

# Trafford Council



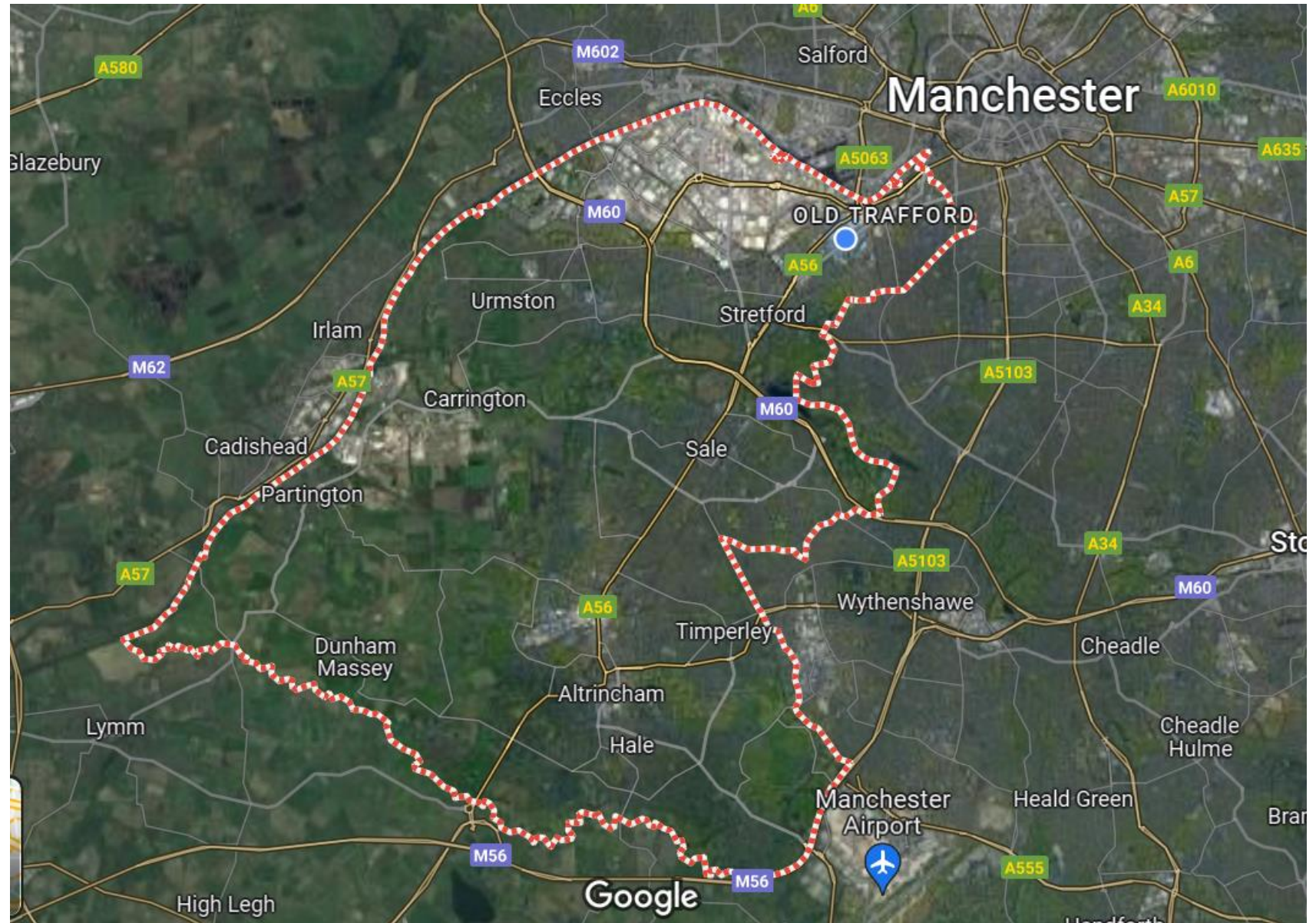
## Planning Advisory Service Design Codes for Development Management

12 March 2024

We are here!



TRAFFORD  
COUNCIL



# Trafford Design Code project team



TRAFFORD  
COUNCIL

- All design code content
- Development Management led
- Public consultation
- Testing and deployment



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- Digital platform
  - Graphical content
  - Hosting and maintenance

# A digital first solution

## Digitally native format

**Introduction**

In the right locations tall buildings can make an important contribution towards delivering new homes and high quality placemaking, often offering excellence in design and providing an opportunity to build to higher densities around public transport nodes. However, a poorly designed tall building can seriously harm the character and quality of a place and the value of important views.

