4$ X	$^2/_3$ X	2.0m	>X
10m – 15m	7.5m	$^3/_4$ X	$^2/_3$ X	3.0m	>X
>15m* **	10m	12m	10m	3.0m	>X

* *This height assumes a level site. If the building is set lower than the boundary/tree planting bed then it may be possible to plant at heights lower than the recommended minimum height of trees, although detailed site sections must be submitted to confirm the relationship and screening effect at Year 1. May need earth bunding to achieve the minimum height*

** *Only required where there is land outside the site boundary and in private ownership, if management cannot be undertaken from that side of the boundary*

*** *Sheds in excess of 15m in height may require greater bed widths than shown above, greater separation from boundaries than shown above and the use of bunding or level changes, depending on local character and anticipated visual impact considerations. Details for such units, specific details of boundary planting will need agreeing with the Local Planning Authority officers.*

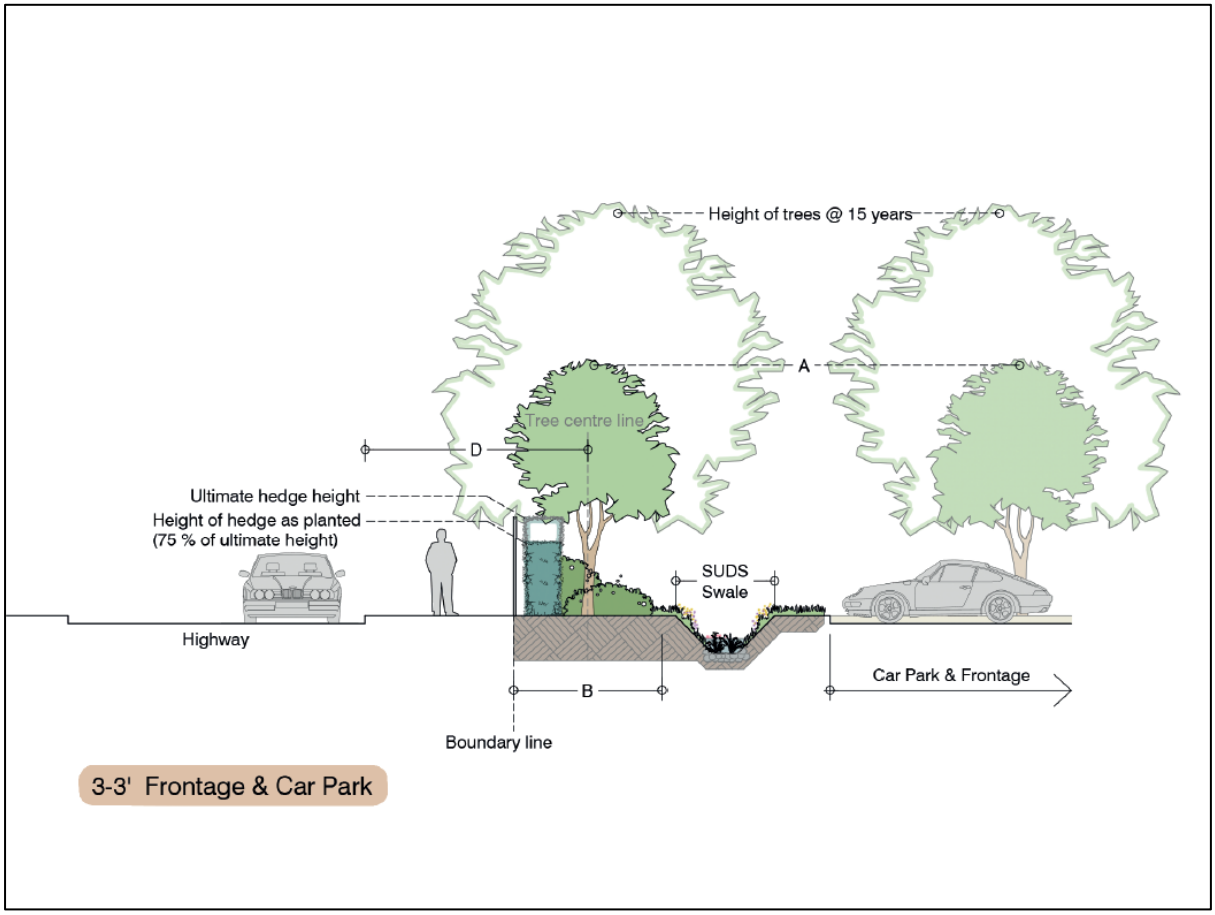
Scenario 2 planting considerations

Tree Species Considerations

- Native Woodland Mix planted to achieve Dense Woodland Effect
- 2/3 Deciduous 1/3 Evergreen
- Eventual height of trees should clearly be capable of achieving heights that provide full screening after 15 years.

- Trees of species that will ultimately achieve full screening should be included within the planting mix along the entire boundary length, and should be planted in the central section of the bed.

SCENARIO 3 – FRONTAGE / CAR PARKING BETWEEN BUILDING AND BOUNDARY (ALL SIZES)



Where a principal frontage or car parking area faces a highway, sufficient space for planting beds and eventual tree canopy spreads need to be accommodated. The essential role of the planting is to create a setting for the building and to soften the effect of a bland/hard car park or frontage area. Hedgerows will be expected along the boundary. Trees should also form part of a planting scheme within the parking area itself. Planted swales as part of a SUDs scheme should be detailed along these boundaries where local conditions permit.

Applies to	Any parking or principal frontage area requiring filtering/screening and streetscape enhancement
Design goal	Establishing a frame for the site. Softening large areas of hardstanding. Filtering views to the building, whilst allowing

	some views through to identify the business. Streetscape enhancement.
Minimum solution	Hedge and line of trees
Special considerations	Car parking areas and frontage areas provide separation from built form. This allows the planting of larger stock trees and trees of a larger species type.
"Rules" X =	Height of apparent building elevation (eaves or ridge dependent on design)

Landscape requirements for scenario 3 (to be read in conjunction with section 3-3' Frontage and car park)						
Height of building (X)	**Min. planting height @ Year 1 (A)**	**Min. width of planting bed (B) ***	**Min. distance from centre of line of trees to road (D)**	**Typical spacing of individual trees (E)**	**Min. management strip requirements (F) ****	**Ultimate height of trees**
<5m	4m	1.5m	3m	7m	1.0m	>12m
5m – 10m	4m	2m	4m	7m	2.0m	>15m
10m – 15m	5m	3m	5m	7m	3.0m	>15m
>15m	5m	3m	5m	7m	3.0m	>18m

**If the planting bed is on a slope of steeper than 1:2, a section of the planting bed along with any retaining walls will need to be submitted to ensure that planting can be successfully achieved.*

*** Only required on the highway side, if management cannot be undertaken from the Highway side of the boundary – May need to be larger if machinery is needed for maintenance.*

Scenario 3 planting considerations

Hedges

Hedgerow planting will be required along boundaries between the unit and the highway.

All hedges will be expected to be maintained at an ultimate height of 1.8m-2m.

All hedge stock must be planted at 75% of the ultimate height. i.e. for a hedge with an ultimate height of 2m, the hedge plants should be planted at 1.5m tall.

Tree Species Considerations

- Deciduous or evergreen
- Dense crown to trees
- Positive species for ecology
- Larger tree species will be expected here given the ability for trees to grow larger above and across car parking areas.
- Appropriate eventual crown spread/form for the space available.
- Larger species will be sought. Larger ultimate tree = larger spacing between trees and to building will be required

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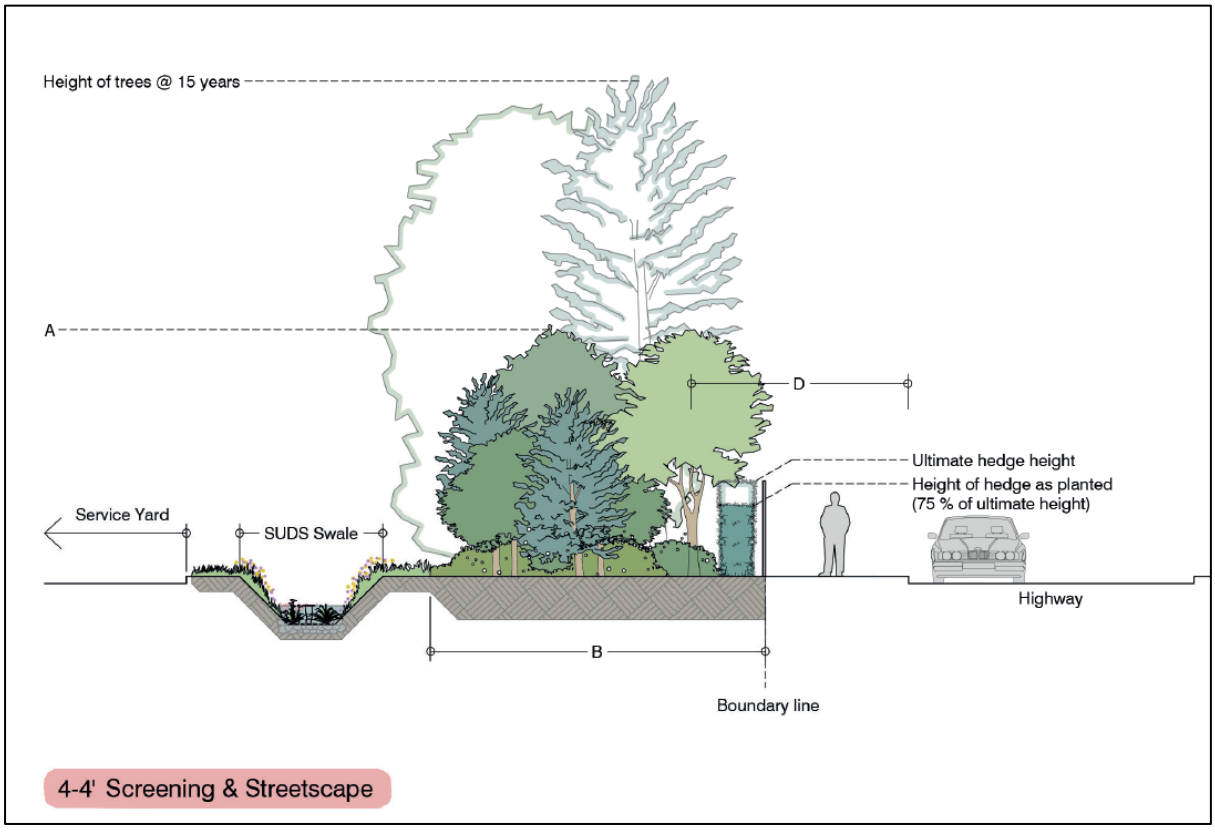
SCENARIO 4 – SERVICE YARD ON A MAIN FRONTAGE, SET BETWEEN BUILDING AND BOUNDARY (ALL SIZES)



Large sites with large servicing areas should be screened with planting. This will typically apply to large service yards and loading areas, fronting onto a public area. The planting solution will often include a combination of hedgerow, copse and individual tree planting to provide both positive streetscape effects and dense screening. Planted swales as part of a SuDs scheme should be detailed along these boundaries where local conditions permit.

Applies to	Any service yards or loading areas requiring screening from a frontage, that also has streetscape presence.

Design goal	Effective screening / filtering / streetscape enhancement
Minimum solution	Hedge and line of trees. Denser tree copse planting behind (where meaningful screening is required).
Special considerations	In urban or heavily developed areas, filtering and streetscape considerations might be relevant (see scenario 3) in addition to achieving a meaningful screening option (see scenario 2)
"Rules" X =	Height of apparent building elevation (eaves or ridge dependent on design)

Landscape requirements for scenario 4 (to be read in conjunction with section 4-4' Screening and streetscape)						
Height of building (X)	**Min. planting height @ Year 1 (A)**	**Min. width of planting bed (B) ***	**Min. distance from centre of line of trees to road (D)**	**Typical spacing of individual frontage trees**	**Min. management strip requirements (E) ****	**Ultimate height of trees**
<5m	4m	3m	3m	7m	1.0m	>12m
5m – 10m	4m	5m	4m	7m	2.0m	>15m
10m – 15m	5m	8m	5m	7m	3.0m	>15m
>15m	5m	10m	5m	7m	3.0m	>18m

**If the planting bed is on a slope of steeper than 1:2, a section of the planting bed along with any retaining walls will need to be submitted to ensure that planting can be successfully achieved.*

*** Only required on the highway side, if management cannot be undertaken from the highway side of the boundary – may need to be larger if machinery is needed for maintenance.*

Scenario 4 planting considerations

Hedges

Hedgerow planting will be required along boundaries between the unit and the highway.

All hedges will be expected to be maintained at an ultimate height of 1.8m-2m.

All hedge stock must be planted at 75% of the ultimate height. i.e. for a hedge with an ultimate height of 2m, the hedge plants should be planted at 1.5m tall.

