

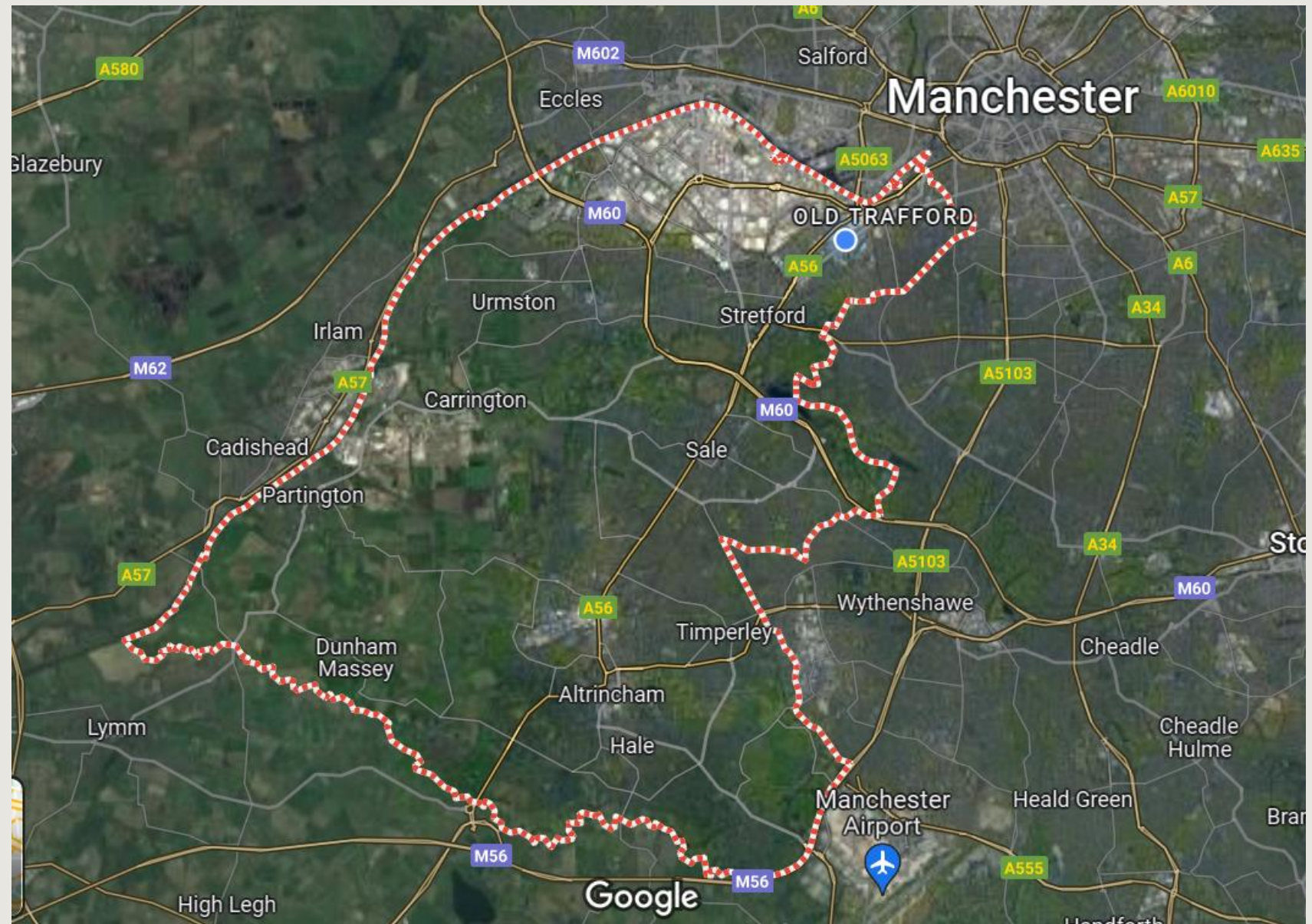
# Trafford Design Guide & Design Code

---

**PAS & DLUHC: Design and the LURB**

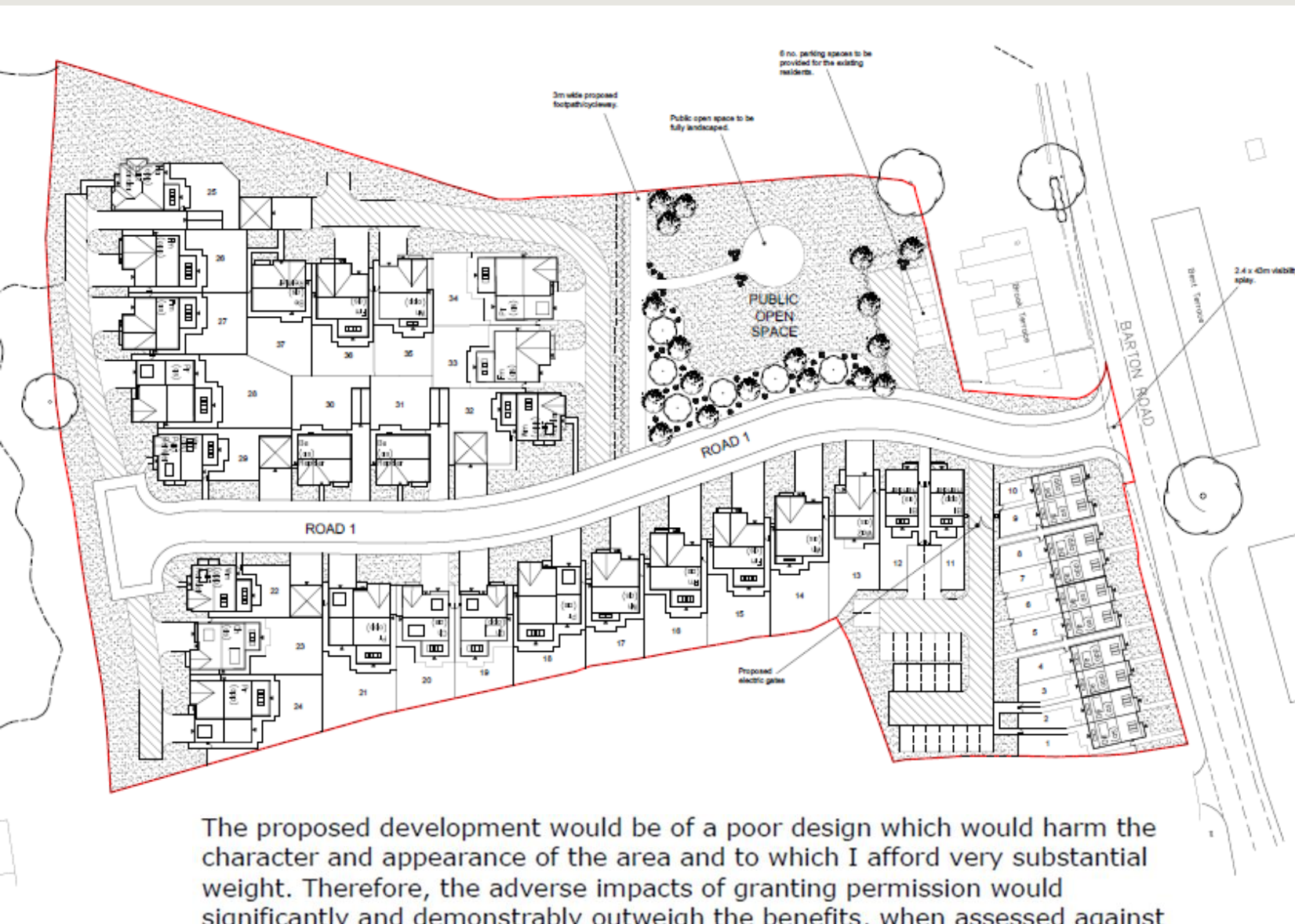
**25 January 2023**

**We are  
here!**



