

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

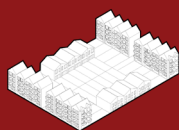


TRAFFORD  
COUNCIL

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BARNES  
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**Capita**



# Residential Sites and Multiple Homes

Design codes for a development of multiple houses

## Introduction

Designing homes is not just about individual buildings, but also about how they relate to one another to form new or enhance existing communities. The layout of all residential areas should contribute towards the creation of pleasant and safe environments with a clear identity that fosters a sense of community.

All new proposals should sit harmoniously in their context and make a positive contribution, responding to the history, landscape and built form of their surroundings. Proposals for residential sites should seek to challenge the norm and avoid historic issues caused by developments which are reliant or based on the needs of cars. A well-designed development is multifaceted. It must consider key elements of urban design, architecture and landscape design to achieve a positive outcome for the place and its community. This Chapter sets out code and guidance for designers when shaping their proposals for all housing sites and focuses on key issues of layout, scale, massing and density.

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## Landscape-led Residential Layouts

The Strategic Design Principles make clear that the guiding principle for designing new developments is a 'landscape-led' approach. Residential developments must incorporate a layered approach starting from the strategic objectives to the site context to ensure the design is influenced by and knits into the wider community and existing landscape successfully.

### Codes

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## **RSRL 1** Landscape-led

**Residential layouts must be landscape-led and designed around public realm and open spaces. Applicants must demonstrate that they have optimised opportunities for retaining and enhancing existing landscape features, planting, key views into and out of the site and that new planting opportunities have been optimised.**

### **Description**

Residential layouts must be landscape-led, with housing quantum being the output of a context appropriate layout. The design must give precedence to existing landscape features and character when shaping a development for sites of any size. This can include long views and areas of landscape beyond the development boundaries. Consider what kinds of spaces exist in the surrounding area in order to define provision within the proposed site to ensure appropriate and balanced provision. Identify and preserve areas that have high ecological importance, particularly ancient and traditional landscapes. Identifying existing landscape and site features can help to inform the design of a residential development and provide a well-established and natural means of creating a sense of place when incorporated into spaces or streets.

***Refer to – Leading with Landscape Strategic Design Principle***

### **Compliance**

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

Area Types:

- In New Places the context for new development may be able to be drawn more widely and should be directed by a masterplan or design framework for the site.

Documents required:

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

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## **RSRL 2** Context and identity

**Applicants must demonstrate, based upon an understanding of the local context, that the development has a positive and coherent identity, has optimised opportunities to deliver public spaces, and can be positively integrated into its surroundings, respecting and reinforcing the character of the area.**

## Description

Well-designed places are influenced positively by the surrounding landscape character, urban grain, patterns of built form and the local vernacular.

Developments do not need to copy their surroundings in every way but they must have a strong identity or character that comes from the way that buildings, streets and spaces, landscape and infrastructure combine together. It is appropriate to introduce elements that reflect how we live today, to include innovation or change such as increased densities where appropriate, and to incorporate new sustainable features or systems.

On larger development schemes, the introduction of small incidental public spaces can help to create successful places and give a development a clear identity. Small spaces and public squares help to bring people together and act as a focus for community life. All have the ability to deliver some level of planting, and applicants should look to optimise opportunities to deliver soft landscape within these spaces. Spaces that include tree and other planting are invariably more successful spaces than those without. Hard spaces can incorporate trees, hedges and/or planters within the space.

## Compliance

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

Documents required:

- Site plan
- Site Wide Landscape Strategy
- Drainage Strategy as required by the Council's adopted Validation Checklist

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## **RSRL 3** Vehicle parking

**Applicants must provide a parking strategy that does not result in vehicles dominating the streetscene. Parking layouts must comply with the relevant codes set out in the 'Landscape and residential parking layouts sub-chapter in 'Landscape and Nature'.**

### Description

Applicants should provide vehicular parking using an appropriate range of options such as on-plot, courtyard, on-street, or consolidated parking solutions (e.g. parking barn). Where it is appropriate to provide on-street parking bays, they must be well landscaped in accordance with the relevant codes.

## Compliance

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

### Area Types:

- In New Places it should be demonstrated how this element fits in with a masterplan or design framework for the whole of the place.