Tree Species Considerations

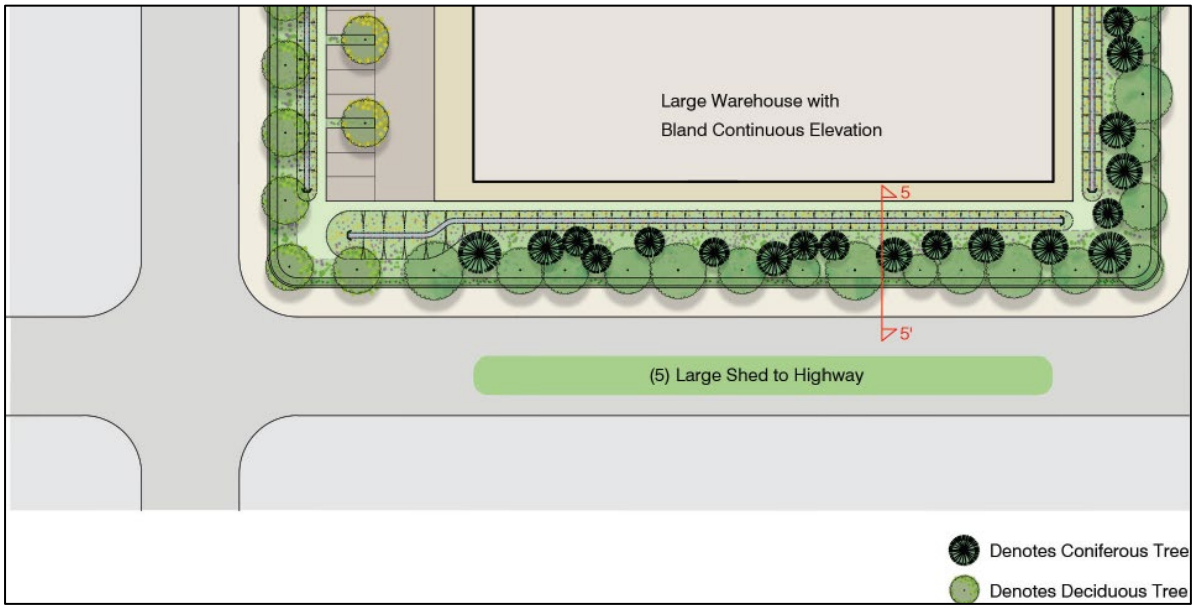
Adjacent to the highway (streetscape):

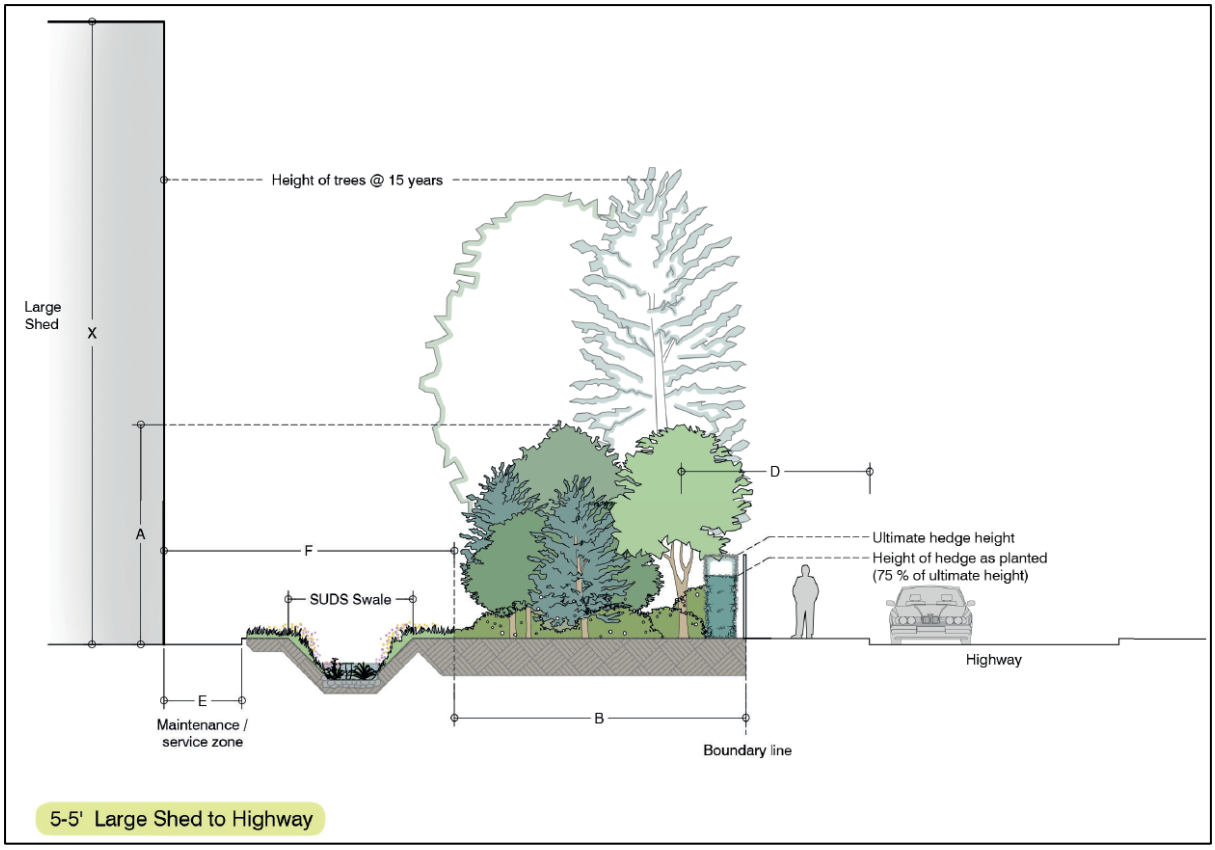
- Deciduous or evergreen
- Dense crown to trees
- Positive species for ecology
- Larger tree species will be expected here given the ability for trees to grow larger above and across car parking areas.
- Should relate to other site frontage areas (see Scenario 1 & 3)
- Larger species will be sought. Larger ultimate tree = larger spacing between trees and to building will be required

Behind the frontage “streetscape” planting:

- Native woodland mix planted to achieve dense woodland effect
- 2/3 deciduous 1/3 evergreen
- Eventual height of trees should clearly be capable of achieving heights that provide full screening after 15 years
- Trees of species that will ultimately achieve full screening should be included within the planting mix along the entire boundary length, and should be planted in the central section of the bed.

SCENARIO 5 – LARGE SHED ELEVATION TO HIGHWAY (LARGE UNIT ELEVATION)





5-5' Large Shed to Highway

All large buildings (15m+ height or with a long elevation) must be set back sufficiently from a highway / public facing boundary to allow sufficient space for effective layered planting beds to achieve a density and robustness to tree planting and to allow eventual tree canopy spreads to be accommodated. Hedgerows will be expected along the boundary. Planted swales as part of a SuDs scheme should be detailed along these boundaries where local conditions permit.

Applies to	Any large sized building (15m+ height or with a long elevation) facing a highway or public right of way (PROW)
Design goal	Screening / assimilation / streetscape enhancement
Minimum solution	Robust hedgerow and effective depth of tree planting
"Rules" X =	Height of apparent building elevation (eaves or ridge dependent on design)

Landscape requirements for scenario 5 (to be read in conjunction with section 5-5' Large shed to highway)							
Height of building (X)	**Min. height of tree as planted @ Year 1 (A) ***	**Min. width of tree planting bed (B)****	**Min. offset between trunks of closest trees and building (C)**	**Min. distance from trunk of closest trees to road (D)**	**Typical spacing of individual frontage trees**	**Min. management strip requirements (E) *****	**Ultimate height of trees**
15m + ******	5m	7m	5m	5m	7m	1.0m	>18m

* *This height assumes a level site. If the building is set lower than the boundary/tree planting bed then it may be possible to plant at heights lower than the recommended minimum height of trees, although detailed site sections must be submitted to confirm the relationship and screening effect at Year 1.*
***If the planting bed is on a slope of steeper than 1:2, a section of the planting bed along with any retaining walls will need to be submitted to ensure that planting can be successfully achieved.*
*** *Only required on the highway side, if management cannot be undertaken from the Highway side of the boundary – May need to be larger if machinery is needed for maintenance.*
******** *Sheds in excess of 15m in height may require greater bed widths than shown above, greater separation from boundaries than shown above and the use of bunding or level changes, depending on local character and anticipated visual impact considerations. Details for such units, specific details of boundary planting will need agreeing with the Local Planning Authority officers.*

Scenario 5 planting considerations

Hedges

Hedgerow planting will be required along boundaries between the unit and the highway.

All hedges will be expected to be maintained at an ultimate height of 1.8m-2m.

All hedge stock must be planted at 75% of the ultimate height. i.e. for a hedge with an ultimate height of 2m, the hedge plants should be planted at 1.5m tall.

Tree Species Considerations

- Deciduous or evergreen
- Dense crown to trees
- Positive species for ecology
- Appropriate eventual crown spread/form for the space available.

Larger species will be sought. Larger ultimate tree = larger spacing between trees and to building will be required.

Maintenance and Responsibilities

Good management contributes to the resilience, attractiveness and beauty of a place. Well-designed places are robust, durable and easy to look after. They are designed so management and maintenance responsibilities are clearly defined for all parts of a development. Well-designed places consider management and maintenance regimes from the early stages of the design process and set them out in a management plan.

Codes

Landscape management and maintenance responsibilities

Well-designed places enable their users to develop a sense of ownership and belonging over time, while also feeling welcoming to visitors and passers-by.

LNMR 1 Landscape management and maintenance responsibilities

Applicants must demonstrate that all communal gardens, small spaces, public realm and landscaping associated with industrial and commercial developments will be designed, planted and maintained in accordance with best practice set out within this chapter.

Description

A successful landscape is a product of good quality implementation and good quality management. Implementation may take weeks or months, but for a landscape scheme to be successful, it must be managed and maintained forever.

Responsibility for landscape management should be with a private management company, the details of which must be provided as part of the application submission. Applicants must submit details of a management and maintenance plan that includes details of:

- Management company and contact details for residents
- How the area will be managed for the lifetime of the development
- Maintenance responsibilities

A lack of clarity at an early stage can lead to indecision or conflict and then ultimately the landscape will suffer.

Compliance

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

Documents required:

- Site Wide Landscape Strategy
- Landscape Management and Maintenance Plan

Planting, Maintenance and Aftercare Best Practice

For all scenarios:

- All planting techniques and densities should comply with best practice for establishing hedge and tree planting.
- Positive drainage to be included within all planted areas.
- Good quality soils must be used.
- An automated irrigation system will be required for all new hedge and standard (and above) tree planting stock, for at least two years. Water supply / bib tap locations need consideration at the early stage of the design process.
- All new planting should be regularly maintained to best practice guidelines.

Streets and Public Realm

Design codes for streets, public realm and open space

Introduction

Successfully designed streets facilitate all types of movement whilst creating safer and more attractive places for people to move through and congregate. Improved walking routes make short journeys on foot a more attractive option and make connecting to public transport easier and safer for all. Local context is important, each street or space needs to be considered individually and there is no one size fits all solution meaning different designs will be appropriate depending on the location.

Contents

Street design

Responding to local context is just as important in the design of streets as it is in buildings and structures. The design of a new street should consider the intended land use, especially in new developments or in areas of regeneration where land use might be changing. The street design should clearly show how this response has been achieved.

Codes

SPSD 1 Active travel and street hierarchy

Applicants must demonstrate that the design of streets and associated public realm includes measures to reduce the risk of crime and anti-social behaviour, and the fear of crime. Designs must deliver well-designed, inclusive, safe and legible environments with reference to this Code, and other guidance and best practice, including TfGM's Street for All.

Description

Streets, public and shared amenity areas are complex spaces which are multi-functional and are used by many different people. These spaces provide areas for people to move through and dwell in.

These spaces must be designed to reduce both the risk of crime and anti-social behaviour, and the fear of crime; be accessible and legible; and deliver a pedestrian, cycling and wheeling environment set within an attractive public realm that enhances the local area and encourages people to make the most of active travel options.

For further guidance see Streets for All and Secure by Design.

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:

- Active travel statement and design rationale behind the street hierarchy (may be incorporated into the Design and Access Statement /Transport Assessment / Transport Statement / Travel Plan (as required by Trafford Validation Checklist))

SPSD 2 Safe streets and attractive public realm

Applicants must demonstrate that the design of the streets and associated public realm is appropriate for the development with reference to this Code, the latest guidance and best practice, including TfGM's Street for All.

Description
Developments must provide an accessible, safe, legible and comfortable pedestrian, cycling and wheeling environment set within an attractive public realm that enhances the local area. New streets must not only deliver a safe highway environment but must also deliver an attractive public realm to encourage people to make the most of active travel options.

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

Documents required:
- Site Wide Landscape Strategy
- Site plan

Guidance - Greater Manchester's Streets for All

SPSD 3 Futureproofing

Applicants must demonstrate that they have appropriately considered the likelihood of changing demands on the design of streets and the public realm.

Description
Allowing for existing and future trends will ensure the street and the public realm can function well for all purposes and still achieve high levels of pedestrian movement. This may include spill out space for cafes, bars and restaurants.

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

Documents required:
- Design and Access Statement

SPSD 4 Street trees, SuDS and landscape

Applicants must demonstrate that they have incorporated the provision of street trees, SuDS and landscape into streets and other areas of public realm in accordance with the 'Landscape and Nature' chapter.

Description
Nature contributes to the quality of a place, and to people's quality of life, and is a critical component of well-designed places. Natural features can include elements such as natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.

Street trees should normally be planted 12 to 20 metres apart at even intervals on both sides of the street. Actual dimensions will depend on factors such as the width of plot frontage, the length of parking spaces, location of overhead and underground utilities and, critically, the proximity to street lights.

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

- Site Wide Landscape Strategy
- Existing and proposed site plans
- SuDS details must be provided in accordance with the requirements of the Landscape and Nature chapter and Trafford Validation Checklist

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SPSD 5 On-street car parking

Applicants must demonstrate that they have optimised opportunities for delivering safe and attractive on-street parking as part of a landscape-led strategy. Parking layouts must comply with the relevant codes set out in the 'Landscape and Residential Parking Layout' sub-chapter in 'Landscape and Nature'.

Description
Rarely will on-street parking be an acceptable alternative to off-street parking, it should only be considered as part of a range of parking solutions. This may provide for short stay car parking to allow people to visit local neighbourhood amenities and to allow for on-street parking in new residential developments. Any on-street car parking spaces must be set within a well-landscaped street, including the provision of street trees, and high quality sustainable materials.

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

Documents required:

- Active travel statement and design rationale behind the street hierarchy (may be incorporated into the Design and Access Statement / Transport

Assessment / Transport Statement / Travel Plan (as required by Trafford Validation Checklist))
- Site Wide Landscape Strategy
- Site plan

Public Realm

Public realm is defined as the space between buildings which is freely and publicly accessible to all, it is the place where people should come together. It should connect people with each other and their environment. The public realm should be designed to meet the necessary demands of our lives whilst creating joy, delight and meaning through facilitating social interaction and cohesion.

The length of time an individual or a group spend in a place and how they use it can be directly linked to the quality of the environment they encounter. Successfully designed public spaces create safer and more attractive places for people to live, visit or invest in, bringing vitality to our places.

Codes

Landscape

Desire lines

Accessibility

Wayfinding and legibility

Street furniture

Play and recreation

Materials

Public art

Hostile vehicle mitigation

SPPR 1 Landscape

Applicants must demonstrate that the public realm has been designed in accordance with the codes set out in the 'Landscape and Nature' chapter of this Code.

