

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



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BARNES
WALKER

Capita



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.

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.

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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

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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

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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.

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.

Codes

[Boundary](#)

[treatments](#)

[Historic boundary](#)

[treatments](#)

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.

Codes

[Façade design](#)

[Entrances](#)

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.

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
-