

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



TRAFFORD  
COUNCIL

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**bw**  
BARNES  
WALKER

**Capita**



# 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.

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## 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

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## 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

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## 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](#)

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### **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

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## **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

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## 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](#)

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## **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

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**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

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## **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
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## 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](#)

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### 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

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## **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

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## **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
  - Façade 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

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## **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

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## **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
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## 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

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## 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.

Opportunities to enrich the design of the building through articulation and detailing should be considered and cues taken from the surrounding vernacular where appropriate.

### Codes

[Facade materials and details](#)

[Roof materials and details](#)

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## **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

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## **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

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## **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](#)

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## 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

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## 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

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## **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](#)

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### 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

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### **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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