Description

Well-designed public realm creates safer and more attractive places for people to live, visit or invest in, bringing vitality to our places. The quality of the spaces between buildings is as important as the buildings themselves.

Well-designed places have trees and other planting within public spaces for people to enjoy, whilst also providing shading, and air quality and climate change mitigation.

The design of landscape influences the microclimate and can promote a sense of tranquillity.

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

- Site Wide Landscape Strategy as required by the Landscape and Nature Chapter
- Drainage Assessment Reports

SPPR 2 Desire lines

Applicants must demonstrate that they have carefully considered the relationship of areas of public realm with the surrounding environment when laying out pedestrian, cycling and wheeling routes to deliver well-landscaped, efficient and coherent pathways.

Description
Areas of public realm should incorporate continuous, clear, direct and attractive walking, cycling and wheeling routes into sites and surroundings. Crossing points should be frequently located on desire lines and free from obstruction.

The delivery of attractive routes encourages active travel and the delivery of sustainable developments.

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

Documents required:

- Design and Access Statement
- Site Wide Landscape Strategy
- Site plan

SPPR 3 Accessibility

Areas of public realm must be designed to be fully accessible.

Description
Areas of public realm should be designed to be accessible for people of all abilities as part of attractive spaces with good sightlines, and well-chosen junctions and crossings, so that people want to use them.

Provide access and facilities for all users in accordance with BS8300 Design of an Accessible and Inclusive Built Environment – code of practice, external environment.

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

Documents required:

- Design and Access Statement
- Site Wide Landscape Strategy
- Site plan

SPPR 4 Wayfinding and legibility

Pedestrian environments must make wayfinding easy, be safe, accessible, legible, free of visual clutter and include a consistent material palette and signage strategy.

Description
Carefully sited signage and well-designed wayfinding plays an important role in delivering safe, accessible and legible streets and public realm. Signage and wayfinding can range from road traffic signs and street name plates to “A” Boards and other temporary or integrated signage. The use of signage must be carefully considered to ensure that it is kept to minimum, appropriately sited and kept up to date.

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

Documents required:

- Design and Access Statement
- Site Wide Landscape Strategy
- Site plan

SPPR 5 Street furniture

Street furniture must make a positive contribution to the public realm and respect the character of the area. A restricted palette of materials must be used for street furniture that is simple, usable, durable and easy to maintain. It must not create visual clutter or impede access.

Description

Street furniture can help animate the public realm and is vital to the safe functioning of public spaces and very often, the direct safety of the people that use them. However careful planning is required to avoid unnecessary clutter and obstacles. Where possible smart technology and digital infrastructure should be integrated within street furniture in a creative way. Consider ways in which street furniture could perform multiple functions or be integrated with other features, such as using robustly designed planters as seating or to act as vehicle barriers. Street furniture should contrast in colour and tone with its surroundings to help visually impaired people avoid obstacles they might walk into or trip over. Historic street furniture should be refurbished and retained.

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 plan
- Details of street furniture (may form part of the Site Wide Landscape Strategy or Design and Access Statement)

SPPR 6 Cycle parking

Areas of public realm must incorporate cycle parking.

Description

Cycle parking should be provided to allow people to visit local neighbourhood amenities. Cycle parking provision should be provided at a level of provision that is proportionate to the size of the public realm. Five percent of the cycle parking provision should be capable of accommodating inclusive cycles, cargo cycles and tricycles.

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

Documents required:

- Site plan

SPPR 7 Play and recreation

Areas of play and recreation must be inviting, inclusive, imaginative and stimulating for all ages. It must also be sensitively designed to complement and enhance the local area.

Description
The use of natural materials and surfaces is preferred for play spaces, providing a more sensitive appearance and greater sensory experience for users. Informal play features should be designed into the wider environment to encourage the interpretation and exploration of surroundings. The design of formal play spaces (both equipped and natural) should be undertaken through consultation with the relevant public bodies such as ROSPA and local need should be assessed. When designing play equipment, the maintenance and repair of any equipment and surfaces should be considered.

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

Documents required:

- Design and Access Statement
- Site Wide Landscape Strategy
- Site plan
- Details of play and recreation equipment, layout, surface and boundary treatment

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SPPR 8 Materials

Materials used in the public realm must be high quality, durable and complement the local context.

Description
Surface materials are an integral element of creating areas of public realm, ensuring cohesion and continuity. In order to achieve this, a limited palette of

materials that are attractive, simple, durable, appropriate to the local character and capable of withstanding their intended use should be chosen.

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

Documents required:

- Design and Access Statement
- Site Wide Landscape Strategy
- Site plan

SPPR 9 Public art

Public art must contribute positively towards the local character and distinctiveness of the Trafford place and respond to social and cultural context.

Description
When designing public art, careful consideration must be given to siting, accessibility and the users of the space. Public art must enhance the visual and spatial experience of the public realm and stimulate the imagination with innovative or creative installations. Public art should create focal points in the public realm and appeal to the senses through imaginative use of colour, light, proportions, texture, sounds and movement. Public art can be two or three dimensional and interactive and participatory art installations are encouraged.

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 plan
- Details of public art (may form part of the Site Wide Landscape Strategy or Design and Access Statement)

SPPR 10 Hostile vehicle mitigation

Hostile vehicle mitigation, where appropriate must be integrated seamlessly into the public realm.

Description

Designers of public realm must ensure that hostile vehicle mitigation measures are integrated seamlessly into the environment, providing proportionate security whilst also creating appealing and functional places for people.

Compliance

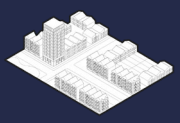
Applicants should demonstrate in their submission how this element of the Code has been complied with.

Area types:

- Certain schemes, for example the provision of public realm, that are located within the Civic Quarter and Wharfside, Trafford Centre Rectangle and Town Centres may be required to provide details of Hostile Vehicle Mitigation (HVM).

Documents required:

- Crime Impact Statement
- Design and Access Statement
- Site Wide Landscape Strategy
- Site plan
- Details of HVM measures



New Places

Design codes for New Places as defined on the Area Coding Plan

Introduction

New places are sites which are specifically allocated in the development plan (either adopted or emerging). These 'New Places', 'High Density, High Rise' and 'Low Density, Low Rise' – comprise Pomona, Trafford Wharfside and Trafford Waters which are identified as Strategic Locations in the adopted Core Strategy, the Civic Quarter Area Action Plan, and New Carrington (with the exception of land south of the Red Brook) and Davenport Green allocations in Places for Everyone.

When planning New Places, a simple layered approach which includes masterplanning will deliver a successful holistic outcome.

Height and density parameters in New Places will be set through development plan policies and masterplanning.

Contents

Landscape-led Vision

The presence and proximity to landscape is important for health and well-being. The creation of high-quality landscape is vital for development, playing an intrinsic role in establishing a sense of place through the creation of enhanced natural and urban environments. Development should not be quantum led but informed by landscape-led placemaking principles.

Codes

NPV 1 Context and identity

All development in New Places must have a positive and coherent identity which complements the relevant Trafford Place, Area Type, existing landscape or urban context.

Description

Well-designed places are influenced positively by the surrounding landscape character, urban grain, patterns of built form, well defined spaces and the local vernacular. Developments do not need to copy their surroundings in every way and should have their own distinct identity. It is appropriate to introduce elements that reflect how we live today, to include innovation or change such as increased densities, and to incorporate new sustainable features or systems. Development proposals must reflect both their allocated Area Type and the character of the Trafford Place where the site is located.

Where developments are located towards the edges of New Places they should transition and integrate sensitively into their wider surroundings.

Compliance

Applicants should demonstrate in their submission how this element of the Code has been complied with, including how this element fits in with a masterplan or design framework for the place as a whole.

Documents required:

- Context character appraisal (may be incorporated in the Design and Access Statement)

NPV 2 Landscape-led strategy

The development of New Places and neighbourhoods must be designed around a landscape-led strategy that optimises opportunities to retain existing landscape features and their settings, and incorporates a network of public spaces with key corridors and routes defined through the design of the landscape.

Description

A development should complement and enhance the existing landscape and look to ensure that a range of open spaces are created that are intrinsic to the design of the place.

The layout and design of New Places must be based on a landscape-led approach that considers the impact of the development on the wider landscape, offers views to landscape beyond the development boundaries, provides landscape and

spaces within the site, a movement network, street pattern and an appropriate urban grain.

Existing landscape features, such as field boundaries, hedgerows, trees, and their settings, contribute to a sense of place and should be incorporated into development layouts, street patterns and open spaces.

Consider the purpose of the landscape and cater for different needs and users, whether for wildlife, play or relaxation. Applicants should provide a hierarchy of spaces that could include parks, squares, greens and pocket parks, and identify and preserve areas of ecological importance, particularly ancient and traditional landscapes.

Compliance
Applicants should demonstrate in their submission how this element of the Code has been complied with, including how this element fits in with a masterplan or design framework for the place as a whole.

Area Types:
– In New Places existing landscape features may include historic boundary walls and other boundary features, lost urban grain and current and historic open space.

Documents required:

- Site Wide Landscape Strategy
- Heritage assessment if required by the Council's Validation Checklist

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NPV 3 Green corridors

The development of New Places and neighbourhoods must optimise opportunities to protect existing and integrate new green corridors to promote active travel and the movement of wildlife.

Description
The protection of existing and creation of new green corridors, together with the provision of a network of green spaces and other green infrastructure will provide multiple benefits for biodiversity, nature, recreation, climate resilience and also support health and well-being. These corridors can include landscape buffers, linear parks, green streets, back streets or embankments, and for example the former Carrington 'Rides'.

Compliance
Applicants should demonstrate in their submission how this element of the Code has been complied with, including how this element fits in with a masterplan or design framework for the place as a whole.

Area Types:

- In New Places – High Density, High Rise the enhancement of the canal network should be considered as an opportunity for a green corridor.
- In New Places – Low Density, Low Rise the retention of hedgerows, tree belts and the Carrington 'Rides' should be seen as an opportunity to create a distinct sense of place.

Documents required:

- Site Wide Landscape Strategy

Movement framework

The movement framework provides the template for how places operate. It should inform the street and active travel network, access, uses and density of the development, amongst other things. A successful movement framework will make clear and easy connections between existing and new routes and facilities; make provision for the different kinds of movement generated; and provide the maximum choice for how people will make their journeys.

Codes

Connections to wider area

NPMF 1 Connections to wider area

The development of New Places must create a network of permeable streets and connections that prioritise active travel. Developments must optimise opportunities to either re-establish lost routes and/or create new linkages into, through, and out to surrounding places.

Description
A successful movement framework will make clear and easy connections between new routes and existing routes and places. Connections must allow for different kinds of movement that prioritise walking, wheeling and cycling where appropriate. Routes must be safe and well landscaped.

Refer to Streets for All | Bee Network | Powered by TfGM

Compliance
Applicants should demonstrate how the site's internal movement network is connected to the wider area for both vehicles and active travel modes and how the layout is legible to those using and passing through the site. Applicants should demonstrate how this fits in with a masterplan or design framework for the whole of the site.

Development types:

- Not required where the size of the site is such that wayfinding is not necessary.

Documents required:

- Site plan
- Active Travel Statement
- Site Wide Landscape Strategy

Urban structure

New places are defined as large scale new or regenerated communities, usually requiring a new urban structure to be formed. This includes the pattern or arrangement of landscapes, open spaces, development blocks, the streets and buildings, which make up urban areas. It is the interrelationship between these elements, not just their particular characteristics that bond together and make a place.

The urban structure should be designed around a landscape-led strategy in order to deliver a positive and coherent identity and lay the foundation for the detailed design that follows. When successful it provides a coherent framework which forms the basis of the design of individual elements bringing them together to create coherent, characterful and unique places.

Codes

Layout and identity

Defining spaces with built form

Creating a skyline

Views, vistas and landmarks

Urban structure characteristics

- Development should be informed by landscape-led placemaking principles;
- A clear movement framework;
- Careful consideration of density;
- A range of local services and facilities, ideally within walking distance, or otherwise accessible public transport;
- Consideration of views into and out of the site.

NPUS 1 Layout and identity

Applicants must demonstrate how their development will deliver a sense of place with a clear character and identity.

Description
The identity of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them.

Local character makes places distinctive and memorable and helps people to find their way around. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.

Design decisions at all levels and scales shape the identity and character of a new place or building and help to create a memorable sense of place. It starts to be determined by the siting of development in the wider landscape, then by the layout and grain – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks. It continues to be created by the form, scale, proportions, design, materials, details, patterns and colours of buildings and landscape. In this way, it creates a coherent identity for residents and communities to identify with.

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

Documents required:

- Context character appraisal (may be incorporated into the Design and Access Statement)
- Masterplan
- Site plan
- Site Wide Landscape Strategy
- Elevations as appropriate

NPUS 2 Defining spaces with built form

All new spaces must be defined by buildings which provide an active frontage to the space.

Description
All new spaces should be defined by buildings that front on to the space in order to provide a sense of enclosure.

In high density areas there should be a clear distinction between public and private spaces, both physically and visually.

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

Documents required:

- Site plan
- Site Wide Landscape Strategy
- Floor plans
- Elevations

NPUS 3 Creating a skyline

Tall buildings must be sited in a manner that delivers a coherent skyline in accordance with an approved masterplan.

Description
The provision of tall buildings should follow the established principles of group composition, such as noticeable stepping down in height, scale and grain around cluster edges to achieve an acceptable relationship with existing buildings.

Tall buildings should be elegant with a slender form to emphasise verticality, with a carefully considered termination point which positively contributes to the skyline.

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

Area Types:

- Not relevant in New Places – Low Rise, Low Density as tall buildings are not appropriate.

Documents required:

- Context character appraisal (may be incorporated into the Design and Access Statement)
- Long distance views / skyline assessment (may form part of the Design and Access Statement
- Townscape Visual Impact Assessment

NPUS 4 Views, vistas and landmarks

Applicants must demonstrate that they have optimised opportunities to protect existing views, vistas and landmarks and create new views into, within and out of the New Place.

Description
Developers should look for opportunities to link the development site with its surroundings and create a visual connection between areas. Creating new views, and protecting and strengthening existing views can help to create a sense of place, aid legibility and make wayfinding easier.