Tall buildings break into the scale, rhythm and grain of the urban form in a way that other buildings do not. Principal failings with tall buildings are often a lack of understanding of context, a failure to demonstrate neighbourliness, the tendency to create too many single aspect apartments especially with a northerly aspect, and to access too many apartments from a single core.

While the design proposals it is important to take an approach to the design document. For tall apartment residential or Commercial' View C

**Design Codes in this chapter**

- [Location and siting](#)
- [Scale and massing](#)
- [Plan and layout](#)
- [Boundaries and Edges](#)
- [Elevational Treatment](#)

**Download as pdf**

**Aspect**

**APL 4**

**CODE**

**The number of dual aspect units within an apartment block must be maximised and the number of single aspect north, north western and north eastern facing units minimized.**

Description

Compliance

**Examples**

**Deck Access:** Apartments with deck access provide dual aspect elevations for daylighting and cross ventilation

## PDF as output

**Introduction**

**Tall buildings**  
Design codes for commercial, residential and mixed use buildings over six storeys

**Introduction**

In the right locations tall buildings can make an important contribution towards delivering new homes and high quality placemaking, often offering excellence in design and providing an opportunity to build to higher densities around public transport nodes. However, a poorly designed tall building can seriously harm the character and identity of a place and the value of important views.

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**Contents**

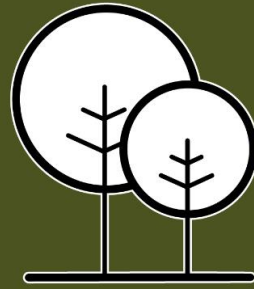
- [Location and siting](#)
- [Scale and massing](#)
- [Plan and layout](#)
- [Boundaries and Edges](#)
- [Elevational Treatment](#)



# Simplified user experience

- User journey is clear from home page
- Users only need to focus on the relevant development type to their project
- Saves reading large irrelevant documents that allow for aspects to be missed

Landscape and Nature



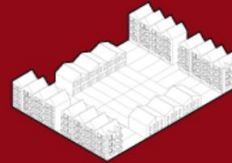
Streets and Public Realm



New Places



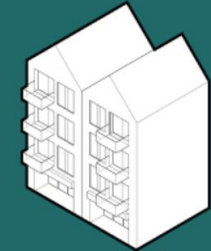
Residential Sites and Multiple Homes



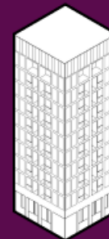
Houses



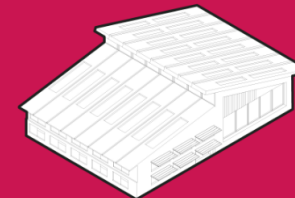
Apartments



Tall Buildings



Commercial Buildings

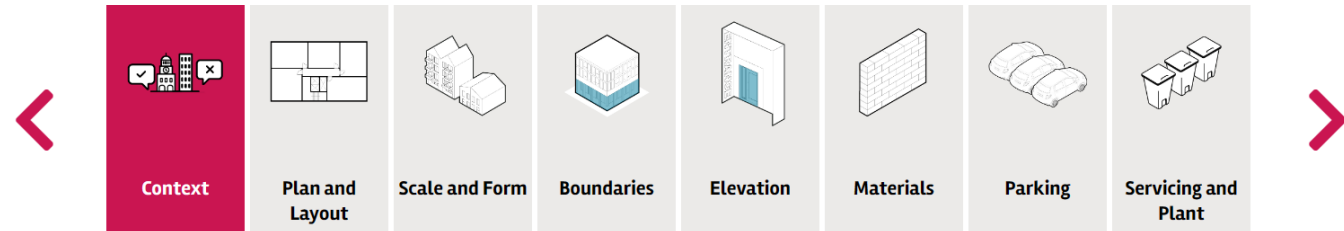


Innovation



# Simple sub-chapters linked to compliance

- User can easily navigate through a small number of sub-chapters relevant to their development type
- All chapters are colour coded for ease



Commercial and non-residential buildings

## Context

### Introduction

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 large industrial, civic and commercial buildings can have significant footprints, making it more

### Codes in this Section

[Context appraisal](#)

[Views, vistas and landmarks](#)