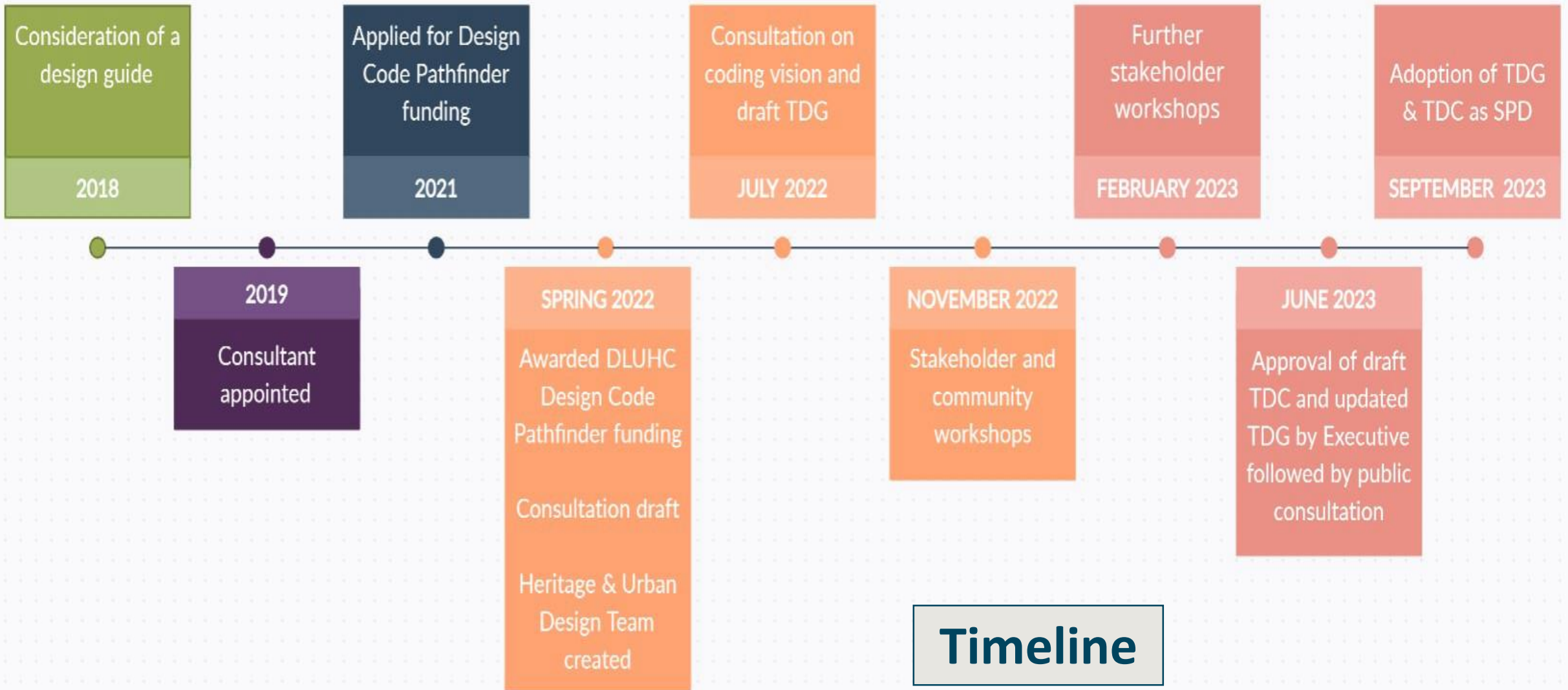
# Why do we need a boroughwide Code?





The proposed development would be of a poor design which would harm the character and appearance of the area and to which I afford very substantial weight. Therefore, the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. The appeal scheme would not therefore be sustainable development for which the presumption in favour would apply.