Compliance
Applicants should identify the key existing views, vistas and landmarks relevant to the application (with assistance through the pre-application process if necessary) and analyse the impact of the development upon them. Where a site is in a conservation area, the relevant views identified in the Conservation Area Appraisal / Management Plan should be used as a minimum. Consideration should be given to changes in topography which may produce unexpected views. Applicants must show, where relevant, what new views will be created in or through the development.

Documents required:

- TVIA in accordance with requirements in the Council's adopted Validation Checklist
- Accurate visual representations in accordance with requirements set out in the Council's adopted Validation Checklist

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Mix of uses

Traditionally towns have grown organically around centres of activity. New neighbourhoods should be no different. A range of local services and facilities is required in the right place for communities and neighbourhoods to thrive. Services and facilities should be conveniently located and within walking distance, becoming a new focal point.

Codes

Mix of uses

Very often the success of a place lies in its ability to be known for a particular activity or mix of uses. The potential to form an identity for a New Place through its use and/or character should be explored, engaging with local communities where possible.

NPMU 1 Mix of uses

Development must optimise opportunities to provide a mix of homes, local services and facilities to create a well-designed place for the whole community.

Description

Successful communities require a range and variety of local services and community facilities to support daily life, encourage social integration and deliver socially inclusive places.

Well-designed mixed-use developments create active and vibrant places. Mixed – use developments should incorporate a mix of uses centred around a focal point that delivers activity through the day and night.

Opportunities to bring people and communities closer together through the layout, form, appearance and inter-relationship of uses should be optimised.

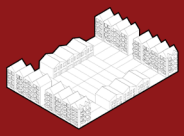
Where possible communities should be involved in the design of new neighbourhoods.

Compliance

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

Documents required:

- Accommodation schedule
- Site layout plan



Residential Sites and Multiple Homes

Design codes for a development of multiple houses

Introduction

Designing homes is not just about individual buildings, but also about how they relate to one another to form new or enhance existing communities. The layout of all residential areas should contribute towards the creation of pleasant and safe environments with a clear identity that fosters a sense of community.

Contents

All new proposals should sit harmoniously in their context and make a positive contribution, responding to the history, landscape and built form of their surroundings. Proposals for residential sites should seek to challenge the norm and avoid historic issues caused by developments which are reliant or based on the needs of cars. A well-designed development is multifaceted. It must consider key elements of urban design, architecture and landscape design to achieve a positive outcome for the place and its community. This Chapter sets out code and guidance for designers when shaping their proposals for all housing sites and focuses on key issues of layout, scale, massing and density.

Landscape-led Residential Layouts

The Strategic Design Principles make clear that the guiding principle for designing new developments is a ‘landscape-led’ approach. Residential developments must incorporate a layered approach starting from the strategic objectives to the site context to ensure the design is influenced by and knits into the wider community and existing landscape successfully.

Codes

RSRL 1 Landscape-led

Residential layouts must be landscape-led and designed around public realm and open spaces. Applicants must demonstrate that they have optimised opportunities for retaining and enhancing existing landscape features, planting, key views into and out of the site and that new planting opportunities have been optimised.

Description

Residential layouts must be landscape-led, with housing quantum being the output of a context appropriate layout. The design must give precedence to existing landscape features and character when shaping a development for sites of any size. This can include long views and areas of landscape beyond the development boundaries. Consider what kinds of spaces exist in the surrounding area in order to define provision within the proposed site to ensure appropriate and balanced provision. Identify and preserve areas that have high ecological importance, particularly ancient and traditional landscapes. Identifying existing landscape and site features can help to inform the design of a residential development and provide a well-established and natural means of creating a sense of place when incorporated into spaces or streets.

Refer to – Leading with Landscape Strategic Design Principle

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 and should be directed by a masterplan or design framework for the site.

Documents required:

- Context character appraisal (may be incorporated within the Design and Access Statement)

RSRL 2 Context and identity

Applicants must demonstrate, based upon an understanding of the local context, that the development has a positive and coherent identity, has optimised opportunities to deliver public spaces, and can be positively integrated into its surroundings, respecting and reinforcing the character of the area.

Description
Well-designed places are influenced positively by the surrounding landscape character, urban grain, patterns of built form and the local vernacular.

Developments do not need to copy their surroundings in every way but they must have a strong identity or character that comes from the way that buildings, streets and spaces, landscape and infrastructure combine together. It is appropriate to introduce elements that reflect how we live today, to include innovation or change such as increased densities where appropriate, and to incorporate new sustainable features or systems.

On larger development schemes, the introduction of small incidental public spaces can help to create successful places and give a development a clear identity. Small spaces and public squares help to bring people together and act as a focus for community life. All have the ability to deliver some level of planting, and applicants should look to optimise opportunities to deliver soft landscape within these spaces. Spaces that include tree and other planting are invariably more successful spaces than those without. Hard spaces can incorporate trees, hedges and/or planters within the space.

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

Documents required:

- Site plan
- Site Wide Landscape Strategy
- Drainage Strategy as required by the Council's adopted Validation Checklist

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RSRL 3 Vehicle parking

Applicants must provide a parking strategy that does not result in vehicles dominating the streetscene. Parking layouts must comply with the relevant codes set out in the 'Landscape and residential parking layouts sub-chapter in 'Landscape and Nature'.

Description
Applicants should provide vehicular parking using an appropriate range of options such as on-plot, courtyard, on-street, or consolidated parking solutions (e.g. parking barn). Where it is appropriate to provide on-street parking bays, they must be well landscaped in accordance with the relevant codes.

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

Area Types:

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

Documents required:

- Site plan
- Site Wide Landscape Strategy
- Transport Assessment
- Travel Plan

Visual Structure

Attractive streets typically have a coherent rhythm and structure, often delivered through scale and proportion of buildings, windows and doors, repeating roof forms, symmetry, materials, composition, window spacing and detailing.

The identity and structure of traditional streets in Trafford is very recognisable. In the urban parts of the Borough this is typically houses along defined building lines with local materials and repetition of architectural features, often bay windows and gable ends.

Infill projects will be expected to reference these traditional features in a modern form. Larger housing developments will require a variation in the size and design of houses but this should still follow the rules of visual identity set out in this Chapter.

Codes

Coherent rhythm and structure of streets

Variation

Define and enclose spaces with buildings

Views, vistas and landmarks

RSVS 1 Coherent rhythm and structure of streets

Residential developments must deliver streets with an identifiable and coherent structure, taking design cues from the surrounding area.

Description
Streets with an identifiable rhythm and order make streets aesthetically pleasing. Where people can identify and 'read' the structure of a street they will be able to navigate through an area more easily and understand and appreciate its character.

Streets displaying good visual structure typically use consistent housing typology, proportions (including window proportions), height, roof form, facade composition, materials, orientation and placement. The chosen method for creating structure must be influenced by design cues from the surrounding area.

Whilst consistency is key to creating good visual structure in a street, most streets benefit from some variation – see Code RSVS 2 – Variation.

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

Area Types:

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

Documents required:

- Site plan
- Site Wide Landscape Strategy
- Floor plans
- Elevations
- Street scene drawings

RSVS 2 Variation

Applicants must demonstrate that the layout delivers an appropriate degree of variation in the streetscene having regard to the local context.

Description
Variation in the streetscene refers to the degree of variance between building types, scale, materials and the composition of elevations. Context will dictate the balance between the need for more formal urban streets where there is less variation and the need for more variation such as in more rural settings. A highly diverse street scene can be confusing for viewers and difficult to 'read' as a coherent structure. A street scene that lacks variety may be monotonous if the building type is bland and featureless.

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

Development types:

- Not required for small infill projects of fewer than five dwellings. May not be required for projects of five to ten dwellings depending on the surrounding context.
- In New Places it should be demonstrated how this element fits in with a masterplan or design framework for the whole of the place

Documents required:

- Site plan
- Site Wide Landscape Strategy
- Floor plans
- Elevations
- Street scene drawings

RSVS 3 Define and enclose spaces with buildings

Buildings must be positioned and sited to define edges and areas of open space to create a strong identity and a sense of place and enclosure.

Description
Open spaces generally benefit from a sense of enclosure through the introduction of buildings. The sense of enclosure can lend a site a clearer identity. The degree to which a space is enclosed and the height of buildings enclosing a space will be dependent on the context of the site.

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

Development types:

- Not required for small infill projects where open space is not required on site.

Area Types:

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

Documents required:

- Site plan

- Site Wide Landscape Strategy

RSVS 4 Views, vistas and landmarks

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

Description

Developers should look for opportunities to link the development site with its surroundings and create a visual connection between areas. Creating new views, and protecting and strengthening existing views can help to create a sense of a place, aid legibility and make wayfinding easier.

Compliance

Applicants should identify the key existing views, vistas and landmarks relevant to the application (with assistance through the pre-application process if necessary) and analyse the impact of the development upon them. Where a site is in a conservation area, the relevant views identified in the Conservation Area Appraisal and Management Plan should be used as a minimum. Consideration should be given to changes in level which may produce unexpected views. Applicants must show, where relevant, what new views will be created in or through the development.

Area Types:

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

Documents required:

- Site plan illustrating key views (may be incorporated within the Design and Access Statement)
- Accurate Visual Representations in accordance with requirements in the Council's adopted Validation Checklist
- Landscape/Townscape Visual Impact Assessment in accordance with requirements in the Council's adopted Validation Checklist

Houses

Design codes for all new homes

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 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.

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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 areas with character, 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. Good levels of indoor and outdoor space will allow occupants the flexibility to grow and make use of their homes for longer.

Context, Type, Form and Profile

The type, form and profile of a building has a dramatic effect on how it is viewed within its setting, and should seek to be complementary to the surroundings, particularly in historic environments.

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.

Codes

Context

Building line

Roof types informed by context

HTFP 1 Context

Housing type, form and scale must respect the existing site context. Houses must be coherent, legible, reflect the typology proposed and the spacing between existing dwellings on the street.

Description
Developments within existing places will be required to respect the established house type, form and profile in the context of the site. Designers must assess the established historic character of the area as part of the context character appraisal of the site.

Contrived designs which seek to maximise floorspace such as seeking to deliver three storeys of accommodation within a two-storey shell should be avoided.

Building forms that are flat and featureless are not in keeping with the building form of most of Trafford's places and are visually uninteresting and less loved by owners and the wider community.

Designers should incorporate features such bay windows, porches, and outriggers that project or create reveals that add depth and interest to the elevation. This should be influenced by local context and the internal layouts of houses.

Designers must also consider the spacing of dwellings within plots and how proposals sit within the streetscene.

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 improve the appearance of the street scene.

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)
- Elevations
- Street scenes
- Façade design analysis diagrams highlighting the different elements of the facade

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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 it deviates from it, 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

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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 hipped roofs, 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

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

Nationally Described Space Standards

Internal Living Environment

Provision of Living Spaces

External Living Environment

Landscape Strategy

Separation Distances

Rear Garden Separation Distances

Bin Storage

HPL 1 Nationally Described Space Standards

All dwellings must comply with the Nationally Described Space Standards.

Description
The Nationally Described Space Standards set 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 demonstrating compliance with the Nationally Described Space Standards

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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. All houses must have openable windows on a minimum of two elevations.

Description
The living conditions of internal environments has an impact on the health and well-being 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. Houses should have openable windows on a minimum of two elevations to optimise daylight and cross ventilation.

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 side of the house, away from adjoining party walls.

Where existing houses on established streets and building lines are not orientated to optimise daylight or sunlight levels, alternative measures must be used to optimise natural lighting.

Exceptions
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:

- Site plan
- Floor plans

HPL 3 Provision of living spaces

Provide two living spaces for dwellings with three or more bedrooms. The living space can comprise a single living space which is capable of being sub-divided into two living spaces. Both rooms, or both parts of the room should have an external window.

Description
Family houses must be capable of providing a second separate living space. Two living spaces can provide for dining rooms, lounges, kitchens, children's play areas, offices, libraries, recreational spaces. These rooms should be adequately sized and well-lit with access to natural daylight. A kitchen combined with another use such as a lounge / diner, will be considered to be one living space unless the room is capable of being sub-divided.

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

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HPL 4 External living environment

The applicant must demonstrate that all houses will be provided with private outdoor spaces that meet the functional needs and well-being 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. Private outdoor spaces should be provided to the rear of properties and overlooked by at least one main habitable ground floor window. All private outdoor spaces should meet the functional needs and well-being 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 Building Research Establishment 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
- Sun path study to demonstrate garden will meet Building Research Establishment sun on ground test where relevant

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HPL 5 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 coding requirements set out in the 'Landscape and Nature' chapter.

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:

- Site Wide Landscaping Strategy
- Sustainable drainage strategy in accordance with requirements set out in the Council's adopted Validation Checklist
- Biodiversity net gain statement in accordance with requirements set out in the Council's adopted Validation Checklist

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HPL 6 Separation distances

The layout of two storey dwellings must ensure that a minimum of 21 metres is provided between main habitable windows across private gardens, unless the existing urban grain dictates a lesser distance. For main habitable 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. Where the urban grain dictates a lesser separation distance is appropriate and 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

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HPL 7 Rear garden separation distances

A separation distance of 10.5 metres between main habitable 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

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HPL 8 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 within a dedicated structure and where it has been demonstrated that they cannot be accommodated to the rear or side of the dwelling. Waste collection vehicles must be able to get to within 10 metres of the collection point.

Bins collection points must not be more than 30 metres from residents' bin storage areas. Routes for handling bins must be level or gently sloping over a smooth and continuous surface.

Description
Residents should not have to move their bins along convoluted routes, or routes lacking natural surveillance such as narrow alleyways to the rear of residents' gardens.

Exceptions
Bin storage solutions must be accessible and well-integrated into the design of streets, spaces and buildings, to minimise visual impact 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 bin 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 plan
- Drawings of bin concealment solution where proposed

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.

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.

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
The delivery of housing in Trafford must meet the accessibility standards of M4(2) Category 2: Accessible and adaptable dwellings as a minimum 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.

Ensure that site levels are fully considered at all stages of planning. Approaches should be included that are level, step-free and built with firm stable and slip resistant materials.

Best practice design for approaching homes makes homes safe for all users. 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:

- M4(2) / (3) Compliance statement

Further guidance:

- Part M Building Regulations
- Places for Everyone

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 users. 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:

- M4(2) / (3) Compliance statement

Further guidance:

- Part M Building Regulations
- Places for Everyone

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.