# Searchable and indexed design code content

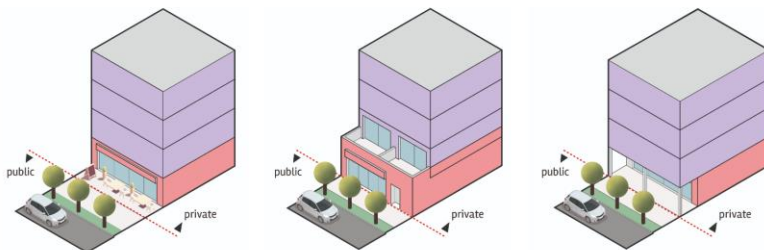
- All design codes are:
  - Colour coded
  - Uniquely numbered
  - Digitally indexed
  - Searchable

## NRPL 5 Active frontages

CODE Description Compliance

Buildings must provide active frontages that respond to one-another and the street.

### Principles of commercial active fronts for an office building



Building is set back with an outdoor area for ground floor cafe

Building is set back at first floor to allow small terrace area for office staff

The office building overhangs at first floor to create a retail collonade

## NRPL 5 Active frontages

CODE Description Compliance

Buildings must provide active frontages that respond to one-another and the street.

CODE Description Compliance

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.

CODE Description Compliance

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

Documents required:

- Site plan
- Landscaping plan
- Floor plans and elevations.
- Code requirement signposted in the Design and Access Statement.

# Compliance

Help Guide

## How to comply with the code

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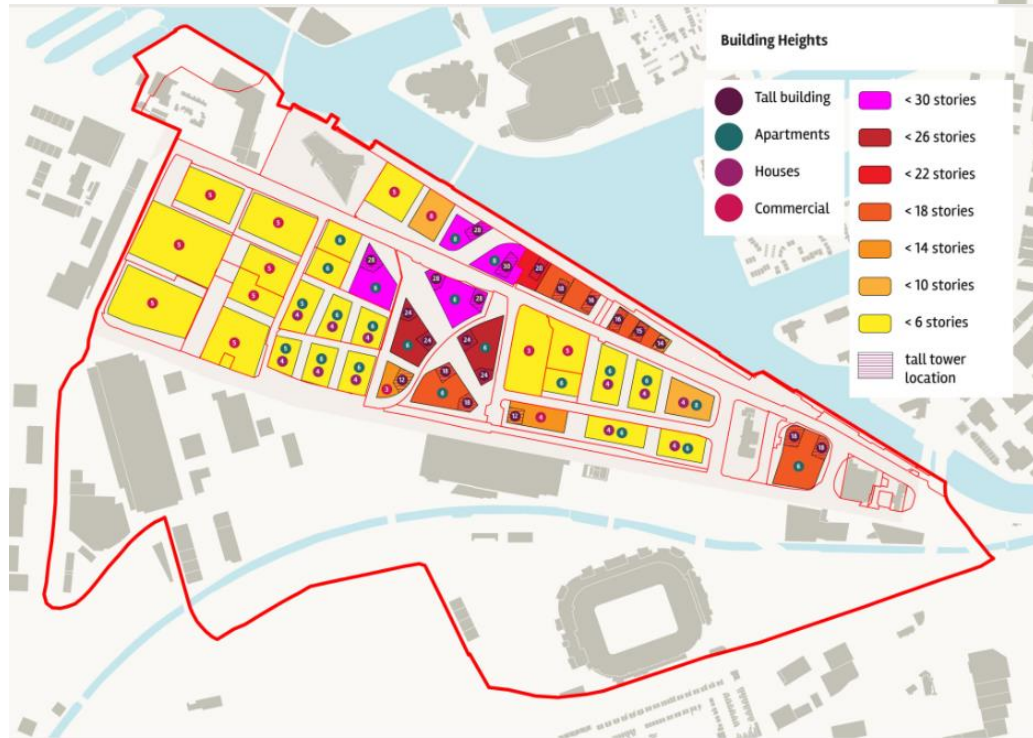
### Introduction

So now you know what is expected, you are able to demonstrate how your project aligns with the Trafford Design Code. We have aimed to make this process quicker and easier for applicants to know exactly what is expected to comply with the code.