# The Trafford Design Guide

## The Strategic Design Principles

Click on below icons to learn more

[Browse all Principles](#)



Sustainable  
Movement



Leading with  
Landscape



Safe and  
Inclusive  
Places



Design with  
Character  
and Beauty



Respond to  
Place



Embrace New and  
Sustainable Ideas



Design Together



Connected  
Neighbourhoods

## Design Requirements

### Shaping Places



- [The Public Realm](#)
- [Streets and Open Spaces](#)
- [New Places and Neighbourhoods](#)

### Designing Homes



- [Planning the Site](#)
- [Houses](#)
- [Apartments](#)

### Tall Buildings



- [Siting and orientation](#)
- [Form and detail](#)
- [Building envelope](#)

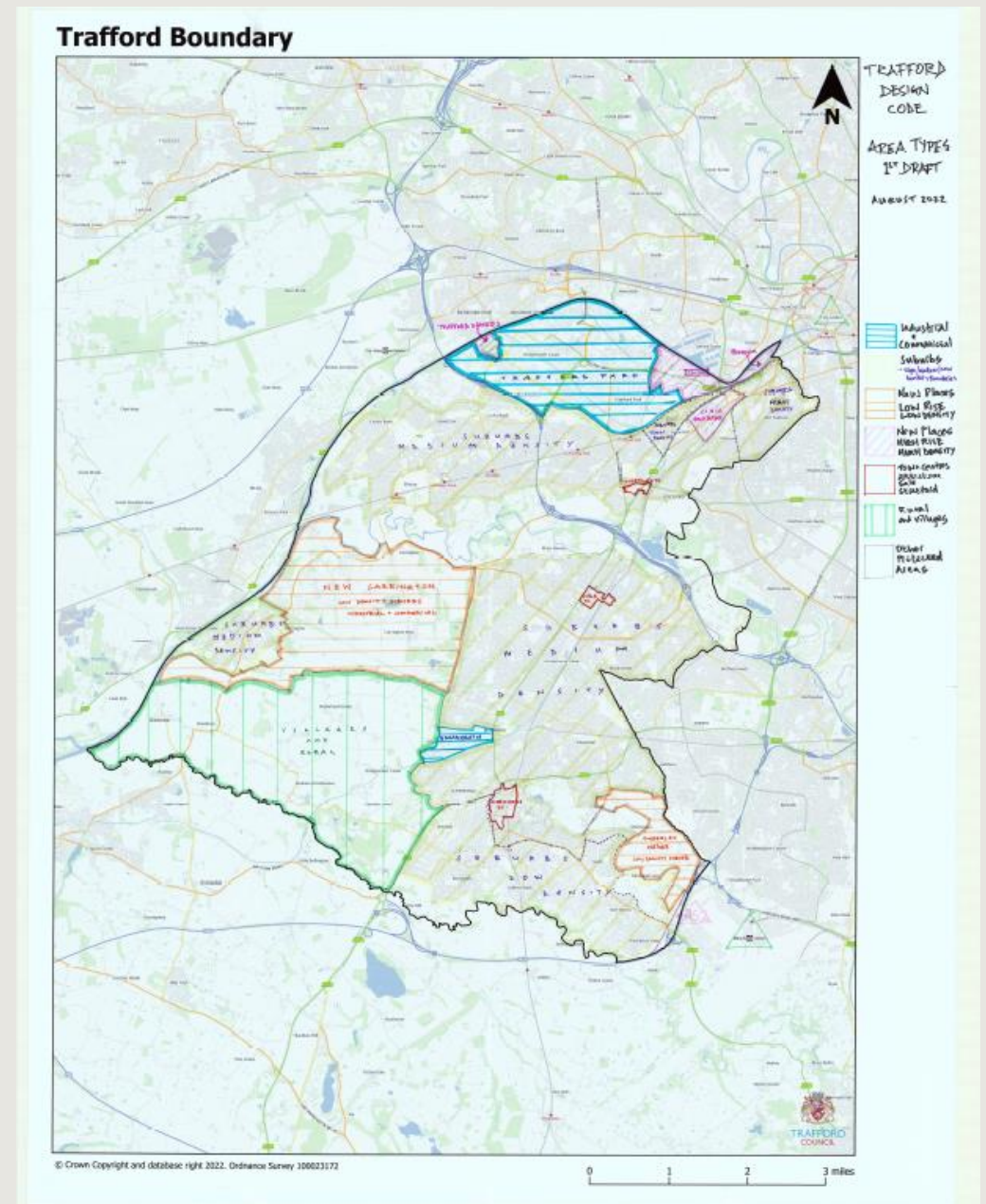
### Commercial Buildings



- [Siting and orientation](#)
- [Facade articulation](#)
- [Boundaries and security](#)