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 users. 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:

- M4(2) / (3) Compliance statement

Further guidance:

- Part M Building Regulations
- Places for Everyone

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 elevations should not be designed in isolation, rather the design should create a cohesive approach along a street scene, thus creating consistency and unity. Overly repetitive street frontages however, should be avoided.

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.

Codes

Surrounding context

Principal elevations

Façade design

Shape and proportion of openings

Window to wall ratio

Recessed door and windows

Porch and entrance articulation

HEP 1 Surrounding context and rhythm

The elevations of new houses must respect the 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 respect the proportion and composition of elevations along a street to create rhythm.

Description

Take design cues from the 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 well-designed elevations at no extra cost – it just requires design thinking. If it is not always possible in elevation, width and height alone, look at ways to create the balance through projecting elements such as bay windows or using parapet walls to increase the height of the eaves line. Creating coherence and structure in elevations using the basic principles of proportion, articulation and composition must be evident.

Contrived, incoherent and poorly proportioned elevations (including those that have been designed simply to accommodate a standard internal layout) 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
- Floor plans
- Street scenes

HEP 2 Principal elevations

The principal elevation, including the building entrance, must face the street. Where corner plots have two public facing elevations, windows should be included on both elevations.

Description
Corner plots and buildings should be carefully considered and afforded special design treatment to positively address and animate all street elevations. Main

entrances should be located on the principal public facing elevation. Windows must be included on all public facing elevations unless there is a substantial set back from the street. Internal layouts should be designed accordingly to provide this animation whilst mitigating any privacy or overlooking issues.

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
- Floor plans

HEP 3 Façade Design

Elevations must incorporate articulation and detail, using the local context as reference.

Description
Articulation and detail must be included in designs to provide interest and depth to the façade. This should include brick detailing, articulation around openings, including window and door reveals, which should be influenced by local context and the internal layouts of houses. Designers should avoid flat and featureless facades.

Small set-backs can create variation to the depth and texture of facades.

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

Documents required:

- Elevations
- Street scenes
- Facade design analysis diagrams highlighting the different elements of the façade with reference to local context

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HEP 4 Shape and proportion of openings

Applicants must demonstrate that window and door openings, including fenestration details such as glazing bars, mullions and transoms, are appropriate to, and in proportion with the elevation design.

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. Window design should consider the use of details such as glazing bars, mullions and transoms. 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 the 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 well-designed buildings.

Applicants should consider the implications of Building Regulations from the outset.

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 5 Window to wall ratio

The ratio between window size and wall area on principal elevations must be over 20% unless the applicant can demonstrate that this cannot be achieved due to solar gain / thermal efficiency requirements, or the applicant can demonstrate that a lower ratio can deliver a well-articulated, well-proportioned, balanced and attractive elevation.

Description

The ratio between window size and wall area is calculated by multiplying the width and height to the eaves line of the principal 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 well-being of occupiers.

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

Documents required:

- Elevations illustrating window to wall ratio proportions

HEP 6 Recessed doors and windows

Doors, windows and their frames must have a reveal of at least half a brick. Articulate the window surround to give depth and visual interest.

Description
Creating depth and articulation to facades is a simple and cost-effective method of introducing visual identity and interest. Recessing windows and doors and showing the exposed brickwork in this reveal will create depth and a shadow line. Applicants must set windows and doors back from the elevation of the building and in most cases show the exposed brickwork in this reveal.

Emphasise the window opening by considering the articulation and detail of the surrounds. 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 generally be avoided.

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

Documents required:

- Elevations
- Floor plans
- Cross sections
- Facade Design Analysis

HEP 7 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.

Simple design solutions such as recessed porches can add character, depth and expression to a house. 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. Bolt on canopies structures should generally be avoided.

Compliance

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

Documents required:

- Facade Design Analysis
- Elevation
- Cross sections

Materials and Detail

The materials used and the detailing of the building envelope should take cues from the surrounding area, referencing the historic surroundings where possible. A considered material palette and appropriate detailing will help ground the building in its context. The use of natural materials in a limited palette is generally encouraged, with brick used as the predominant building material.

Codes

Facade materials and details

Roof materials and details

Opportunities to enrich the design of the building through articulation and detailing should be considered and cues taken from the surrounding vernacular where appropriate.

HMD 1 Façade materials and details

Façade materials and details must reflect the traditional material palette and colour in the surrounding context.

Description
A palette of clay-based materials should be used with brick and masonry as the primary facing material. Material tone should vary, but be complementary across buildings. Detailing can be delivered by through the use of secondary materials.

Look for design cues in the immediate area to influence your choice of materials. 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.

Decorative features and patterns should be used effectively to provide interest to facades including windows and their surrounds. Look to the local area for design cues on how this can be achieved. Details can include alternative colours, materials, decorative bricks, textures or brick pointing and bonding.

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:

- Elevations
- Materials schedule
- Facade Design Analysis

HMD 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
The roof is 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, such as colour, texture and pattern. 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. Small format tiles are preferred as they add a finer grain and allow for greater detail of verge and ridge design providing interest to the roofscape.

Where metal sheeting is considered appropriate, 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

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 Landscape and Nature Chapter of this Code.

Codes

Front and side parking

Garage and carport parking

Courtyard parking details

On-street parking details

Undercroft parking

Basement parking

Cycle 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. Parking layouts must comply with the relevant codes set out in the 'Landscape and residential parking layouts' sub-chapter in 'Landscape and Nature'.

Description

Frontage parking without appropriate landscaping results in unattractive car dominated streets.

Front and side parking areas should be sensitively designed with landscaping to both front boundaries and side boundaries between plots to ensure the provision of visually attractive streets and avoid car dominated housing layouts and streetscapes.

The images in the 'Landscape and residential parking layout' sub-chapter and those below illustrate how parking and landscaping to the front and side of dwellings should be delivered.

Compliance

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

Documents required:

- Site plan
- Site Wide Landscape Strategy
- Design and Access Statement

HPG 2 Garage parking

Detached garages must be set back from the principal facade of the dwelling. Integral garages must not dominate the facade of the dwelling. Garages must have a minimum internal size of 6m x 3m to count as a parking space. Both garage types must allow for sufficient space to accommodate a parked car in front of the garage (minimum 5.5m).

Description

Garages should be detached and set back from the façade of the house with a second parking space provided to the front with garage doors set back a minimum

of 5.5m from the back of the footpath (dependent on garage door opening method).

Integral garages should generally be avoided as they create dead frontages. Where there is no option to provide car parking other than within an integral garage, the garage door must not dominate the principal façade and an active frontage should be provided with other habitable room windows at ground floor level. The garage door should be set back to avoid a flush façade.

Garage doors and must be well detailed and constructed of high-quality 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

HPG 3 Courtyard parking

Courtyard parking must be well landscaped and allow for natural surveillance and easy access to the dwellings it serves. Parking layouts must comply with the relevant codes set out in the 'Landscape and residential parking layouts' sub-chapter in 'Landscape and Nature'.

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.

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
- Site Wide Landscape Strategy

HPG 4 On-street parking

Applicants must demonstrate that they have optimised opportunities for delivering safe and attractive on-street parking as part of a landscape led strategy. Parking layouts must comply with the relevant codes set out in the 'Landscape and residential parking layout' sub-chapter in 'Landscape and Nature'.

Description

On-street parking should be considered as part of a range of parking solutions across a site. It can provide valuable additional parking, albeit it will not count towards dedicated residents' parking provision. The provision of well-designed and landscaped additional parking will help to eliminate indiscriminate parking on footpaths and areas of public realm.

Any on-street car parking spaces must be well landscaped including the provision of street trees, landscaping and high-quality sustainable materials.

Compliance

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

Documents required:

- Site plan
- Site Wide Landscape Strategy

HPG 5 Basement parking

Where basement parking for houses is considered to be acceptable, the entrance must not be located on the 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 creates a need for retaining walls and generally creates dead and inactive frontages.

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
- Elevations
- Existing and proposed level plans
- Street scenes

HPG 6 Cycle parking

Applicants must demonstrate that they have optimised the opportunity to deliver well-designed secure and covered cycle parking for each dwelling.

Description
Convenient and safe cycle storage can encourage residents to use their cycles as part of a move towards active travel

Cycle storage should be located in garages, where not required for car parking purposes or in sheds or dedicated cycle stores to the rear of dwellings where they can be surveilled by residents and are screened from public view.

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

Documents required:

- Site plan
- Details of storage solution (can be included in the Design and Access Statement)

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 screen the view of cars from the street scene. Applicants will be expected to create consistent and well-designed boundary treatments using in most cases, brick or stone walls and hedge and tree planting behind, the aim being to create beautiful streets, improve security, distinguish between the public and private realm and increase biodiversity.

Codes

Front boundaries

Boundaries between rear gardens

Public facing boundaries
Gates
Historic boundary treatments

HTB 1 Front boundaries

Front boundary treatments must be either brick or stone wall or railing with hedge behind dependent upon the traditional context of the site.

Common boundaries between house frontages or front gardens must comprise either hedges, railings with planting or low-level brick or stone walls with planting dependent upon the traditional context of the site.

Description

Consistent and attractive boundary treatments help to tie an area together and help to clearly define the public and private realm. The inclusion of soft landscaping increases biodiversity and adds to the beauty of the street and garden scene, often screening vehicle parking and adding value and a sense of stewardship to a development.

Front garden boundaries must be visually attractive. 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 wall with a hedge behind. Timber fencing must not be used. In rural areas boundary treatments may vary and should be influenced by historic context.

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
- Elevations
- Materials schedule

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. Applicants are encouraged to plant climbing plants such as ivy to soften or screen rear garden fences.

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
- Site Wide Landscape Strategy
- Elevations
- Materials schedule

HTB 3 Public facing boundaries

Side and rear boundaries facing the street or other public realm must be constructed from brick or stone walls.

Description

Consistent and attractive boundary treatments help to tie an area together and clearly define public and private domains. Boundary treatments should be informed by high quality traditional examples in the surrounding area.

Public facing side and rear boundary treatments must be visually attractive and built from brick or stone. Boundary walls should be well detailed and constructed from high quality materials. Timber fencing is not a robust boundary solution to areas of public realm and should not be used. Dependent upon context there may be a requirement for soft planting to the public facing side of the boundary.

In rural areas boundary treatments may vary and should be influenced by historic context.

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
- Elevations
- Materials schedule

HTB 4 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.

Documents required:

- Site plan
- Site Wide Landscape Strategy
- Elevations
- Materials schedule

HTB 5 Historic boundary treatments

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

Description
The retention of historic boundary treatments, including walls, railings and soft landscaping is important to ensure local distinctiveness and to protect the character of the streetscene. Walls and associated planting should be repaired and enhanced where required.

Applicants should demonstrate how existing boundary treatments including soft landscaping will be retained and repaired.

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

- Site plan
- Site Wide Landscape Strategy
- Elevations
- Materials schedule
- Heritage Statement, if required by the Council's adopted Validation Checklist

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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.

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

Contents

Form and Profile

Careful consideration needs to be given to the elevation, form and profile of apartment buildings to ensure that they sit comfortably within their context.

Codes

Set back at roof level

AFP 1 Scale, form and profile

A context character appraisal must be carried out at the outset to establish the suitability of the site for an apartment building. Scale and form must respect that of the surrounding site context.

Description
Developments within existing places will be required to respect 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 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.

In historic areas, designers must assess the established historic character of the area as part of the context character appraisal of the site.

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.

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)

AFP 2 Roof form

Roof forms must respect the surrounding site context.

Description
Varied roof forms which complement and enhance surrounding roofscape are encouraged. Pitched roofs and those which display an interesting form are preferred. Varied 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

AFP 3 Setbacks at roof level

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

Description
Setbacks should not simply be used as a method of achieving additional height. Setbacks should generally be applied on all sides of the building and the materials used should match those used on the rest of the building. Cladding solutions to set backs at roof level all too often result in a poor appearance, however, where the design approach and quality of the materials used are of the highest quality, cladding materials can sometimes offer an appropriate solution.

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

Documents required:
- Elevations
- Floor plans
- Street scenes

AFP 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 to 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, equipment and safety systems must be shown clearly on planning drawings.

Documents required:

- Roof plan
- Elevations

Plan and Layout

Apartment buildings should sit in attractively landscaped grounds, providing both private and communal garden spaces at ground floor and/or podium level. Good quality internal and external environments must be provided for occupants to promote health and well-being. Car parking provision must be carefully sited and not dominate the site.

Floorplates should sit comfortably with the urban grain, avoiding large ‘L’ or ‘T’ shaped blocks, the massing of which generally appear over-dominant.

Codes

Landscape strategy

Siting

Separation distances (existing areas)

Separation distances (New Places)

Courtyard and perimeter blocks

Active frontages

Amenity space

Substations and other infrastructure

Servicing

Aspect

Nationally Described Space

APL 1 Landscape-led

Applicants 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. 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 2 Siting

Apartment buildings must be sited in a manner that allows sufficient space to be provided between buildings to deliver appropriate provision of circulation routes, amenity space, public realm and tree planting.

Description

Landscape-led development by its nature delivers appropriate spacing between buildings allowing for well landscaped development including circulation routes, amenity space, public realm and tree planting.

Without appropriate spacing between buildings, apartment developments can appear cramped, over-dominant, indistinguishable from one another and at odds with the urban grain.

Compliance

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

Documents required:

- Site plan
- Site Wide Landscape Strategy

APL 3 Separation distances (existing areas)

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 main habitable 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.

Apartments require a greater separation distance than houses due to the greater number of main habitable room windows on upper floors.

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
- In town centres, separation distances will normally be dictated by the existing context

Documents required:

- Site plan
- Floor plans

APL 4 Separation distances (New Places)

In 'New Places', the layout of apartments must ensure that privacy and amenity standards of occupiers are safeguarded.

<u>New Places - High Rise, High Density</u>
A minimum of 18 metres must be provided between main habitable windows for buildings of up to and including six storeys in height. Buildings that exceed six storeys in height must provide a minimum separation distance of 21 metres.

<u>New Places – Low Rise, Low Density</u>
A minimum separation distance of 21 metres must be provided between main habitable windows.

