

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



TRAFFORD
COUNCIL

September 2024

bw
BARNES
WALKER

Capita



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](#)

[Plan and Layout](#)

[Accessibility](#)

[Elevation and Proportion](#)

[Balconies and Terraces](#)

[Materials and Detail](#)

[Boundaries, Servicing and Plant](#)

[Parking](#)

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

[Scale, form and context](#)

[Roof form](#)

[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 setbacks 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](#)

[Standards](#)[Bin storage](#)[Internal living environment](#)[Provision of living spaces](#)[Deck access](#)[Habitable room privacy](#)

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.

New Places - High Rise, High Density

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.

New Places – Low Rise, Low Density

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

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

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

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 it 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.

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.

Codes

[Accessibility standards](#)

[Accessible external areas](#)

[Accessible parking](#)

[Accessible lifts](#)

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.

Please read [Code APL 7 – Amenity Space](#) in conjunction with this sub-chapter.

Codes

[Design](#)

[Size](#)

[Parapets and screening](#)

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 m² for dwellings designed for up to two occupants with an additional 1 m² 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
-