# Coding: First Principles

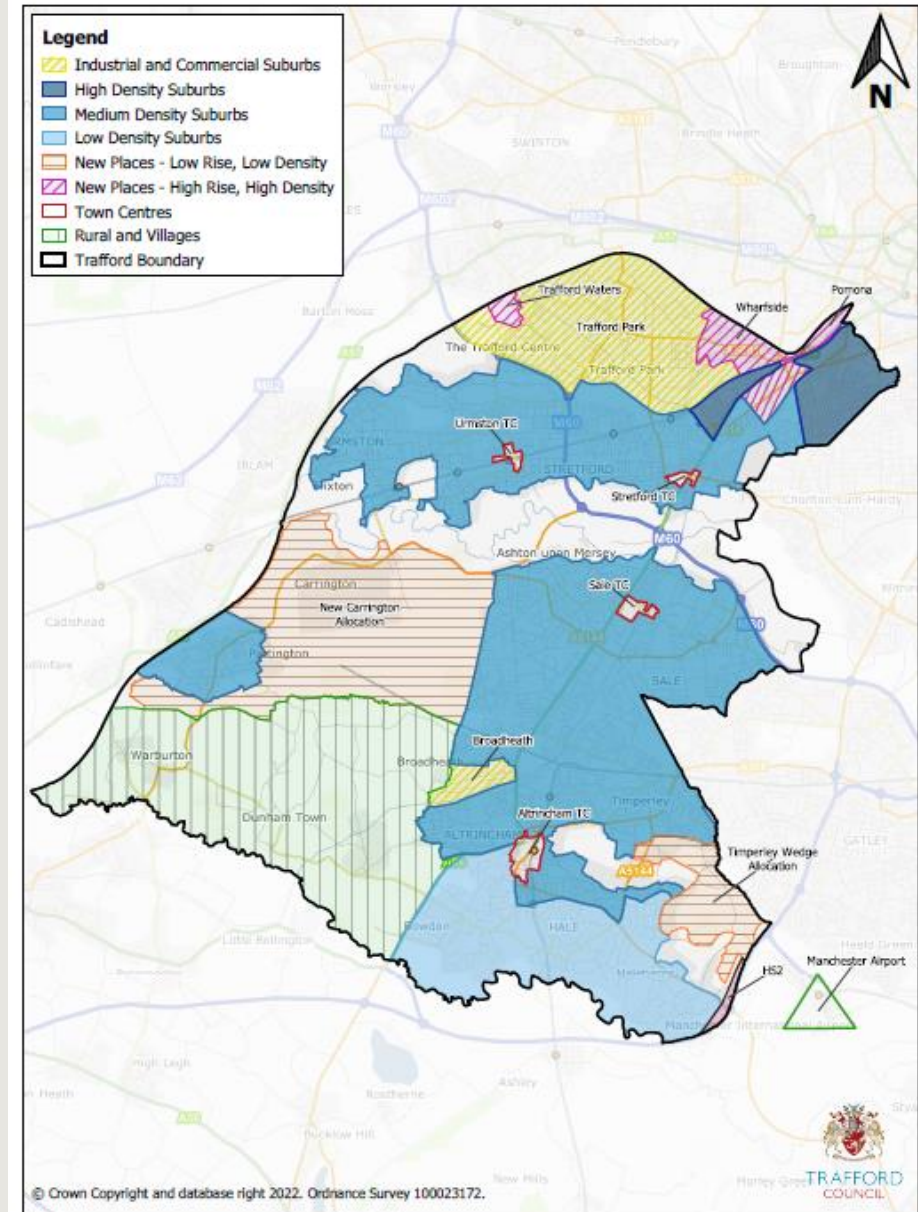
- Build code on guidance either existing or new.
- Coding? Borough wide or site / area specific? Masterplan for some sites?
- You are coding for what an area will become, which is not necessarily what it is now.
- In house or consultants?
- Which team in the Council drives it forward?
- Where is your focus? Corporate priorities? Something else?
- Evidence base? Supplementary plans coming.