Description
The development of 'New Places' creates the opportunity to allow for a greater degree of flexibility in the separation distances between new buildings, where all residents impacted will be aware of the site's context and level of privacy provided.

The minimum separation distances are set in order to protect the privacy of residents. However, a greater separation distance between buildings may be required dependent upon the height, scale and form of the buildings, impact on external amenity spaces, and/or to deliver appropriate townscape solutions.

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 – one to six storeys, minimum 18m between facing windows; seven storeys or more, minimum of 21m between facing windows.

Documents required:

- Site plan
- Floor plans
- Elevations

APL 5 Courtyard and perimeter blocks

Courtyard or 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 external environment.

Description
Courtyard and perimeter blocks are largely enclosed and therefore require careful consideration in their design. Applicants are required to introduce breaks between buildings within the perimeter block 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 also important to provide relief in the built form and to aid permeability and legibility into and through the site. The reduction in height

of buildings together with a break between 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 well-being 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
- Site Wide Landscape Strategy
- Solar studies or Building Research Establishment compliant Daylight and Sunlight Assessment if required by the Council's adopted Validation Checklist

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APL 6 Active frontages

Ground floor active frontages must be optimised.

Description
Applicants must minimise blank facades, plant screens and car park entrances at ground floor level, particularly where they face areas of public realm. Where blank facades cannot be avoided, they should be located on secondary elevations. Opportunities to introduce private entrances to apartments at ground floor level should be optimised 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
- Site Wide Landscape Strategy
- Floor plans
- Elevations

APL 7 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 well-being. Private amenity spaces including both gardens and balconies enhance visual and outdoor amenity and also provide a degree of privacy for residents whilst being able to benefit from fresh air away from adjoining communal spaces.

Communal amenity space and gardens should receive at least two hours of sunlight on the ground on 21 March in accordance with the guidance set out in Building Research Establishment 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
- Site Wide Landscape Strategy
- Floor plans
- Solar studies or Building Research Establishment compliant Daylight and Sunlight study if required by the Council's adopted Validation Checklist

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APL 8 Substations and other infrastructure

Applicants must demonstrate that they have considered the requirement for key infrastructure such as substations and pumping stations in the design of their development. The siting and appearance of this infrastructure must be carefully considered and incorporated into the building unless it can be demonstrated that this is not possible.

Description
Given the considerable costs associated with the provision of substations and pumping stations, developers should be aware of the requirement for the provision of this infrastructure at the outset of the design process and incorporate it into the design of the scheme. All too often, developers seek to vary planning permissions to allow for the provision of a substation on a site which is invariably presented as a fait accompli with the substation prominently located on the site.

Where this type of infrastructure cannot be located within a building, consider how it can be sensitively accommodated on site, away from the public realm and screened with soft landscaping as part of a landscape-led approach to site layout.

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

- Site plan
- Floor plans
- Elevations
- Site Wide Landscape Strategy

APL 9 Servicing

Applicants must demonstrate that the site layout and building design of apartment schemes has taken account of strategies for fire and emergency access, waste collection, cleaning and repairs.

Description
Consideration must be given to the strategy for fire and emergency access, waste collection, cleaning and repairs from the outset and include a servicing strategy. Waste collection vehicles must be able to get within 10 metres of the waste collection point. The design impact of these aspects must be fully considered and sensitively incorporated into the building and site design.

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

Documents required:

- Site plan
- Site Wide Landscape Strategy
- Vehicle tracking plans, if relevant
- Servicing Strategy
- Fire Statement, if relevant
- Waste Management Strategy

APL 10 Aspect

The number of dual aspect units within an apartment block must be optimised 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 optimise 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:

- Floor plans

HPL 11 Nationally Described Space Standards

All dwellings must comply with the Nationally Described Space Standards.

Description
The Nationally Described Space Standards set 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 apartment / apartment type demonstrating compliance with the Nationally Described Space Standards

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APL 12 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 and collection of waste and recycling must be included within proposals from the outset and set out in a waste management strategy.

Where separate bin storage structures are unavoidable, they must be well-designed, practical and in keeping with the building's design. Bin stores must be concealed from the public realm. Details should be provided as part of the planning application and they should be designed in complementary detail and material to the main development.

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

Documents required:

- Site plan
- Floor plans
- Elevations
- Site Wide Landscape Strategy
- Waste Management Strategy

APL 13 Internal living environment

The internal layout of apartments must be designed to optimise access to daylight, sunlight, outlook, privacy and ventilation and mitigate any noise transmission between habitable rooms.

Description
Living conditions and internal environments have an impact on the health and well-being 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
- Floor plans

APL 14 Provision of living spaces

Provide two living spaces for apartments with three or more bedrooms. The living space can comprise a single living space which is capable of being sub-divided into two living spaces. Both rooms, or both parts of the room should have an external window.

Description
Apartments designed for families must be capable of providing a second separate living space. Two living spaces can provide for dining rooms, lounges, kitchens, children's play areas, offices, libraries, recreational spaces. These rooms should be adequately sized and well-lit with access to natural daylight. A kitchen combined with another use such as a lounge / diner, will be considered to be one living space.

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

Documents required:

- Accommodation schedule
- Floor plans

APL 15 Deck Access

Where deck access is proposed, this must not be sited on a principal outward facing elevation and must be fully integrated into the architectural composition of the façade and incorporate complementary materials.

Description
Deck access schemes don't generally provide attractive elevations as the deck presents itself as the main architectural feature on the elevation on which is sits, detracting from the detailing and proportions of the building.

Deck access schemes are only likely to be considered acceptable where they allow for the provision of dual aspect units, which cannot be accommodated in any other way and face onto an internal courtyard.
The minimum width for all paths, corridors and decks used for communal access should be 1.5 metres.

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

Documents required:

- Floor plans
- Elevations
- Cross sections

APL 16 Habitable room privacy

Applicants must demonstrate that all individual apartments have been designed to deliver an adequate level of privacy to habitable rooms

Description
Whilst new apartment blocks might achieve adequate separation distance from existing buildings, thereby protecting the privacy of residents of other buildings, the privacy of residents within the proposed apartment development itself is also important. The relationship between individual apartments in the same building must be considered to avoid direct overlooking over short distances. This can be problematic when delivering projecting elements to apartment buildings.

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

Documents required:

- Site plan
- Floor plans
- Elevations

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.

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.

Codes

Accessibility standards

Accessible external areas

Accessible parking

Accessible lifts

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.

AAC 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

The delivery of housing in Trafford must meet the accessibility standards of M4(2) Category 2: Accessible and adaptable dwellings as a minimum 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.

Ensure that site levels are fully considered at all stages of planning. Approaches should be included that are level, step-free and built with firm stable and slip resistant materials.

Best practice design for approaching homes makes homes safe for all users. 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:

- M4(2) / M4(3) Compliance Statement

Further guidance:

- Part M Building Regulations
- Places for Everyone

AAC 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 users. 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:

- M4(2) / M4(3) Compliance Statement

Further guidance:

- Part M Building Regulations
- Places for Everyone

AAC 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. Best practice design for approaching homes makes homes safe for all users. 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:

- M4(2) / M4(3) Compliance Statement

Further guidance:

- Part M Building Regulations
- Places for Everyone

AAC 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

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 in keeping with the rest of the development.

Codes

Coherent appearance

Articulation

Communal entrances

Private entrances

AEP 1 Coherent appearance

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

Description

Apartments with well-balanced proportions and window sizes are generally visually appealing and filled with natural daylight. Traditional buildings throughout the Borough exhibit best practice elevation and proportion and this should be continued in the development of apartment blocks.

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.

Compliance

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

Documents required:

- Context Character Appraisal
- Elevations
- Floor plans
- Facade Design Analysis

AEP 2 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:

- Context Character Appraisal
- Elevations
- Floor plans
- Facade Design Analysis

AEP 3 Shape and proportion of openings

Applicants must demonstrate that window and door openings, including fenestration details such as glazing bars, mullions and transoms, are appropriate to, and in proportion with the elevation design.

Description

There are a variety of ways to create the optimum shape and proportion of windows and doors. Many modern architect designed apartment blocks 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.

Window design should carefully consider the use of details such as glazing bars, mullions and transoms so as to deliver appropriately proportioned windows. 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.

Applicants should consider the implications of Building Regulations from the outset.

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

AEP 4 Window to wall ratio

The ratio between window size and wall area on principal elevations must be over 20% unless the applicant can demonstrate that this cannot be achieved due to solar gain / thermal efficiency requirements, or the applicant can demonstrate that a lower ratio can deliver a well-articulated, well-proportioned, balanced and attractive elevation.

Description
The ratio between window size and wall area is calculated by multiplying the width and height to the eaves line of the principal 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 well-being of occupiers.

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

Documents required:

- Elevations illustrating window to wall ratio proportions

AEP 5 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

AEP 6 Private entrances

Applicants must demonstrate that they have sought to optimise the provision of private entrances to ground level dwellings in order to articulate an 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 ownership and an opportunity to provide well maintained planting to the street frontage.

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

Balconies and Terraces

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

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 optimise 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 only be provided in addition to a garden at ground level, and not as a substitute.

Codes

Design

Size

Parapets and screening

Please read Code APL 7 – Amenity Space in conjunction with this sub-chapter.

ABT 1 Design

Balconies and terraces must be integral to the architecture of the building and must be designed to minimise the impact on 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 be designed to minimise the impact on the privacy of neighbours.

Compliance

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

Documents required:

- Site plan
- Floor plans
- Elevations
- Materials schedule

ABT 2 Size

Balconies and terraces must have a minimum depth of 1.5 metres and provide a minimum area of 5 m^2 for dwellings designed for up to two occupants with an additional 1 m^2 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.

Documents required:

- Elevations
- Floor plans

ABT 3 Parapets and screening

Where parapets and screening are required to provide or 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
Projecting balconies will inevitably lead to the loss of privacy for some neighbours. The use of screens and parapets may be required to maintain a reasonable level of privacy.

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

Documents required:

- Floor plans
- Elevations
- Materials schedule

Materials and Detail

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

Codes

Materials

Roof materials and details

Recessed windows and doors

AMD 1 Materials

Materials and details must reflect the traditional material palette and colour in the surrounding context.

Description

A palette of traditional clay-based materials should be used as the primary facing material such as brick, stone and terracotta. These materials are preferred because of their robustness and ability to endure. Cladding and other materials that weather poorly must be avoided. Material tone should vary, but be complementary across buildings. Detailing can be delivered through the use of secondary materials.

Look for design cues in the immediate area to influence your choice of materials. 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.

Decorative features and patterns should be used effectively to provide interest to facades including windows and their surrounds. Look to the local area for design cues on how this can be achieved. Details can include alternative colours, materials, decorative bricks, textures or brick pointing and bonding.

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
- Site Wide Landscape Strategy
- Materials schedule
- Facade Design Analysis

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

The roof is 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, such as colour, texture and pattern.
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.

Where metal sheeting is considered appropriate 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

AMD 3 Recessed windows and doors

Windows and doors must have a set-back of at least a half brick for buildings up to and including four storeys, and a full brick for buildings that are five storeys and above. Articulate the window surround to give depth and visual interest.

Description
Creating depth and articulation to facades is a simple and cost-effective method of introducing 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.

Emphasise the window opening by considering the articulation and detail of the surrounds. 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.

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

Boundary Treatments

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

Existing traditional boundary treatments must always be retained. All new development should incorporate boundary treatment appropriate to its context. In most cases this will be brick or stone walls with hedge and tree planting behind, the aim being to create beautiful streets, improve security,

Codes

Boundary treatments

Gates

Historic boundary treatments

distinguish between the public and private realm and increase biodiversity. Boundary treatments should be used to screen the view of cars from the street scene.

ABSP 1 Boundary treatments

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

Description

Consistent and attractive boundary treatments help to tie an area together and help to clearly define the public and private realm. The inclusion of soft landscaping increases biodiversity and adds to the beauty of the street and garden scene, often screening vehicle parking and adding value and a sense of stewardship to a development.

Boundary treatments should be informed by high quality traditional examples in the surrounding area. In Trafford this will typically be low brick or stone walls with a hedge behind. In rural areas boundary treatments may vary, and should be influenced by historic context, which may include the use of Cheshire railings.

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:

- Rural and Villages – upright flags and Cheshire railings
- Suburbs – sandstone (south) and brick (north)

Documents required:

- Site plan
- Site Wide Landscape Strategy
- Elevation drawings

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.

Documents required:

- Site plan
- Site Wide Landscape Strategy
- Elevation drawings

ABSP 3 Historic boundary treatments

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

Description
The retention of historic boundary treatments, including walls, railings and soft landscaping is important to ensure local distinctiveness and to protect the character of the streetscene. Walls and associated planting should be repaired and enhanced where required.

Applicants should demonstrate how existing boundary treatments, including soft landscaping will be retained and repaired.

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

Documents required:

- Site plan
- Site Wide Landscape Strategy
- Elevation drawings
- Heritage Statement if required by the Council's adopted Validation Checklist
- Materials schedule

Parking

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 Landscape and Nature Chapter of this Code.

Cycle 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 parking

Basement parking

Cycle parking

APG 1 Courtyard parking

Courtyard parking must be well landscaped and allow for natural surveillance and easy access to the apartments it serves. Parking layouts must comply with the codes set out in the 'Landscape and residential parking layouts' sub-chapter in 'Landscape and Nature'.

Description

Courtyard parking must be well-designed with high quality hard and soft landscaping. Boundary treatments to rear gardens backing on to parking 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
- Site Wide Landscape Strategy

APG 2 Podium parking

Podium 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 optimised.

Description

Podium parking (ground level parking under buildings) 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 floor plans, elevations and sections.

Documents required:

- Site plan
- Floor plans
- Cross sections
- Elevations
- Existing and proposed level plans
- Street scenes

APG 3 Basement parking

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

Description

Basement parking creates a need for retaining walls and generally creates dead and inactive frontages.

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 floor plans, elevations and sections.

Documents required:

- Site plan
- Floor plans
- Cross sections
- Elevations
- Existing and proposed level plans
- Street scenes

APG 4 Cycle parking

Cycle stores must be provided internally to the building and provide storage for a range of cycle types.

Description
Cycle storage in apartment blocks should be provided communally in secure internal storage areas.