### Documents required:

- Site plan
- Site Wide Landscape Strategy
- Transport Assessment
- Travel Plan

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## Visual Structure

Attractive streets typically have a coherent rhythm and structure, often delivered through scale and proportion of buildings, windows and doors, repeating roof forms, symmetry, materials, composition, window spacing and detailing.

The identity and structure of traditional streets in Trafford is very recognisable. In the urban parts of the Borough this is typically houses along defined building lines with local materials and repetition of architectural features, often bay windows and gable ends.

Infill projects will be expected to reference these traditional features in a modern form. Larger housing developments will require a variation in the size and design of houses but this should still follow the rules of visual identity set out in this Chapter.

### Codes

[Coherent rhythm and structure of streets](#)

[Variation](#)

[Define and enclose spaces with buildings](#)

[Views, vistas and landmarks](#)

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## **RSVS 1** Coherent rhythm and structure of streets

**Residential developments must deliver streets with an identifiable and coherent structure, taking design cues from the surrounding area.**

## Description

Streets with an identifiable rhythm and order make streets aesthetically pleasing. Where people can identify and 'read' the structure of a street they will be able to navigate through an area more easily and understand and appreciate its character.

Streets displaying good visual structure typically use consistent housing typology, proportions (including window proportions), height, roof form, facade composition, materials, orientation and placement. The chosen method for creating structure must be influenced by design cues from the surrounding area.

Whilst consistency is key to creating good visual structure in a street, most streets benefit from some variation – see [Code RSVS 2 – Variation](#).

## Compliance

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

### Area Types:

- In New Places it should be demonstrated how this element fits in with a masterplan or design framework for the whole of the place.

### Documents required:

- Site plan
- Site Wide Landscape Strategy
- Floor plans
- Elevations
- Street scene drawings

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## **RSVS 2** Variation

**Applicants must demonstrate that the layout delivers an appropriate degree of variation in the streetscene having regard to the local context.**

### Description

Variation in the streetscene refers to the degree of variance between building types, scale, materials and the composition of elevations. Context will dictate the balance between the need for more formal urban streets where there is less variation and the need for more variation such as in more rural settings. A highly diverse street scene can be confusing for viewers and difficult to 'read' as a coherent structure. A street scene that lacks variety may be monotonous if the building type is bland and featureless.

## Compliance

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

Development types:

- Not required for small infill projects of fewer than five dwellings. May not be required for projects of five to ten dwellings depending on the surrounding context.
- In New Places it should be demonstrated how this element fits in with a masterplan or design framework for the whole of the place

Documents required:

- Site plan
- Site Wide Landscape Strategy
- Floor plans
- Elevations
- Street scene drawings

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## **RSVS 3** Define and enclose spaces with buildings

**Buildings must be positioned and sited to define edges and areas of open space to create a strong identity and a sense of place and enclosure.**

### Description

Open spaces generally benefit from a sense of enclosure through the introduction of buildings. The sense of enclosure can lend a site a clearer identity. The degree to which a space is enclosed and the height of buildings enclosing a space will be dependent on the context of the site.

### Compliance

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

Development types:

- Not required for small infill projects where open space is not required on site.

Area Types:

- In New Places it should be demonstrated how this element fits in with a masterplan or design framework for the whole of the place.

Documents required:

- Site plan

- Site Wide Landscape Strategy
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## **RSVS 4** Views, vistas and landmarks

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

### **Description**

Developers should look for opportunities to link the development site with its surroundings and create a visual connection between areas. Creating new views, and protecting and strengthening existing views can help to create a sense of a place, aid legibility and make wayfinding easier.

### **Compliance**

Applicants should identify the key existing views, vistas and landmarks relevant to the application (with assistance through the pre-application process if necessary) and analyse the impact of the development upon them. Where a site is in a conservation area, the relevant views identified in the Conservation Area Appraisal and Management Plan should be used as a minimum. Consideration should be given to changes in level which may produce unexpected views. Applicants must show, where relevant, what new views will be created in or through the development.

### **Area Types:**

- In New Places it should be demonstrated how this element fits in with a masterplan or design framework for the whole of the place.

### **Documents required:**

- Site plan illustrating key views (may be incorporated within the Design and Access Statement)
  - Accurate Visual Representations in accordance with requirements in the Council's adopted Validation Checklist
  - Landscape/Townscape Visual Impact Assessment in accordance with requirements in the Council's adopted Validation Checklist
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