# Area Types

- Area Types – don't necessarily coincide with places.
- Suburbs are fairly high level – we could be more granular but not possible to deliver in time with a Borough wide code.
- Granularity – choices about how much and what to code and how detailed that is.
- Might not have the same level of coding across all area types e.g. our suburbs will probably have less than our new places.
- Choices about what coding applies Borough wide and what applies only to a specific Area Type / development type.
- Coding for 'no development' / protected areas.

## Trafford Design Code - Coding Plan





# Wharfside Masterplan

- Only one of the 'New Places' without either a masterplan or a design framework.
- Very high level Development Framework in production.
- Area likely to undergo significant intensification of development.
- Allocated for 2000 new homes and 25,000sqm of office space in emerging Local Plan.
- Major opportunity to masterplan a new community underpinned by the Trafford Design Code.



# Community and Stakeholder Consultation

- In person / virtual?
- Think about the time of year / other things going on.
- Which specific groups targeted?
- What consultation methods are used?
- In house / via consultant?



# Structure and Content

- Why are you coding? How do you know what constitutes good quality development? Look to your own area and what works. Take your Members out.
- Most benefit for least effort.
- It is intended that the Trafford Design Guide and Code will be merged into one logically navigable document.
- The Draft Trafford Design Guide contains checklists some of which will be converted to coding.
- Some will be absolutes, some will be a list of options. If neither, then guidance.
- **What are your must haves?**

## Housing Design Checklist

Any design of public realm should consider the below detailed requirements and demonstrate the response within a Design and Access statement:

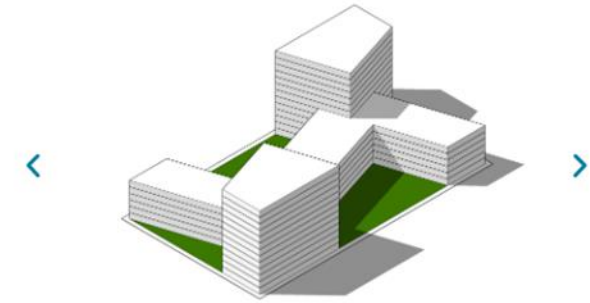
### Form and profile:

- Make creative use of recessed and projecting elements (such as bay windows) to bring a rhythm to the street and provide interest, avoiding flat and monotonous frontages.
- Generally consider pitched roofs on domestic buildings, with full appreciation at the context to provide cues on pitch and orientation.

### Plan and layout:

- Avoid single aspect dwellings that are North facing (within 30 degree)
- Demonstrate how good levels of daylight, ventilation and privacy are provided to habitable rooms and the kitchen, particularly in single aspect designs.
- Design to limit noise transmittance between sound sensitive rooms with adjoining and adjacent dwellings.
- Provide two living spaces, both rooms should have external windows, for dwellings with 3 or more bedrooms.
- Provide adequate space and services to facilitate working from home. This facility should not compromise the function or sustainability of the home.
- Ensure, where possible, that internal partitions are non-load bearing to allow for easy re-configuration into other arrangements.
- Ensure space is provided for safe cleaning and maintenance of individual properties.

## Rectangle Shape Plots



2.0 FAR / 285 DPH / 45% COVERAGE

### Recommended Block Area:

- 50m x 50m for L – shape
- 60m x 60m for open courtyard
- 70m x 70m for closed courtyard

**Minimum separation distance** between habitable rooms:  
30m



Built wall and hedge

# Lessons Learnt

- It is a MASSIVE undertaking to do it properly.
  - It will take more than a year.
  - Do as much as possible in-house and use it as an opportunity to upskill and train.
  - Take your own photos in the summer.
  - Undertake engagement in person.
  - Think about the statutory planning framework.
  - Don't be put off by viability concerns.
- 
- **Be bold and refuse poor design - do not water your code down immediately with contrary decision making.**



Questions?