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

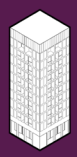
Five percent of all cycle parking spaces should be capable of accommodating inclusive cycles, cargo cycles and tricycles.

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
- Site Wide Landscape Strategy
- Details of storage solutions



Tall Buildings

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

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.

Contents

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 applicants must also refer to the ‘Apartment’ chapter and for tall non-residential or commercial buildings applicants must also refer to the ‘Non-Residential and Commercial’ chapter. This tall building chapter only focuses on the implications of height in the design of new development.

Tall buildings will not generally be considered 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. Some tall buildings may be appropriate in town centres, subject to site context and/or an approved masterplan.

Tall buildings will not generally be considered appropriate other than in New Places - High Rise, High Density. Reference should be made to any approved or adopted development plan, masterplan, parameter plans or design framework for the site in addition to this Code. Some tall buildings may be appropriate in town centres, subject to site context and/or an approved masterplan.

Recommended reading
Historic England Advice Note 4 - 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 landscape setting.

Locally important views, vistas and landmarks (ascertained through discussion with the Local Planning Authority) 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.

TBLS 1 Context

A context character appraisal must be carried out at the outset to establish the suitability of the site to accommodate tall buildings. 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 suitability of a site for a tall building and the appropriate baseline for the building's design. A context character appraisal should include consideration of:

- Existing views;
- Topography;

- Urban grain;
- Significant skyline;
- Scale and height;
- Streetscape;
- Landmark buildings;
- Constraints and opportunities;
- Impact on nearby heritage assets;
- Opportunities for enhancing the townscape.

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.

In historic areas, designers must assess the established historic character of the area as part of the context character appraisal of the site.

Where tall buildings are proposed in town centres they must respect the context and height of the existing area.

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

Area Types:

- Tall buildings are not appropriate other than in New Places - High Rise, High Density or town centres, where they should be delivered in accordance with a 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;
- Streetscape;
- Landmark buildings;
- Constraints and opportunities;
- Impact on nearby heritage assets;
- Opportunities for enhancing the townscape

TBLS 2 Siting

Tall buildings must be designed around a landscape-led strategy and sited in a manner that allows sufficient space to be provided between buildings to create a positive identity and sense of place. Siting must also deliver appropriate provision of privacy and residential amenity, landscaped amenity space, public realm, circulation routes, tree planting and car parking.

Description
Landscape-led development by its nature delivers appropriate spacing between buildings allowing for well landscaped development including circulation routes, amenity space, public realm and tree planting.

Without appropriate spacing, tall buildings can appear cramped, over-dominant, indistinguishable from one another and at odds with the urban grain.

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 only be delivered in accordance with this Code, any approved or adopted development plan, masterplan, parameter plans or design framework for the site.

Documents required:

- Site plan (including relationships to surrounding buildings)
- Site Wide Landscape Strategy
- Floor plans
- Elevations

TBLS 3 Views, vistas and landmarks

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

Description

Tall buildings, by reason of their height, can harm the character and identity of a place and the value of important views by interrupting the scale, rhythm and grain of the urban form in a way that other buildings do not.

The siting of developments must protect and enhance any locally important views, vistas and landmarks (ascertained through discussion with the Local Planning Authority) 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:

- TVIA in accordance with requirements in the Council's adopted Validation Checklist
- Accurate visual representations in accordance with requirements set out in the Council's adopted Validation Checklist

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

Towers and point blocks must express elegance, proportionality and verticality, whilst slab or finger blocks must be narrow, seek to optimise dual aspect units and have a legible grid format that expresses verticality.

Description
When tall buildings are viewed from a distance, their building form should be distinctive and identifiable whilst maintaining a positive relationship with their surrounding context.

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:

- Context character appraisal
- Facade design analysis
- Elevation
- Section drawings

TBSM 2 Composition

Tall buildings must comprise a base, middle and top. The ground floors of tall buildings must be well-designed and articulated to create a human scale and add interest at street level. The skypoint (top) must contribute positively to the character of the skyline, when viewed from different directions and distances.

Description

How a tall building meets the ground and sky is critical to its success. The standard architectural convention of a base, middle, top.

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 deliver a human scale and 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 skypoint (top) include elevation rhythm change, crown, hipped corners and decorative caps. Any rooftop plant should be integrated into the architecture to create a well-conceived silhouette.

Compliance

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

Documents required:

- Context character appraisal
- Facade design analysis
- Site plan
- Elevations
- Floor plans
- Section drawings
- TVIA as required by the Council's Validation Checklist

- Accurate Visual Representations as required by the Council's Validation Checklist

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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
People like sunlight, it is seen as providing light and warmth, making spaces and rooms look bright and cheerful and also having a therapeutic health-giving effect.

Solar studies should be used to demonstrate that new development is in general compliance with the guidelines set out in the Building Research Establishment guidance in terms of the impacts of daylight, sunlight and overshadowing, including the two-hour sun on ground analysis.

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

Documents required:

- Solar studies or Building Research Establishment 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 and comfort 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

Elevation 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, animating elements of the building effectively from all aspects.

Codes

Articulation and architectural detailing

Materials

Entrance and lobby spaces

TBET 1 Articulation and architectural detailing

Tall buildings must articulate building facades with projecting and recessed elements, architectural detailing to help break up the mass, and give the building depth, expression and visual interest.

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. 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.

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.

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.

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

Documents required:

- Context character appraisal
- Facade design analysis
- Floor plans
- Site plans
- Elevations
- Section drawings

TBET 2 Materials

The primary facing material for tall buildings must be brick, stone, other high-quality clay-based materials, or glass.

Description
A palette of traditional materials should be used as the primary facing material such as brick, stone, glass and terracotta. These materials are preferred because of their robustness and ability to endure. Cladding and other materials that weather poorly must be avoided. Material tone should vary, but be complementary across buildings. Glass can be used to add lightness, reflectivity and transparency which helps to reduce visual bulk and add elegance. Detailing can be delivered through the use of secondary materials.

Look for design cues in the immediate area to influence your choice of materials. 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. A study of the most appropriate type and use of local materials will result in a project that complements its local area.

Decorative features and patterns should be used effectively to provide interest to facades including windows and their surrounds. Look to the local area for design cues on how this can be achieved. Details can include alternative colours, materials, decorative bricks, textures or brick pointing and bonding.

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 elevation's composition.

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

Documents required:

- Context character appraisal
- Facade design analysis
- Floorplans
- Site plans
- Elevations
- Section drawings

TBET 3 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 and invite people into the building. 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.

Retail frontages, signing and lighting design should be fully integrated with the architecture of the building and be complementary between the retail units.

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

Documents required:

- Facade design analysis
- Site plan
- Floor plans
- Elevations
- Section drawings

Commercial and Other Non-Residential Buildings

Design codes for non-residential buildings

Introduction

This chapter is intended to apply to range of building uses including, but not necessarily limited to the following:

- Industrial
- Warehouses and storage
- Office
- Hotel
- Educational
- Medical
- Civic
- Retail
- Leisure

The scale of development covered by the Design Code in this chapter is wide ranging and will apply equally to small-scale and large-scale developments.

Successful design solutions will vary according to the building's use and location, whether it be town centre, retail or industrial parks.

Contents

New developments in town centres should enhance the townscape and protect the setting of existing heritage assets.

Proposals for new commercial or industrial parks, retail or other uses must be landscape-led and sited to allow for the creation of an attractive townscape.

Most large-scale industrial buildings tend to appear non-descript and yet often offer the opportunity to deliver exciting bespoke design approaches.

Context

All developments need to draw inspiration from the context in which the site sits, whether that is an industrial park or a town centre.

New developments in town centres should enhance the townscape and protect the setting of existing heritage assets. Whilst industrial, civic and commercial buildings can have significant footprints, making it more challenging to deliver a context appropriate scheme, they nevertheless need to optimise opportunities to fit with the existing urban grain, protect existing views, and create attractive streets and spaces.

Proposals for buildings on industrial sites, depending on their context can sometimes offer the opportunity to deliver more innovative building forms and elevation treatments.

Codes

Context

Views, vistas and landmarks

CNC 1 Context

Applicants must demonstrate, through the submission of a context character appraisal, that the design of the development reflects and reinforces the character of the area.

Description

Well-designed places and buildings should draw inspiration from the site, its surroundings or the wider context. It is important that applicants complete an appropriate context character appraisal to establish the appropriate baseline for a building's design. A context character appraisal should include consideration of:

- Topography;
- Urban grain;
- Significant skyline views;
- Scale and height;
- Streetscape;
- Landmark buildings;
- Constraints and opportunities;
- Impact on nearby heritage assets;
- Opportunities for enhancing the townscape.

In places with a strong identity/context, new buildings should look to reflect and reinforce the existing character.

New Places may offer the opportunity to draw design inspiration from the wider context, or otherwise be directed by a masterplan or design framework for the site.

Proposals for buildings on industrial sites, depending on their context can sometimes offer the opportunity to deliver more innovative building forms and elevation treatments.

In historic areas, designers must assess the established historic character of the area as part of the context character appraisal of the site.

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

Documents required:

- Context character appraisal (may be incorporated within the Design and Access Statement)

CNC 2 Views, vistas and landmarks

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

Description
Large or tall buildings, by reason of their height or mass, can harm the character and identity of a place and the value of important views by interrupting the scale, rhythm and grain of the urban form in a way that other buildings do not.

The siting of developments must protect and enhance any locally important views, vistas and landmarks (ascertained through discussion with the Local Planning Authority) 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 a conservation area, the relevant views identified in the Conservation Area Appraisal / Management Plan should be used as a minimum. Consideration should be given to changes in level which may produce unexpected views. Applicants must show, where relevant, what new views will be created in or through the development.

Area Types:

- In New Places it should be demonstrated how the proposal fits in with a masterplan or design framework for the whole of the place, in addition to complying with this Code.

Documents required:

- TVIA in accordance with requirements in the Council's adopted Validation Checklist
- Accurate visual representations in accordance with requirements set out in the Council's adopted Validation Checklist

Plan and Layout

Proposals for new commercial, retail or other uses must be landscape-led and sited to allow for the creation of an attractive townscape that optimises active frontages, protects existing views whilst creating new ones, provides for active travel routes, new public realm and tree planting.

Codes

Siting

Active frontages and public realm

Connectivity

Wayfinding

Servicing

CNPL 1 Siting

Building(s) must be designed around a landscape-led strategy and sited in a manner that allows sufficient space to be provided between buildings to create a positive identity and sense of place. Siting must also deliver appropriate provision of setbacks, circulation routes, amenity space, public realm, tree planting, soft landscaping and verges.

Description

Landscape-led development by its nature delivers appropriate spacing between buildings allowing for well landscaped development including circulation routes, amenity space, public realm and tree planting.

Without appropriate spacing between buildings, developments can appear cramped, over-dominant, indistinguishable from one another and at odds with the urban grain.

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

Documents required:

- Site plan
- Site Wide Landscaping Strategy

CNPL 2 Active frontages and public realm

Buildings must provide active frontages that respond to one-another, the street and areas of public realm.

Description
Where relevant, the design of the ground floor should encourage day and night time active uses. Commercial and non-residential buildings should not ignore the pedestrian experience and the street environment in which they are situated. An active and inviting frontage is essential on primary elevations, with entrances that are welcoming and well landscaped. In town centres, site buildings so as to make best use of the public realm, such as the creation of spill out space.

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

Documents required:

- Site plan
- Site Wide Landscaping Strategy
- Floor plans
- Elevations

CNPL 3 Connectivity

When planning an estate or business park, developments must optimise connectivity through the site and beyond.

Description
Site layouts and buildings should be legible and, provide an interesting elevation to the street to aid wayfinding.

Commercial developments should encourage pedestrian and cyclist permeability and connectivity to active travel networks, avoiding cul-de-sacs wherever possible.

Compliance
Applicants should demonstrate how the site's internal movement network is connected to the wider area for both vehicles and active travel and how the layout is legible to those both using and passing through the site.

Area Types:

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

Documents required:

- Site plan illustrating connectivity
- Site Wide Landscaping Strategy
- Design and Access Statement

CNPL 4 Wayfinding

Navigation through commercially led environments must be clear, efficient and well signposted.

Description
Wayfinding, the provision of information to guide people around an unfamiliar place, is an essential ingredient in a well-designed movement network.

Legible and intuitive wayfinding takes account of the diverse needs of all its potential users, promotes activity and social interaction, contributing to health, well-being, accessibility and inclusion. It is particularly important to meet the needs of specific people including those with dementia, and other visual and mental disabilities.

Wayfinding also helps support the promotion of active travel by helping pedestrians and cyclists to make use of easy connections to public transport, and access the wider network of pedestrian and cycle routes in order to access destinations beyond the neighbourhood.

Wayfinding can be used in many forms e.g. fingerposts, totems, public art, surface materials. Typeface selected should be clear and highly legible, whereas

condensed, ornate or stylised typefaces should be avoided. Internationally recognised or DfT symbols should accompany text wherever possible. Appropriate tonal contrast (LRV difference) should be also be used.

Applicants should refer to TfGM's Street's for All Design Guide.

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

Area Types:

- In infill areas, not required where the size of the site is such that wayfinding is not necessary.
- In New Places it should be demonstrated how this element fits in with a masterplan or design framework for the whole of the place.

Documents required:

- Site plan
- Wayfinding strategy

CNPL 5 Servicing

Applicants must demonstrate that the site layout and building design of commercial and non-residential developments has taken account of strategies for fire and emergency access, waste collection, cleaning and repairs.

Description
Consideration must be given to the strategy for fire and emergency access, waste collection, cleaning and repairs from the outset and include a servicing strategy. Waste collection vehicles must be able to get within 10 metres of the waste collection point. The design impact of these aspects must be fully considered and sensitively incorporated into the building and site design.

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

Documents required:

- Site plan
- Site Wide Landscaping Strategy
- Vehicle tracking plans, if relevant
- Servicing Strategy

- Fire Statement, if relevant
- Waste Management Strategy

Scale and Form

The scale and form of new buildings must respect that of the surrounding site context. Generally, the larger the building, the more attention needs to be paid to the form and massing to lessen its impact on the surroundings. Schemes should allow daylight and sunlight to penetrate into buildings and amenity spaces. Most large-scale industrial buildings tend to appear non-descript and therefore careful thought is needed in relation to the form, profile and external appearance to create interesting buildings and improve place making.