# Wharfside Masterplan

- Part of the Trafford Design Code
- Parameter based
- DM approach to a place







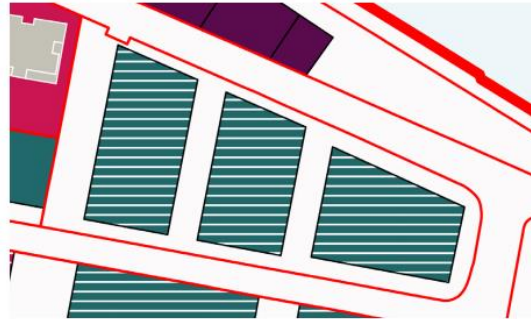
# Wharfside Masterplan

**Design Parameter**  
fixed or target standards for each plot

**Example**  
Plot designs shown for purpose of illustrating the design parameters

**Block Types**  
The types of block appropriate for plot:

-  Apartments + Houses
-  Houses

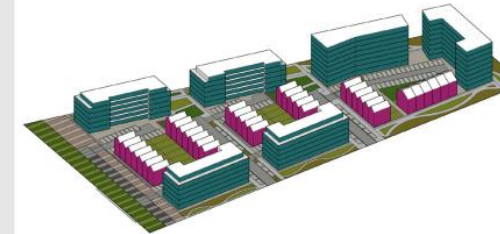


**Design Parameter**  
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**Example**  
Plot designs shown for purpose of illustrating the design parameters

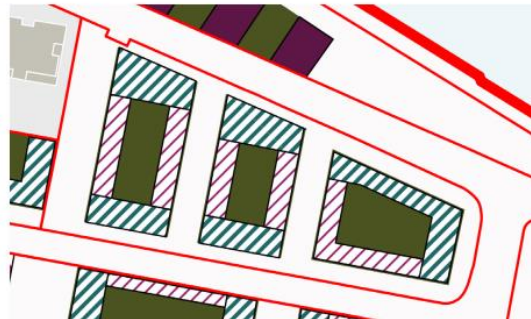
**Building Massing**  
The target ratio between the size of plot and gross floor is:

- 2.0 Floor Area Ratio**  
Gross floor area (or gross external area GEA) can be 2 x plot area



**Block Layout**  
The target block footprint coverages are:

-  Apartments: 40%
-  Houses: 20%
-  Private Open Space: 40%






**Building Heights**  
The maximum heights for building types:

- Block 1** Apartments: 6 storeys  
Houses: 4 storeys
- Block 2** Apartments: 6 storeys  
Houses: 4 storeys
- Block 3** Apartments: 8 storeys  
Houses: 4 storeys





**Building Types**  
The plot can accommodate the following building types:

-  Dual aspect apartment
-  Single aspect apartment
-  House



**Active Edges**  
Ground floor edges should be combination of either:

-  Commercial uses or private residential entrances
-  Private residential entrances



# Why you as DM officers can and should write your Code

- You know your area and you know your issues – better than anyone. Baseline / evidence – in your heads.
- Strong link to validation checklists
- Why do you refuse applications?
- Why don't you refuse applications?
- What tools do you need to articulate why something is poor design?
- What are the developers telling you – about efficiency, about viability?
- How much of that is actually affected by your design code?
- You get to use it and be bold with it - do not water your code down immediately with contrary decision making.

- Cladding materials
- ASHP/GSHP

Shop fronts?

Initial thoughts on coding:

Residential - NASS

New Places - low density - Barnes/Walker /scape-led minimum plot widths for VHS. Road hierarchy - segregated cycle lanes.

Boundary treatment - walls. developer chooses most context appropriate solution.

Subsists - respect context - setbacks, heights, boundary treatment, proportions + window detailing + spaciousness - distances to boundaries materials. Parking solutions.

New Places - high density - height, amenity space (private + communal) Road hierarchy - cyclists.

Parking solutions based on options. Usability. Series of coding options.

Subs Boundary <sup>integrated to</sup> /scape led approach - Barnes Walker.

SPDs - intensity - upward extensions.



# Challenges

- It is a MASSIVE undertaking to do it properly – you will need to second at least one person or manage consultants – a new thing for DM officers.
- It will take more than a year – double the time you think it will take, and then put half on again.
- Do as much as possible in-house and use it as an opportunity to upskill and train.
- Needs lots of engagement / consultation – different to the usual DM process.
- Think about the statutory planning framework – you need to talk to your policy colleagues.
- Headwinds.





# What's next for us?

- Viability testing ongoing.
- Compliance checklist
- Adoption June 2024
- Validation checklist (tied in with Digital Planning Improvement Fund bid)





[www.trafforddesigncode.uk](http://www.trafforddesigncode.uk)

[www.trafforddesigncode.uk/wharfside](http://www.trafforddesigncode.uk/wharfside)



Thank you for listening