Codes

Scale, form and profile

Daylight, sunlight and overshadowing

CNSF 1 Scale, form and profile

The scale, form and profile of buildings must respect that of the surrounding site context. Where set-backs at roof level are used, the set-back element must be designed as an integral part of the building using matching materials.

Description

Developments within existing places will be required to respect the established scale and form in the surrounding context. Continuing the scale and form of new development in a local area is important in strengthening the visual character of existing places. Consider the impact of the building on the skyline and the building profile, and look for opportunities to provide interest through the silhouette.

Buildings which are too large and inarticulate can feel oppressive and detract from other aspects of the surroundings. Continuing the dominant form and profile of development in a local area is important in strengthening the visual character of existing places. Trafford's places have a distinctive visual character, often as a result of the rhythm, form and profile of its buildings.

Setbacks should not simply be used as a method of achieving additional height, but should be an integral part of the building, with setbacks generally applied on all sides of the building. The materials used should match those used on the rest of the building. Cladding solutions to set backs at roof level all too often result in a poor appearance, however, where the design approach and quality of the

materials used are of the highest quality, cladding materials can sometimes offer an appropriate solution.

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 the proposal fits in with a masterplan or design framework for the whole of the place, in addition to complying with this Code.

Documents required:

- Site plan
- Floor plans
- Elevations
- Sections
- Street scenes

CNSF 2 Daylight, sunlight and overshadowing

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

Description
Solar studies should be used to demonstrate that new development is in general compliance with the guidelines set out in the Building Research Establishment guidance in terms of the impacts of daylight, sunlight and overshadowing. It is acknowledged that certain development uses such as industrial buildings and warehouses would not lend themselves to this requirement, but where other uses form a part of the development every effort should be made to ensure that they are served by daylight and sunlight.

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

Area Types:

- In New Places – High Rise, High Density, it should be demonstrated how this element fits in with a masterplan or design framework for the whole of the place if relevant.

Documents required:

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

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.

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.

Codes

Boundary treatments
Historic boundary treatments

Boundary treatments should be used to define the perimeter of the site and internal plot boundaries. Applicants will be expected to create consistent, high quality and well-designed boundary treatments using either brick walls, stone walls, security fencing, dependent upon context. All boundaries must be well landscaped.

CNB 1 Boundary treatments

Boundary treatments, including gates, must be in keeping with the surrounding traditional context.

Description

Boundaries and security features should be considered at the same time as the building and landscaping, forming an integral part of the design.

Boundary treatments should be used to clearly define the public and private domain. Inclusion of landscape increases biodiversity and can soften edges.

Fence lines, where appropriate should be set back from the edge of the site along public edges behind a landscaped zone to provide a soft edge to the public realm.

Palisade fencing presents a poor image of a site and area in general and can reduce visibility, hindering natural surveillance. Its use should be avoided.

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

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

Area Types:

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

Documents required:

- Site plan
- Site Wide Landscaping Strategy
- Elevations

CNB 2 Historic boundary treatments

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

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

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

Documents required:

- Site plan
- Site Wide Landscaping Strategy
- Elevations

Elevation Treatment

A well-proportioned elevation will be aesthetically pleasing, bring legibility and harmony to the building or series of buildings, and animate the street.

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 and include an active frontage.

Codes

Façade design

Entrances

Alongside the building form, scale and massing, the inclusion of an appropriate facade treatment is integral to animating building elevations. Elevations should be visually interesting with rhythm and articulation, using fenestration and recessed and projecting elements to break up the mass of larger elevations.

Variation in facade treatment, materials and detailing should be used to provide visual breaks in the form and animate elements of the building effectively from all aspects.

CNE 1 Façade design

The design of commercial and non-residential buildings must provide architectural interest and articulation to elevations. All principal elevations should provide active frontages at ground floor level.

Description

The large scale of commercial and non-residential buildings requires careful consideration to be given to the elevation treatment. The buildings should be legible and considerate to their neighbours, adapting to locality and context. Design excellence should be strived for. Consider the mix of functions within the building and how they relate to the surroundings and external appearance, using them as drivers to create interesting and well-designed architectural solutions.

Facade design must use robust high-quality materials with interest and articulation.

Office space and other activity generating functions should be positioned to be outward looking and facing towards the front of the building to optimise activity near the street.

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

Documents required:

- Facade design analysis
- Elevations
- Section drawings

CNE 2 Entrances

Entrance lobby spaces must be formed in the principal elevation; in keeping with the scale of the building; 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 and invite people into the building. Building signage and numbering should be bespoke and integrated into the design of the building and its entrance in robust and permanent materials.

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

Area Types:

- Town centres – applicants should demonstrate how the entrance fits with those nearby and how it will drive footfall.
- Applicants should demonstrate how the entrance to the building(s) fits into the rhythm of entrances along the street.

Documents required:

- Facade design analysis
- Elevations
- Section drawings

Materials

The materials used for a building affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. Materials should be practical, durable and attractive. Choosing the right materials for the site's context will ensure new development fits harmoniously with its surroundings.

Codes

Materials

CNM 1 Materials

Primary facing materials must reference common materials from the surrounding context.

Description

Look for design cues in the immediate area to influence your choice of materials. 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.

Proprietary cladding materials may be appropriate for certain types of development such as industrial units. Where they are considered appropriate, vary the cladding materials to provide subtle interest and variation in the elevation.

At ground floor level, use robust cladding materials, such as brickwork, to avoid damage which could affect the appearance and integrity of more lightweight cladding materials.

Consider the effects of weathering on cladding materials to ensure that they do not impact negatively on the appearance of the building with the passage of time.

Compliance

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

Documents required:

- Facade design analysis
- Materials schedule
- Elevations

- Street scenes

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.
Cycle 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

Surface parking

Undercroft parking

Basement parking

Cycle parking

CNP 1 Surface parking

Surface parking must be well landscaped and allow for natural surveillance and easy access to the buildings it serves. No more than ten spaces should be provided in a double row without being broken up by landscape. Parking layouts must comply with the relevant codes set out in the 'Landscape and Industrial and Commercial Sheds' sub-chapter in 'Landscape and Nature'.

Description
Surface parking must be well-designed with high quality hard and soft landscaping. Surface parking areas must benefit from natural surveillance and developments designed to prevent indiscriminate car parking such as parking on verges and pavements.

Please read Code LNIP1 Commercial and industrial site layouts.

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

Documents required:
- Site plan
- Site Wide Landscaping Strategy

CNP 2 Undercroft parking

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 optimised.

Description

Undercroft parking (ground level parking under buildings which have open sides) should only be used where it can be adequately concealed from principal elevations by active ground floor uses. 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.

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
- Elevations
- Existing and proposed level plans

CNP 3 Basement parking

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

Description

Well-designed basement parking can negate the clutter associated with surface parking if the vehicular entrance and associated retaining walls are concealed from the public realm. The design of basement parking areas must be integral to the overall architecture of the building and the landscaping of the site, with retaining walls kept to a minimum. However, the introduction of basement parking in existing buildings will generally not be supported because of the negative effect it has on the character of the building.

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

Documents required:

- Site plan
- Floorplans
- Elevations
- Street scenes

CNP 4 Cycle parking

Cycle parking must be provided in a covered, secure and easily accessible location and provide for a range of cycle types.

Description
Applicants should refer to the Council's cycle parking standards to establish the quantum of cycle parking required. Cycle parking for non-residential uses should be integrated into the main building, but where this is not possible cycle storage areas must be covered, secure and within close proximity to the building entrance. External cycle stores must be well-designed and sited where they do not detract from the character and appearance of the building or the surrounding area. Five percent of all cycle parking spaces should be capable of accommodating inclusive cycles, cargo cycles and tricycles.

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

Documents required:

- Site plan
- Site Wide Landscaping Strategy

Plant and Infrastructure

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.	**Codes** Plant and infrastructure

The design impact of these aspects should be fully considered and sensitively incorporated into the building design.

Bin storage

CNPI 1 Plant and infrastructure

The need for infrastructure such as sub-stations, pumping stations and plant and equipment, including water tanks, must be considered at the outset of the design process and integrated into the design of the building or site.

Description

Given the considerable costs associated with the provision of substations and pumping stations, developers should be aware of the requirement for the provision of this infrastructure at the outset of the design process and incorporate it into the design of the scheme. All too often, developers seek to vary planning permissions to allow for the provision of a substation on a site which is invariably presented as a fait accompli with the substation prominently located on the site.

Where this type of infrastructure cannot be located within a building, consider how it can be sensitively accommodated on site, away from the public realm and screened with soft landscaping as part of a landscape-led approach to site layout.

Compliance

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

Documents required:

- Site plan
- Site Wide Landscaping Strategy

CNPI 2 Bin storage

Bin stores must be integral to the design of the building or otherwise screened from the public realm where this is not possible.

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 and ideally located internally.

Where separate bin storage structures are unavoidable they must be well-designed, practical and in keeping with the building's design. Bin stores must be

concealed from the public realm. Details should be provided as part of the planning application and they should be designed in complementary detail and material to the main development.

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

Documents required:

- Site plan
- Site Wide Landscaping Strategy
- Elevations

Innovation

Guidance on how to deliver innovative and sustainable development

Introduction

Innovation in design and place making is encouraged. Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions.

Making buildings and places more sustainable is key to reducing our carbon footprint, and improving quality of life. Sustainability and the reuse of existing resources, including the conversion of existing buildings instead of demolition and rebuild should be a consideration from the outset of all design decisions.

Sustainable design will reduce the environmental impact of construction and the use of resources throughout the lifetime of the building, not only through its material impact but also in the decisions that eventual users make.

New construction techniques including the off-site manufacturing and construction of buildings and components, using innovative and smart technologies which help to improve efficiency, productivity and quality of new homes and buildings will be welcomed.

Contents

Proposals should seek to reduce the release of carbon at all stages of design and construction when planning developments, while opportunities for carbon capture and storage should be sought in both the immediate and future life of buildings and spaces.

Careful consideration needs to be given to placemaking, local distinctiveness and the character of new homes and buildings.

Good sustainable design should aim to exceed the requirements of planning policy and the requirements of the Building Regulations.

Innovative Design

Innovative designs are welcomed but careful consideration needs to be given to place making, local distinctiveness and the character of the area, whilst the quality of materials must be as high as those used in traditional construction.

Passive Environmental Design

- Consider the use of passive house principles in the design of new development. Applicants should employ a “fabric first” approach, enhancing thermal elements utilising high levels of insulation, energy efficient windows, no thermal bridging, air-tight construction and mechanical ventilation.
- Consider the use of building forms which minimise the surface area to volume ratio. For example, terraced houses and apartments can provide more efficient building envelopes.
- Good sustainable design should aim to exceed the requirements of planning policy and the requirements of the Building Regulations.
- Use tree planting to provide natural shade and shelter, subject to the guidance and code contained in the ‘Landscape and Nature’ chapter. Deciduous trees can provide shade during the summer while allowing light to permeate during the winter months. Where overshadowing is not problematic, evergreen trees can be effective in limiting exposure to cold winds.

Roofs

- Roofs are an opportunity for rainwater collection which could be used for non-potable purposes such as flushing toilets. The collection and diversion of rainwater can also mitigate flood risk and control run-off as part of a sustainable drainage system.
- Where flat roofs are considered to be appropriate, green roofs can provide a natural way to insulate and regulate internal temperatures as well as capturing carbon, slowing rainwater runoff and increasing biodiversity amongst other benefits.

Low and Zero Carbon (LZC) Technology

- Low and zero carbon technology (LZC) can include:
    - ➔ Solar hot water
    - ➔ Air Source Heat Pumps
    - ➔ Ground Source Heat Pumps
    - ➔ Combined Heat and Power
    - ➔ Biomass heating
    - ➔ Solar Photovoltaics
    - ➔ District Heating Network
    - ➔ Hydro power
    - ➔ Wind turbines
- The additional space required to incorporate technology should not come at the detriment of the design of the development.
- Consider the visual impact of LZC technology on the building and wider site. External surface mounted equipment must be sensitively located and well screened from the public realm.
- Efficient heating and ventilation systems, and energy efficient illumination with automated switching should be used, particularly to communal areas.
- The integration of solar or photovoltaic panels into the envelope of the building should be well considered from the outset, avoiding bolt-on solutions. Large roofs associated with commercial buildings often provide an unobstructed surface for capturing solar energy through solar panels for use in heating the building or photovoltaic panels for use in generating energy. The design of flat roofs should include parapets which help to screen roof top equipment such as solar panels.
- The design of commercial buildings lend themselves to the use of technological solutions as part of an environmental strategy and can include: heat pumps, automatically dimmed or switched LED lighting and monitoring technology.
- In larger schemes the use of district heating networks or centralised energy production is encouraged, and where possible, developments should aim to connect to existing heating networks.

Modern Methods of Construction (MMC)

- The use of modern methods of construction (MMC) are encouraged. However, where MMC are implemented, the quality of design and materials used must seek to equal that used in high quality buildings of traditional construction.

- Where the use of traditional materials is not suitable when employing MMC, applicants must carefully consider the visual impact and durability of materials and ensure they are appropriate in their context. Materials that weather poorly must be avoided.
- The use of MMC should not prevent the design of appropriately proportioned facades.
- MMC may not be appropriate on sites where the constraints of the pre-fabrication process limit the range and quality of the detailing or materials that can be used.

Building Lifecycle

- Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan. They have an emphasis on quality and simplicity.
- Well-designed places, buildings and spaces are:
  - designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages;
  - robust, easy to use and look after, and enable their users to establish a sense of ownership and belonging, ensuring places and buildings age gracefully;
  - adaptable to their users' changing needs and evolving technologies; and
  - well-managed and maintained by their users, owners, landlords and public agencies.
- Applicants should try to specify products that are made from recycled materials and/or that are easily recyclable at the end of the building's life, whilst being appropriate to the building's context and design. Allowances should be made for the repurposing or adapting of building elements without the generation of additional waste or recycling.

EV Charging

- All developments should aim to exceed the requirements set out in Building Regulations 'Infrastructure for the charging of electric vehicles Approved Document S'. It is expected that the passive EV charging infrastructure will be

provided across the site to ensure that every car parking space and driveway can be installed with active infrastructure at a future date.

Table 1: Good Practice image credits

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